

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: DETERMINE THE DISPOSITION OF CERTAIN BOARD-OWNED LAND
(THE FORMER MIRAMAR ELEMENTARY SCHOOL SITE)**

The School Board currently owns a 0.64 acre parcel of vacant land located at 109 N.E. 19 Street. The property was originally purchased in 1925 for the purpose of constructing the former Miramar Elementary School site. In September 1994, the District relocated the students and staff of this school after it was determined that the school building's structural components had deteriorated to such a level that it had become unfit for its intended use. On February 7, 1996, the Board voted to proceed with the demolition of the former Miramar Elementary School site.

It has been determined that the current site size is inadequate to support a school facility and there is insufficient vacant land abutting the property for expansion purposes. Staff is requesting direction from the Board on the future disposition of this site.

Possible options for the Board to consider in determining the disposition of this land include:

- Outright Sale - The Board can declare the property surplus by adopting Resolution No. 99-21, and directing the Superintendent to initiate an advertised competitive bid process for the sale of the property to the highest bidder above fair market value. This is a straight monetary purchase.
- Lease with option/lease-purchase - The Board can direct the Superintendent to develop a proposal for the lease with option/lease purchase of the property, for fair market value. This would still require an advertised competitive process; however, the proposal could provide for the consideration of services or benefits other than money. The Board would not be required to declare the property surplus.
- Retain the property in inventory - The property will not be declared surplus, and will remain in the District's inventory for future use.

RECOMMENDED:

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

- 1) adopt Resolution No. 99-21, determining that certain Board-owned land (the former Miramar Elementary School site) is unnecessary for educational purposes, and authorize the Superintendent to initiate action for the disposal of this property pursuant to Board Rule 6Gx13- 3B-1.092, Disposal of Surplus Land and Other Real Property;
or
- 2) authorize the Superintendent to develop a proposal for the lease with option/lease purchase of the property, and to initiate the advertised competitive process;
or
- 3) direct the Superintendent to retain the property in the District's inventory for future use.

TF:ada

RESOLUTION NO. 99-21

OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, DETERMINING THAT CERTAIN BOARD-OWNED LAND (THE FORMER MIRAMAR ELEMENTARY SCHOOL SITE) IS UNNECESSARY FOR EDUCATIONAL PURPOSES

WHEREAS, the Board owns and has under its jurisdiction certain vacant land that is capable of being utilized in the best interests of the people of Miami-Dade County; and

WHEREAS, after due consideration and consultation, it has been found and determined that the existing Board-owned land cannot be used for the intended purpose; and,

WHEREAS, the Board has determined that the aforementioned land is unnecessary for educational purposes:

NOW, THEREFORE, BE IT RESOLVED THAT:

- (1) The Board-owned land located in Miami-Dade County, Florida and legally described as:

Lots 11-14, less the north 5 feet thereof, Block 2, SAN JOSE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 3, Page 158 of the Public Records of Miami-Dade County, Florida

Are hereby declared unnecessary for educational purposes and may be disposed of in the best interests of the public.

PASSED AND ADOPTED THIS 14TH DAY OF JULY A.D. 1999

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

By _____
Chair

ATTEST:

Secretary