

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SALE OF AN APPROXIMATE 18.4-ACRE UNIMPROVED BOARD-OWNED PARCEL, LOCATED AT S.W. 132 AVENUE AND S.W. 272 STREET, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA ("PARCEL"), TO MIAMI-DADE COUNTY ("COUNTY") FOR PRESERVATION PURPOSES PURSUANT TO THE COUNTY'S ENVIRONMENTALLY ENDANGERED LANDS ("E.E.L.") PROGRAM, AT A SALE PRICE OF \$2,050,000

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

At its meeting of October 5, 2016, the School Board ("Board") approved Item F-2 authorizing pursuing a collaboration with Miami-Dade County ("County") under which the County could purchase the vacant Board-owned properties located at S.W. 132 Avenue and S.W. 272 Street, and S.W. 197 Avenue and S.W. 324 Street, unincorporated Miami-Dade County (collectively the "Properties"), for preservation purposes pursuant to its Environmentally Endangered Lands ("E.E.L.") program. The Properties contain large sections of protected pinelands, and one is located outside the Urban Development Boundary. The Board further authorized the District to obtain appraisals for the purpose of its discussions with the County in the establishment of property values and formulation of a subsequent recommendation to the Board.

County and District staff have completed appraisals for one of the Properties, and District staff are recommending that the Board establish a sales price for that site. Appraisals have not been finalized on the second parcel and, as such, District staff is unable to recommend a sales price at this time. A summary of the status of both sites is detailed below.

Property located at S.W. 132 Avenue and S.W. 272 Street

The District and County each completed two appraisals for the site. Board Policy and State Statute require two appraisals for a property with an estimated value exceeding \$500,000.

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The appraised amounts for the subject site are as follows:

County appraisals

Slack Johnson Magenheimer @ \$2,060,000
Review appraisal – Investors Research Assoc. @\$2,060,000

District appraisals

Integra Realty Resources @ \$2,050,000
Joseph J. Blake and Associates @\$2,030,000

In the interest of reaching a purchase price that will be acceptable to both the School Board and Board of County Commissioners, District and County staff are recommending that the purchase price be established at the higher of the two District appraisals (\$2,050,000). As such, it is recommended that the Board:

- authorize the sale of an approximate 18.4-acre unimproved Board-owned parcel, located at S.W. 132 Avenue and S.W. 272 Street, unincorporated Miami-Dade County, Florida ("Parcel"), to the County for preservation purposes pursuant to the County's E.E.L. Program, at a sale price of **\$2,050,000**; and
- adopt Resolution No. 18-010, designating the Parcel unnecessary for educational purposes, and approving its conveyance to Miami-Dade County for preservation purposes, which Resolution shall be automatically rescinded in the event negotiations for sale of the Parcel are not finalized, or any of the pre-conditions to Closing are not met; and
- authorize the Superintendent to finalize negotiations and execute a Purchase And Sale Agreement and any other document(s) required to effectuate the sale of the Parcel.

Property located at S.W. 197 Avenue and S.W. 324 Street

As noted above, the District and County have not completed their appraisals for this site. This process was delayed pending completion by the Department of Environmental Resources Management ("DERM") of an assessment of Natural Forrest Community ("NFC") located on the site. This assessment is critical since the NFC area is unable to be developed for future residential construction. The previous assessment of NFC was completed in 1984, requiring DERM to initiate a new review of the NFC located on the property. The updated NFC determination was recently finalized, and updated appraisals will be completed shortly, with County and District staff to then formulate a proposed purchase price. If successful, staff will bring a report to the Board at a future meeting, seeking authorization to proceed.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida:

1. authorize the sale of an approximate 18.4-acre unimproved Board-owned parcel, located at S.W. 132 Avenue and S.W. 272 Street, unincorporated Miami-Dade County, Florida ("Parcel"), to Miami-Dade County ("County") for preservation purposes pursuant to the County's Environmentally Endangered Lands ("E.E.L.") Program, at a sale price of \$2,050,000;
2. adopt Resolution No. 18-010, designating the Parcel unnecessary for educational purposes, and approving its conveyance to Miami-Dade County for preservation purposes, which Resolution shall be automatically rescinded in the event negotiations for sale of the Parcel are not finalized, or any of the pre-conditions to Closing are not met; and
3. authorize the Superintendent to finalize negotiations and execute a Purchase And Sale Agreement and any other document(s) required to effectuate the sale of the Parcel.

JGT:arc

RESOLUTION NO. 18-010

A RESOLUTION OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA ("BOARD"), DETERMINING THAT CERTAIN BOARD-OWNED LAND IS UNNECESSARY FOR EDUCATIONAL PURPOSES; PROVIDING FOR AUTHORITY TO CONVEY; AND ESTABLISHING EFFECTIVE DATE

WHEREAS, the Board owns and has under its jurisdiction certain land located at S.W. 132 Avenue and S.W. 272 Street, unincorporated Miami-Dade County, consisting of approximately 18.4 acres (the "Site"), that is capable of being utilized in the best interest of the people of Miami-Dade County (the "County"); and

WHEREAS, after due consideration and consultation, the Board has determined that the Site described in Exhibit 1 attached hereto, is unnecessary for educational purposes, and is suitable for preservation pursuant to the County's Environmentally Endangered Lands ("E.E.L.") Program; and

WHEREAS, at its meeting of June 20, 2018, the Board approved agenda item F-___ (Board Action # _____), to sell the Site to the County at a sale price of \$2,050,000; and

WHEREAS, in the event negotiations for the sale of this property are unsuccessful, or should any of the pre-conditions to Closing not be met, the designation of the Site as being unnecessary for educational purposes shall be automatically rescinded.

NOW, THEREFORE, BE IT RESOLVED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, THAT:

SECTION 1. The above recitals are true and ratified and adopted by this reference.

SECTION 2. The School Board of Miami-Dade County, Florida, hereby designates the Site described in Exhibit 1 attached hereto as unnecessary for educational purposes, and conveyance thereof to the County to be deemed in the best interest of the public.

SECTION 3. The Superintendent and/or the Chair are hereby authorized to execute all documents which may be required in order to effectuate the conveyance of the subject School Board-owned property to the County.

SECTION 4. In the event negotiations for the sale of this property are unsuccessful, or should any of the pre-conditions to Closing not be met, the

designation of the Site as unnecessary for educational purposes shall be automatically rescinded.

SECTION 5. This Resolution shall take effect immediately upon its passage.

ADOPTED this 20th day of June, A.D., 2018.

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

Perla Tabares Hantman, Chair

ATTEST:

Alberto M. Carvalho, Secretary

Exhibit 1
to Resolution No. 18-010

Description of The Site:

Location: S.W. 132 Avenue and S.W. 272 Street, Unincorporated
Miami-Dade County, Florida

Folio: A portion of 30-6935-008-0010

Legal description: Legal description as per Exhibit "1-A" attached hereto.
Subject to: All conditions, restrictions, easements, zoning
and other limitations of record, if any.

Exhibit "1 - A"

LEGAL DESCRIPTION OF PROPOSED PARCEL:

ALL OF THOSE LANDS SITUATED IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING CONTAINED WITHIN THE HEREIN DESCRIBED PROPOSED PORTION OF TRACT "A" OF THE "AIR BASE SCHOOLS SUBDIVISION" PLAT FOUND IN PLAT BOOK 87, PAGE 91, OF THE MIAMI-DADE COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, SAID POINT BEING THE POINT OF COMMENCEMENT FOR THIS LEGAL DESCRIPTION; THENCE PROCEED ALONG THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35, ALONG A BEARING OF N 0°46'49" W FOR A DISTANCE OF 60.03 FEET TO A POINT; THENCE N 89°13'11" FOR A DISTANCE OF 35.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SW 132 AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 132 AVENUE, SAID LINE BEING 35 FEET FROM AND PARALLEL TO THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35, ALONG A BEARING OF N 0°46'49" W FOR A DISTANCE OF 1206.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY LINE FOLLOWING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 89°54'43", FOR A DISTANCE OF 39.23 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 268 STREET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 268 STREET, SAID LINE BEING 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35, ALONG A BEARING OF N 89°07'54" FOR A DISTANCE OF 611.74 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35, ALONG A BEARING OF S 0°50'57" E FOR A DISTANCE OF 1256.77 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 272 STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 272 STREET, SAID LINE BEING 35 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35, ALONG A BEARING OF S 89°11'20" W FOR A DISTANCE OF 613.20 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE FOLLOWING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°01'51" FOR A DISTANCE OF 39.28 FEET, TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 132 AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; CONTAINING APPROXIMATELY 800670 SQUARE FEET OR 18.38 ACRES OF LAND.

FOLIO: 30-6935-008-0010 (A portion of)

