

Office of Superintendent of Schools  
Board Meeting of October 24, 2001

October 23, 2001

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: ADOPTION OF PROPOSED RESOLUTION AUTHORIZING THE EXECUTION OF AN APPLICATION FOR FEDERAL SURPLUS LAND LOCATED AT 13601 S.W. 176<sup>TH</sup> STREET FOR PUBLIC EDUCATIONAL PURPOSES AT A PUBLIC BENEFIT DISCOUNT ALLOWANCE OF 100%**

Background:

The United States Department of Education (DOE) has advised District staff that the federal government intends to surplus an approximate 144.15-acre tract of land (subject property) located at 13601 S.W. 176<sup>th</sup> Street (please see location map). The subject property is part of a larger 163-acre parcel, which currently houses the U.S. Army Reserve Center Outdoor Training Facility. The federal guidelines governing the surplus of this property to qualified public entities such as a school district, allow a public benefit discount allowance of up to 100% of the property's fair market value. As a result, should the present resolution be approved by the School Board (Board), and the application be subsequently approved by the federal government, all or a portion of the subject property could potentially be conveyed to the Board at no cost.

The application deadline is October 19, 2001 and as such formal Board approval of the attached resolution could not be secured. However, in order not to jeopardize the district's chances to vie for the property on the same competitive basis as other public entities, an application was submitted to meet the October 19<sup>th</sup> deadline. This was done with the understanding that the application will be withdrawn without penalty should the Board not approve the resolution providing authority for such.

Additional Information:

The subject property is located in the Richmond Pine Rocklands ecosystem and is the habitat for two types of federally endangered plant species, which may restrict the amount of land that is ultimately available for development. An environmental assessment will be needed to establish an accurate profile of the subject property. The application, a copy of which will be transmitted to the Board under separate cover, notes that the property is ideally located to provide middle school relief for Region VI. The Board-approved five-year work program (program) includes an appropriation in year one (FY 01-02) for site acquisition for a middle school (YY1) to relieve the Redland, Richmond Heights, Hammocks and Ammons middle schools, and an appropriation for construction of this middle school in year five (FY 05-06) of the program.

Conveyance by the federal government of all or a portion of the subject property to the Board would carry the following requirements and/or restrictions:

1. The property would need to be utilized continuously for thirty years, for the intended purpose, i.e. an educational facility;
2. The Board would not be able to sell, lease, mortgage, encumber, grant interest in, or otherwise dispose of the property in any way, unless consented to in writing by the DOE;
3. Upon conveyance of the property, district staff would be required to provide biennial utilization reports on the property, on behalf of the Board, substantiating continued appropriate use as an educational facility or complex;
4. All applicable federal law would have to be complied with, including Title VI of the Civil Rights Act of 1964 and Title IX of the Education Amendments of 1972;
5. During the continuous 30-year period of use, the grantee (the Board) would need to remain a public, tax supported institution;
6. The above referenced middle school ("YY1") would need to be in operation within thirty-six months of the land conveyance date and as such, the construction appropriation in the work program would need to be moved up from FY 05-06 to FY 02-03, assuming conveyance were to occur during this current fiscal year.

At this point in time, there are a number of due diligence factors, which will need to be further explored should the Board adopt the attached resolution, and prior to Board acceptance of the subject property's conveyance should it be proffered by the federal government. Due diligence would include but not be limited to: assessments to determine the extent and composition of the environmentally protected plant species on site; governing zoning and land use regulations; any existing airport related development restrictions; and available infrastructure, e.g. road capacity, water and sewer, to serve the proposed middle school. Some of the due diligence can be conducted by staff at no hard cost to the District; the environmental assessment cost has been estimated at approximately \$20,000 by staff of the Department of Safety, Environmental and Hazard Management.

The application and attached resolution both, request a total of 100 acres, in the expectation that only 20 acres will be developable, as a result of a county ordinance (Chapter 24-60), which limits development of protected pinelands to 20% of the total available acreage. The excess acreage is being requested in an abundance of caution in the absence of a complete environmental assessment. Lastly, it should be noted that if due diligence shows that development of the property for an educational facility would not be feasible or cost effective, the DOE has advised that the Board could withdraw its application without penalty, having incurred only the cost associated with the environmental assessment.

The School Board Attorney's Office and the Office of Risk and Benefits Management will review the proposed Resolution.

A copy of the Resolution will be placed on file in the Citizen Information Center and Recording Secretary's Office.

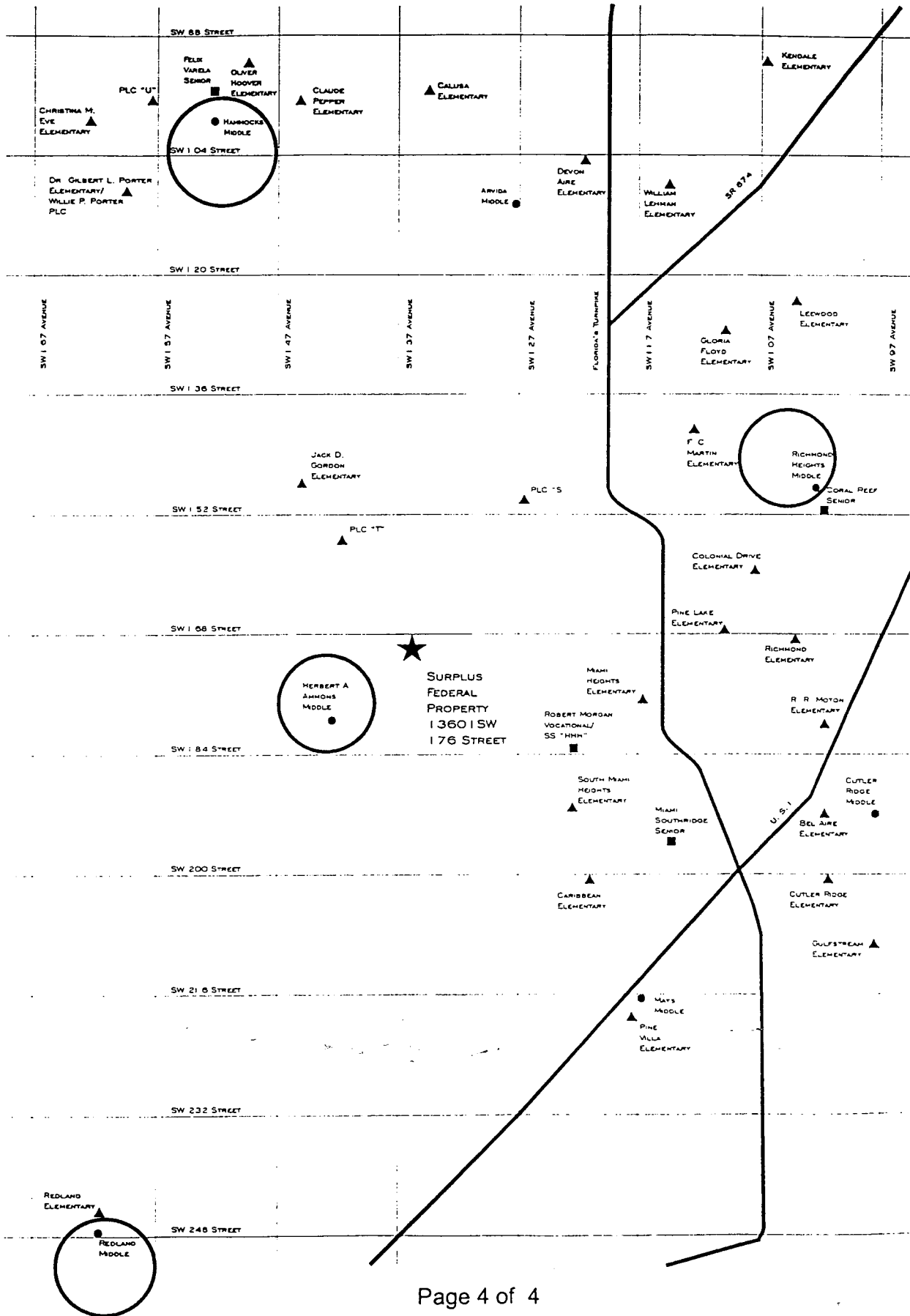
**RECOMMENDED:**

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

- 1) adopt Resolution No. 01-45 authorizing execution of an application to request and negotiate the conveyance of 100 acres of federal surplus property located at 13601 S.W. 176<sup>th</sup> Street, to the Board, at a public benefit discount allowance of 100%; and
- 2) authorize the procurement of a complete environmental assessment for the property including a survey.

SAM:svl

# LOCATION MAP



W:CM  
095

**RESOLUTION NO. 01-45**

**OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZING THE DISTRICT TO MAKE APPLICATION TO THE UNITED STATES DEPARTMENT OF EDUCATION FOR THE TRANSFER OF A PORTION OF VACANT LAND THE U.S. ARMY RESERVE CENTER OUTDOOR TRAINING FACILITY LOCATED AT 13601 S. W. 176 STREET, RICHMOND, FLORIDA, TO THE SCHOOL BOARD TO BE USED FOR EDUCATIONAL PURPOSES**

**WHEREAS**, certain real property owned by the United States of America, located in the County of Miami-Dade, State of Florida, has been declared surplus to the needs of the Federal government and is subject to assignment for disposal for educational purposes by the Secretary of Education, under the provisions of Section 203(k)(1)(a) of the Federal Property and Administrative Services Act of 1949 (63 Stat.377) (Act), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

**U.S. ARMY RESERVE CENTER OUTDOOR TRAINING FACILITY  
13601 S. W. 176 STREET  
MIAMI-DADE COUNTY, FLORIDA 33177-2500  
4-D-FL-0546**

**WHEREAS**, The School Board of Miami-Dade County, Florida, needs and can utilize a one hundred (100) acre portion of the northwest section of said property for educational purposes in accordance with the requirements of said Act and the rules and regulations promulgated thereunder of which this Board is fully informed, including commitments regarding use and time within such use shall commence.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The School Board of Miami-Dade County, Florida, shall make application to the Secretary of Education for, and secure the transfer to it of, the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions and restrictions as the Secretary of Education, or his authorized representative may require in connection with the disposal of said property under said Act and rules and regulations issued thereto; and

**BE IT FURTHER RESOLVED**, that The School Board of Miami-Dade County, Florida, has legal authority and is willing and is in a position financially and otherwise to assume immediate care and maintenance of the property, and that the Superintendent of Schools, is hereby authorized, for and on behalf of The School Board of Miami-Dade County, Florida, to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution including the preparing, making and filing of plans, applications, reports and other documents; the execution, acceptance, delivery and recordation of agreements, deeds and other instruments pertaining to the transfer of said property; and the payment of any and all sums incurred in connection with the transfer of said property for surveys, title

searches, real estate appraisals, recordation of instruments or costs associated with escrow arrangements; together with any payments necessary by virtue of nonuse or deferral of use of the property. If the applicant is unable to place the property into use (or determines that a deferral of use should occur), IT IS UNDERSTOOD AND AGREED that The School Board of Miami-Dade County, Florida, will pay to the United States Department of Education for each month of nonuse beginning twelve (12) months after the date of the deed, or thirty-six (36) months where construction or major renovation is contemplated, the sum of 1/360<sup>th</sup> of the then current fair market value of the property for each month of nonuse, or the applicant agrees to abide by what other terms the Department may require, which are consistent with its Regulations in effect at the time of transfer.

If submission of the Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes is approved, a copy of the application and standard deed conditions will be filed with the permanent minutes of the Board.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF October, A.D. 2001

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Secretary

I, \_\_\_\_\_, hereby certify that I am the Recording Secretary of The School Board of Miami-Dade County, Florida, and that the foregoing resolution is a true and correct copy of the resolution adopted by a vote of a majority of the members of said Board, present at the meeting of said Board on the 24<sup>th</sup> day of October, 2001, at which a quorum was present.

\_\_\_\_\_  
Signature of Certifying Officer



STEPHEN P. CLARK CENTER



DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1ST STREET  
SUITE 1210  
MIAMI, FLORIDA 33128-1972  
(305) 375-2800

October 30, 2001

2001 NOV 13 AM 9:03  
ADVISOR  
PLANNING

Ms. Patricia Good, Coordinator III  
Miami-Dade County Public Schools  
Governmental Affairs and Land Use Policy and Acquisition  
1450 N.E. 2<sup>nd</sup> Avenue, Room 525  
Miami, Florida 33132

Re: Prospective Middle and Senior High School Site located at 13601 S.W. 176 Street

Dear Ms. Good:

Pursuant to your request by letter dated October 9, 2001, the Department of Planning and Zoning has reviewed the prospective siting of a new middle and senior high school on a ±163-acre site located at 13601 S.W. 176 Street for conformity with the Comprehensive Development Master Plan (CDMP). Our response and comments are as follows:

The subject property is designated "Institutional and Public Facilities" on the CDMP future Land Use Plan (LUP) map. Land in this classification can be used for neighborhood- and community-serving uses, such as schools. A portion of the subject property was used by the U.S. Army for a Reserve Center. The site is bordered on its north by a federal correctional facility, on its east and southeast by the Dade County MetroZoo and the County's Larry and Penny Thompson Memorial Park and Campground, on its southwest by low density residential uses and on the west by land planned for industrial and office uses.

The CDMP Educational Element Objective 2 and policies thereunder express County policies regarding the location of new public schools, including distance from the UDB. According to the criteria set in Policy 2.1, new middle school facilities should be located at least 1/2 mile inside the UDB and new senior high schools should be located at least one mile inside the UDB. The northern boundary of the subject property is located exactly one mile inside the UDB and is, therefore, a suitable location for a new middle school under the UDB distance criteria outlined in Educational Policy 2.1. Accordingly, for a new senior high school, under the UDB distance criteria outlined in Educational Policy 2.1, the primary entrances should be oriented towards the northwest corner of the property.

*K. OB*

Ms. Patricia Good, Coordinator III  
October 30, 2001  
Page 2

In conclusion, the acquisition of the subject property for a new middle and senior high school is in conformity with the CDMP. This review does not constitute a determination of consistency for site plan review pursuant to s. 235.193 (5), F.S. Please refer to the CDMP policies and the County's land development regulations when preparing detailed site plans or proposed school sites. The subject property is zoned AU. An educational facilities review is required for new schools and expansions to existing schools.

Please call Helen A. Brown in our Planning Division at (305) 375-2589 if you have any questions or comments about the CDMP, and for questions about zoning issues please contact Maria Teresa Fojo at (305) 375-2566.

Sincerely,



Diane O'Quinn Williams  
Director

DO'QW:hab

cc: Greg Adkins, Supervisor  
Development Planning Unit

K: MetroPlan HB schools MS-13601SW176St.doc

HCB



VIV/ser/BK

MIAMI-DADE COUNTY, FLORIDA

GOVERNMENTAL AFFAIRS  
AND LAND USE POLICY  
AND ACQUISITION

AVIATION DEPARTMENT  
P.O. BOX 592075  
MIAMI, FLORIDA 33159-2075  
(305) 876-7000



2001 NOV - 1 PM 4: 10

October 15, 2001

Ms. Patricia Good  
Miami-Dade County Public Schools  
1450 Northeast Second Avenue  
Miami, FL 33132

RE: Review For a 163 Acre Site Located at 13601 SW 176 Street, Miami, Florida

Dear Ms. Good:

Upon review, it was determined that the proposed school site is located outside the No-School Zone (NSZ) as depicted in the Zoning Ordinance for Kendall-Tamiami Executive Airport, and would be compatible with airport operations.

Should you have any questions, please contact me at (305) 876-0569.

Sincerely,

Jeffrey R. Bunting  
Chief of Aircraft Noise & Environmental Planning

JRB/rb

Cc: Bruce Drum, Assistant Aviation Director Airside Operations & GAA

EM: \_\_\_\_\_

DERM WATER CONTROL COMMENT

Application # 30-5939-000-0010 Date: 11/6/01

LOCATION: 13001 SK 176 Street.

Present Zoning: \_\_\_\_\_ Present Acreage: 163 Acres

Proposed Zoning: \_\_\_\_\_ Proposed Acreage: \_\_\_\_\_ Acres

Sec: 35 / Twp: 55 S/ Rge: 49 E

APPROVED AS NOTED:  DISAPPROVED AS NOTED:

SPECIAL NOTES: NO WATER RETENTION AREA IS REQUIRED

WETLAND/BASIN: \_\_\_\_\_  NOT IN WETLAND

SITE IS LOCATED IN A BASIN WHERE CUT AND FILL CRITERIA ARE IN EFFECT. PROPOSED PROJECT MUST SET ASIDE AREAS FOR SURFACE WATER MANAGEMENT IN COMPLIANCE WITH THE BASIN REQUIREMENTS.

LAKE AREAS FOR THIS PROJECT ARE BELOW THE BASIN'S AVERAGE REQUIREMENTS (BIRD DRIVE - 30% , NORTH TRAIL & BASIN B - 28.6%). SUBMIT CALCULATIONS TO DEMONSTRATE THAT PROPOSED SET ASIDE AREAS FOR SURFACE WATER MANAGEMENT COMPLY WITH CUT AND FILL REQUIREMENTS.

PROJECT HAS \_\_\_\_\_ % LAKE AREA & COMPLIES WITH THE CUT & FILL CRITERIA FOR THIS BASIN OR PROJECT HAS OBTAINED A CUT & FILL APPROVAL.

LAKE EXCAVATION MUST COMPLY WITH THE 1989 DERM PUBLICATION ENTITLED, "CRITERIA FOR LAKE EXCAVATION AND LAKE FILLING IN DADE COUNTY".

PROVIDE CONVEYANCE OF DRAINAGE TO THE PROPOSED SET ASIDE SURFACE WATER MANAGEMENT AREAS.

- TYPE OF ENVIRONMENTAL RESOURCE PERMIT(ERP) REQUIRED FOR THE PROPOSED PROJECT:
  - INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SFWMD.
  - STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT ISSUED BY DERM.
  - NO-NOTICE GENERAL ENVIRONMENTAL RESOURCE PERMIT (ERP PERMIT NOT REQUIRED)
  - ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE FDEP

DRAINAGE MUST BE PROVIDED FOR FULL ONSITE RETENTION OF THE 5-YEAR STORM

SITE GRADING AND DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF CHAPTER 11C OF THE METROPOLITAN DADE COUNTY CODE.

CLASS II PERMIT FROM WATER CONTROL IS REQUIRED FOR THE CONSTRUCTION OF DRAINAGE SYSTEM WITH AN OVERFLOW OUTFALL TO THE REQUIRED LAKE OR ADJACENT CANAL.

CLASS III PERMIT FROM WATER CONTROL IS REQUIRED FOR CONSTRUCTION IN CANAL R-O-W

CLASS VI FROM WATER CONTROL IS REQUIRED FOR CONSTRUCTION OF THIS DRAINAGE SYSTEM.

CANAL IS OWNED BY THE SFWMD AND REQUIRES SFWMD'S APPROVAL

SITE IS ENCUMBERED BY \_\_\_\_\_ FT. CANAL R-O-W/ EASEMENT/ RESERVATION ALONG THE \_\_\_\_\_ SIDE OF THE PROPERTY.

PROVIDE A BERM ONE (1) FOOT ABOVE THE COUNTY FLOOD CRITERIA ALONG THE BANK OF CANAL OR LAKE.

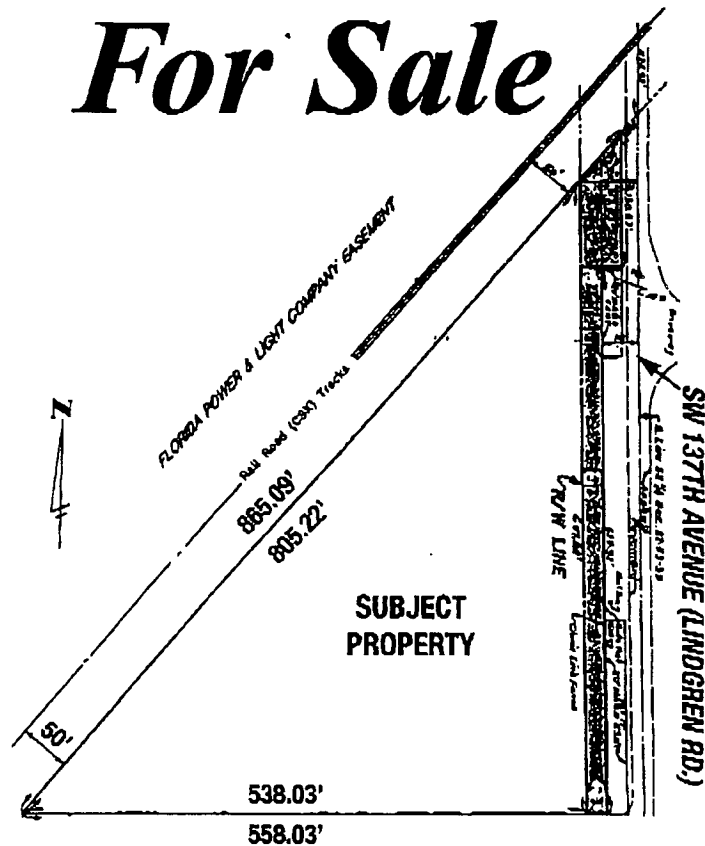
WELLFIELD: \_\_\_\_\_ PROTECTION AREA: \_\_\_\_\_

CONTACT THE WATER CONTROL SECTION FOR FURTHER INFORMATION.

SFWMD=South Florida Water Management District; FDEP=Florida Dept. of Environmental Protection

60-5114 01 NOV 1992

# For Sale



- Location:** 16300 S.W. 137 Ave., Miami, FL
- Price:** \$1,650,000 or \$8.49/sq. ft.  
Tower can be included in sale - 20-yr. lease  
@ \$15,600/yr. w/CPI every 5 years
- Land Size:** 3.75 Acres -- 159,000 sq. ft. w/o tower  
164,000 sq. ft. w/ tower
- Frontage:** 500 Ft. w/o tower; 600 Ft. w/tower
- Zoning:** 1 UC

**Jacque Huttoe, CCIM**  
**ARVIDA Realty Services**

1500 San Remo Ave. Suite 110, Coral Gables, FL 33146

Phone: 305-667-4815 • Fax: 305-663-5426

NOTE: This offer is subject to errors, omissions, prior sale or withdrawal without notice. NML 96122-V

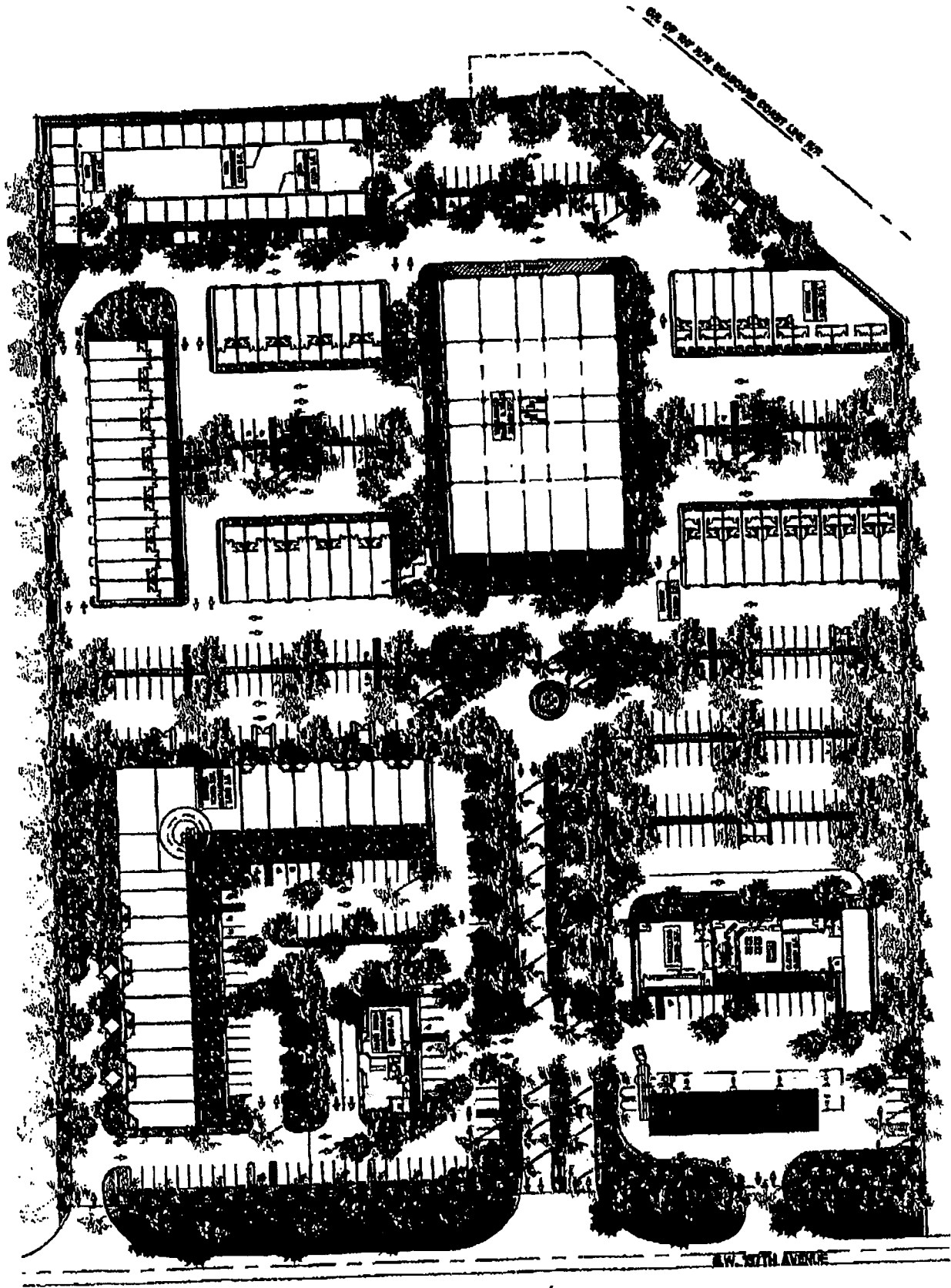


**Asking \$4,900,000.00**

**\$385,826.00/ Acre**

**\$8.86 Sq.Ft.**

 <p><b>STARS</b> Commercial Division</p> <p><b>FOR SALE</b></p> <p><b>12.7+/- Acres</b></p>	<p>Parcel - B IU-1 373,558 Sq.Ft. 8.57 +/- Acres \$1,710,000.00</p>	
	<p>Parcel - C BU-1A 66,864 Sq.Ft. 1.53 +/- Acres \$1,355,000.00</p>	<p>Parcel - A BU-1A 87,513 Sq.Ft. 2 +/- Acres \$1,465,000.0</p>
<p>Parcel-D 25,000 SqFt .57 +/- Acres \$370,000.00</p>		
<p>SW 137 Avenue</p>		
<p><b>Angel A. Quintana Jr.</b> <b>Cell. (305) 297-5929</b></p>		

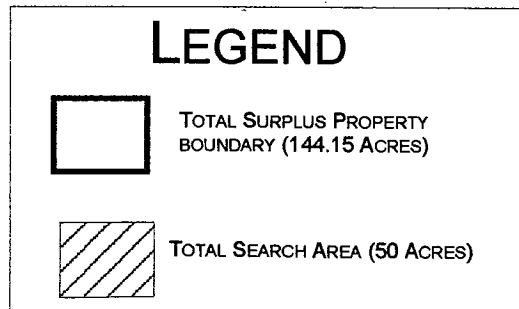
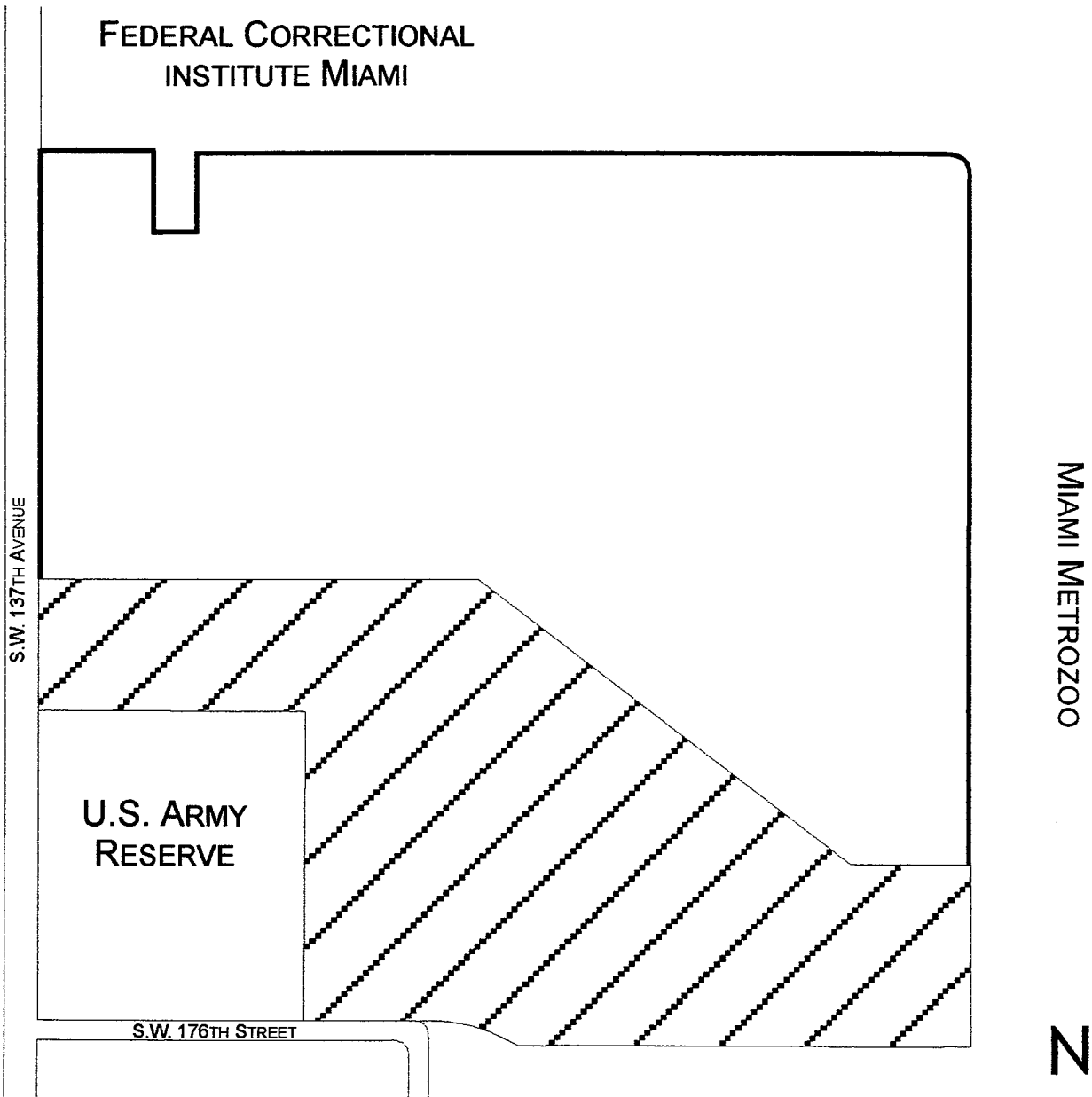


SKITE PLAN  
SCALE: 1" = 40'-0"



Entrance from SW 137 Avenue

# LOCATION MAP





## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

ATTACHMENT E

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574  
 Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

Environmental Resource Regulation  
 Pre-application #011012-17

April 29, 2002

Ms. Patricia Good/ Ms. Vivian Villaamil  
 Miami-Dade County Public Schools  
 Governmental Affairs and Land Use Policy and Acquisition  
 1450 N.E. 2<sup>nd</sup> Avenue, Room 525  
 Miami, FL 33132

**Subject: 163 Acre Martinez Site (Federal Surplus Land Parcel)  
 Sec 35/Twn 55S/Rng 39E  
 Miami-Dade County**

The District offers the following in response to a request for determination of wetland boundaries and other surface waters located within the 163 acre subject property.

Members of the District's Natural Resource Management Division staff, Miami-Dade's Department of Environmental Resource Management, and the U.S. Army Corps of Engineers conducted a site inspection with representatives of Miami-Dade County Public Schools on April 4, 2002. Aerial photographs and other site information regarding this parcel were also analyzed.

It appears that much of the acreage reviewed during this site inspection is wetland habitat of high quality, and that its context within the landscape is unique. Mitigation options for any proposed impacts to this type of wetland community both within this drainage basin and outside of the basin appear to be severely limited. In addition, these wetlands are also located within an upland mosaic of Miami-Dade pine rocklands. Pine rocklands are a very rare upland habitat, and portions of the acreage currently under review are known to contain federally listed plant species. Please note that if Miami-Dade County Public Schools proposes to construct a school on this parcel, the District anticipates both the environmental community and interested third parties will express strong concerns regarding any permitting of impacts to these wetland/upland habitats.

The aerial photograph and boundaries (indicated by the dark black line on the attached aerial) define the area of the current project. Based on the April 4, 2002, site visit and the information provided, wetlands as defined by Chapter 62-340 Florida Administrative Code (F.A.C.) are present on site. The approximate limits of the wetland boundaries are noted by cross-hatching on the attached document for your review.

This correspondence is an informal pre-application wetland determination pursuant to Chapter 373, Florida Statutes. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application wetland determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained by petitioning the South Florida Water Management District for a wetland declaratory statement pursuant to FAC Rule 62-340 or by applying for an Environmental Resource permit.

### GOVERNING BOARD

Trudi K. Williams, P.E., *Chair*  
 Lennart E. Lindahl, P.E., *Vice-Chair*  
 Pamela Brooks-Thomas

Michael Collins  
 Hugh M. English  
 Gerardo B. Fernández

Patrick J. Gleason, Ph.D., P.G.  
 Nicolás J. Gutiérrez, Jr., Esq.  
 Harklev R. Thornton

### EXECUTIVE OFFICE

Henry Dean, *Executive Director*

Miami-Dade County Public Schools  
Subject: 163 Acre Martinez Site  
Date: April 29, 2002  
Page 2 of 2

A file has been set up at the West Palm Beach office with pre-application materials. If you have any further questions, please feel free to contact Rob Hopper at (561) 682-2784.

Sincerely,

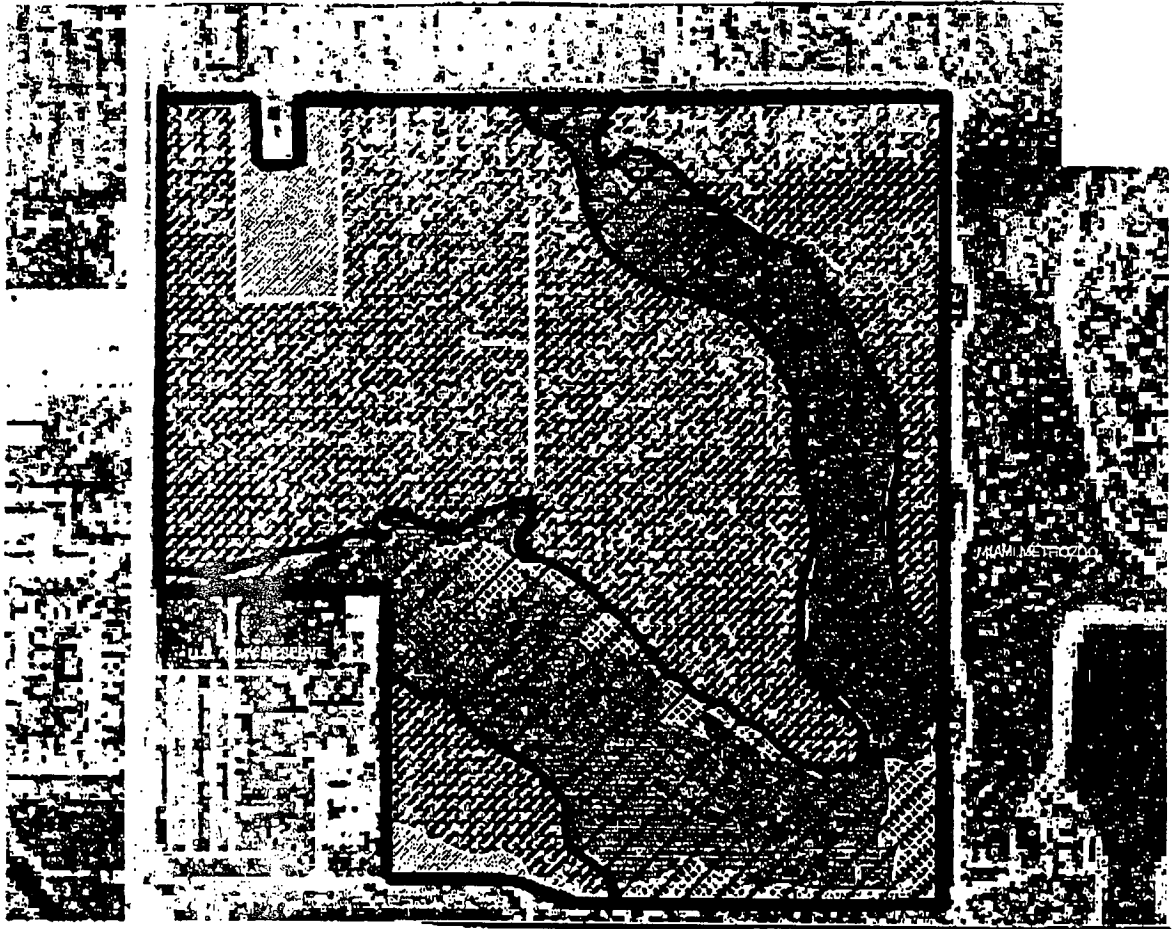


Rob Robbins, Director  
Natural Resources Management Division  
South Florida Water Management District

ARB/rh - Attachment (Aerial Photograph)

CC: Miami-Dade County Public Schools – Ana Rijo-Conde  
Miami-Dade County DERM – Jean Evoy  
US ACOE (Miami-Dade) – Susan Kaynor





SFWMD

Reviewer: Robert Hopper

Date: 4 April '02 S.35 T.55 R.39

County: Miami-Dade

/// = wetland or other surface waters (N.T.S)




**Miami-Dade County Public Schools**
*giving our students the world*

District Director  
Ana Rijo-Conde

January 8, 2002

Mr. Gary N. Beiter, RPA  
Office of Historic Preservation  
140 West Flagler Street, Suite 1102  
Miami, Florida 33130

Miami-Dade County School Board  
Perla Tabares Hantman, Chair  
Dr. Michael M. Krop, Vice Chair  
Frank J. Bolaños  
Frank J. Cobo  
Dr. Robert B. Ingram  
Betsy H. Kaplan  
Manty Sabatés Morse  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

RE: Archaeological and Historical Review of Federal Surplus Land located at 13601  
S. W. 176 Street, Richmond (Martinez U.S. Army Reserve Training Facility)

Merrett R. Stierheim

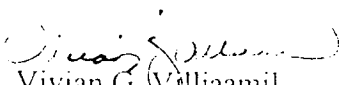
Dear Mr. Beiter:

Thank you for your October 18, 2001 letter advising that there is a medium to high probability of cultural resources being present at the above-mentioned property and that Phase I surveys need to be done by a professional archaeologist, copy enclosed.

I have also attached a copy of a memorandum I obtained, from you to the Miami-Dade County Park and Recreation Department dated October 9, 2001 regarding this same issue and property, which provides conflicting information. The memorandum states that a review of the subject property indicates that there is a low to medium probability of cultural resources being present on the property. It further provides that a field reconnaissance located a feature near the east side of the property and that a professional archaeologist should monitor any ground disturbing activities within 65 meters of the feature.

I would appreciate it if you would provide clarification on this discrepancy. Your anticipated cooperation is greatly appreciated.

Sincerely,

  
Vivian G. Villiamil  
Coordinator II

VGv:hf  
V-609  
Enclosure

Cc: Ms. Suzanne A. Marshall  
Mr. Delio Diaz  
Ms. Ana Rijo-Conde  
Mr. Fernando Albuerno



## MEMORANDUM

**TO:** Eric Hansen  
Park and Recreation

**DATE:** October 9, 2001

**FROM:** Gary Beiter *gab*  
Office of Historic Preservation

**SUBJECT: Martinez Training  
Facility**

---

In response to your request to review a property for any prehistoric or historic archaeological resources we have prepared this review.

A review of our county site files, aerial photographs, maps and a field visit has indicated that the Martinez Training Facility (Surplus Property Application Information Request) has a low to medium probability of cultural resources being present it. Field reconnaissance located a feature near the east side of the property. The feature has a coordinate of N25 36.436, W80 24.356. The feature consists of a possible spring that has a flow deposit around a low-lying area. This area could have been a source of water for Paleo-Indian, Archaic, and Glades period peoples.

A professional archaeologist should monitor any ground disturbing activities within 65 meters of this feature. If any significant cultural resources are identified within the feature area, the Miami-Dade Office of Historic Preservation will prepare a scope of work.

MIAMI-DADE COUNTY, FLORIDA



OFFICE OF HISTORIC PRESERVATION  
140 WEST FLAGLER STREET  
SUITE 1102  
MIAMI, FLORIDA 33130-1561  
305-375-4958  
Facsimile 305-372-6394

January 17, 2002

Ms. Vivian G. Villiaamil, Coordinator III  
Miami-Dade County Public Schools  
Department of Development & Government Affairs  
School Board Administration Building  
1450 Northeast Second Avenue  
Room 525  
Miami, Florida 33132

**RE: Archaeological Review of Site Located at 13601 SW 176 St, Richmond**

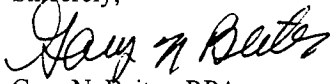
Dear Ms. Villiaamil:

The discrepancy, referred to in your letter of January 8, 2002, between the School Board and Park and Recreation reviews, by this office, was due to the additional data obtained after the Park and Recreation review. Additionally, less weight was assigned to the Park and Recreation analysis since their use of the parcel would entail preservation in its natural state with minimal ground disturbing activities

Any future responses will be more precise and less interpretive. I apologize for any inconvenience.

If necessary, contact me at (305) 375 3412.

Sincerely,

  
Gary N. Beiter, RPA

2002 JAN 22 AM 7:52

OFFICE OF HISTORIC PRESERVATION  
140 WEST FLAGLER STREET  
SUITE 1102  
MIAMI, FLORIDA 33130-1561  
305-375-4958  
FACSIMILE 305-372-6394

MIAMI-DADE COUNTY, FLORIDA



*Surplus / BK / Ser*

OFFICE OF HISTORIC PRESERVATION  
140 WEST FLAGLER STREET  
SUITE 1102  
MIAMI, FLORIDA 33130-1561  
305-375-4958  
Facsimile 305-372-6394

November 20, 2001

Ms. Patricia Good, Coordinator III  
Miami-Dade County Public Schools  
Governmental Affairs and land Use  
Policy and Acquisition  
1450 N.E. 2<sup>nd</sup> Avenue  
Miami, Florida 33132

**RE: CULTURAL RESOURCE ASSESSMENT (ie, HISTORIC STRUCTURES)  
FOR THE "LUIS MARTINEZ U.S. ARMY RESERVE TRAINING CENTER"  
A 162.65-ACRE TRACT LOCATED AT 13601 S.W. 176<sup>th</sup> STREET  
(FOLIO NO. 30-5935-000-0010)  
UNINCORPORATED MIAMI-DADE COUNTY**

Dear Ms. Good,

A review of our county site files, maps and cursory field visit has indicated that no historic sites have been recorded for the tract noted above. However, an artesian well or spring is likely to be present within the subject property. Features such as these may include evidence of human prehistoric and/or historic activity. Therefore, a Phase I survey needs to be conducted by a professional archaeologist as indicated in our previous archaeological review letter of 10/18/01.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Ferrer".

Rick Ferrer, HPS II  
Office of Historic Preservation

Attachment: locational map

C: Gary Beiter, OHP

2001 NOV 27 PM 3:06

MIAMI-DADE COUNTY, FLORIDA



SURPLUS / J / 11/10

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION

2001 OCT 23 PM 2:43

OFFICE OF HISTORIC PRESERVATION  
140 WEST FLAGLER STREET  
SUITE 1102  
MIAMI, FLORIDA 33130-1561  
305-375-4958  
Facsimile 305-372-6394

October 18, 2001

Ms. Patricia Good, Coordinator III  
Miami-Dade County Public Schools  
Department of Development & Government Affairs  
School Board Administration Building  
1450 Northeast Second Avenue  
Room 525  
Miami, Florida 33132

**RE: Archaeological and Historical review of sites**

Dear Ms. Good:

A review of our county site files, aerial photographs, and maps has indicated that these tracts have a medium to high probability of cultural resources being present on them. Phase I surveys need to be done by professional archaeologists:

- 1) 163-acre site located at 13601 SW 176 St, Miami.  
Folio number: 30-5935-000-0010.
- 2) 8.67-acre site located at NW 178 St and theoretical NW 92 Ave, Miami  
Folio number: 30-2009-001-0090.
- 3) 10-acre site located at NW 178 St and NW 87 Ave, Miami.  
Folio number: 30-2009-001-0080.

In order to do the requested review we will need the folio number for the 16.423-acre site located at the northwest corner of SW 149 Ave and SW 26 St, Miami.

If necessary, contact me at (305) 375 3412.

Sincerely,

A handwritten signature in cursive script that reads "Gary N. Beiter".

Gary N. Beiter, RPA

### Results and Conclusions

An archaeological survey was conducted on the 60-acre Richmond-Pines Parcel resulting in the examination of two potential archaeological targets, one being a possible solution hole/"spring" feature located in a transverse glade and the second being a peninsula at the convergence of two transverse glades. No shovel tests were placed in or near this feature as the result of constraints placed on investigators by the parcel managers. The pedestrian survey was conducted as thoroughly as possible in all areas of the subject parcel with the net result that no archaeological or historical material, features or sites were noted. Several spent rounds (cartridges) and a full metal-jacketed .45 cal. bullet deformed by impact were collected. These are believed to be modern and may be associated with the present-day U.S. Army Reserve facility located nearby.

It is the consultant's opinion that Target 1, the reported solution hole feature, should be avoided by any proposed development of the parcel. If avoidance is not feasible then archaeological testing and investigations there will be necessary. The second target, located on the pineland peninsula at the convergence of two transverse glades, should be subjected to additional archaeological investigation and/or monitoring if development is proposed at that location.

Although a thorough and systematic effort was made to document additional site areas on the subject parcel without positive results, the large size of the parcel and its advantageous location in extensive pine rockland/transverse glade system suggests that there is still the potential of archaeological sites, features or artifacts existing, and should subsequent development reveal this, efforts should be made to protect or document these resources. If human remains are uncovered then the guidelines for State Statute 872.05, the Unmarked Human Graves Act, will apply.

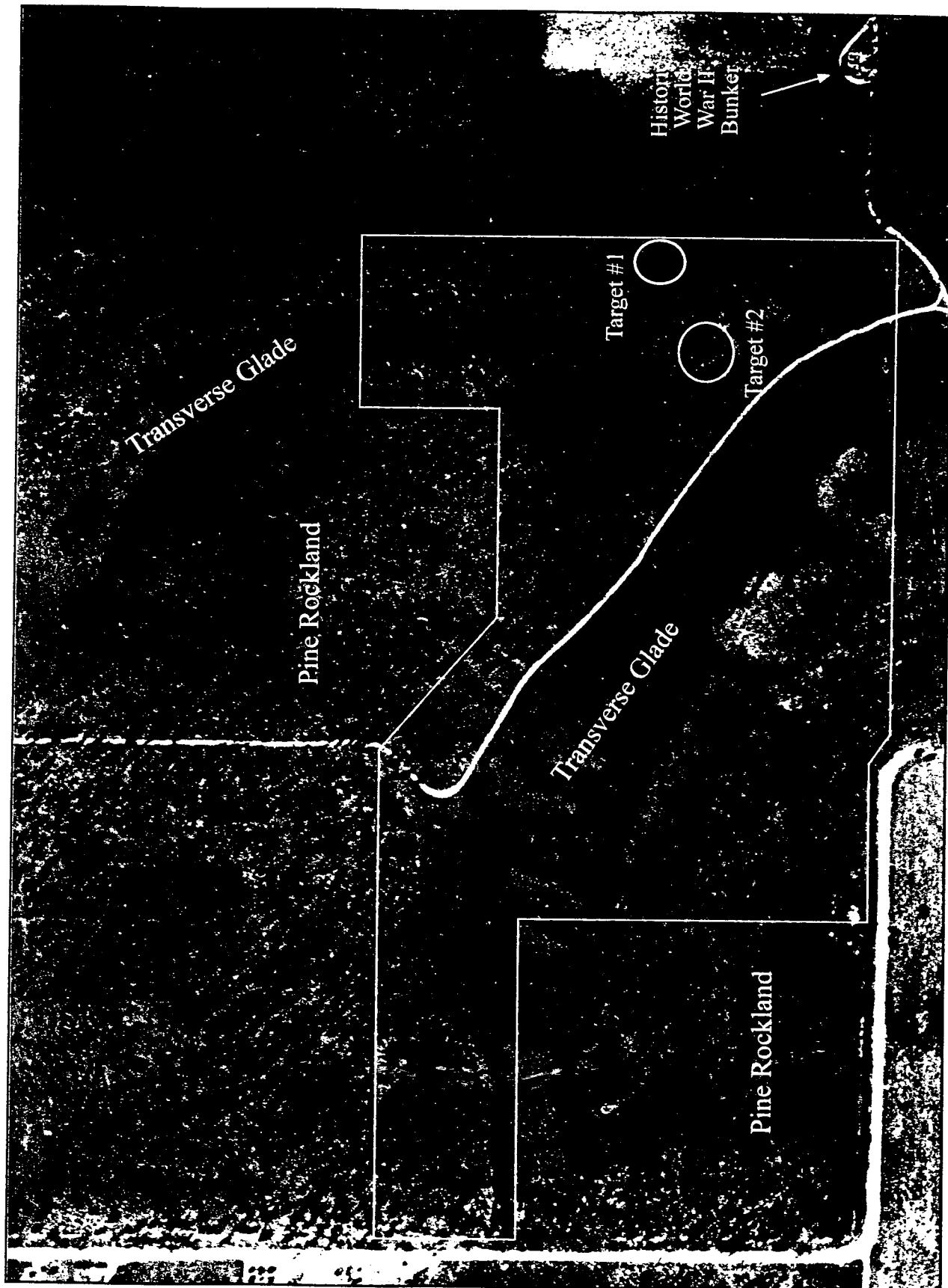
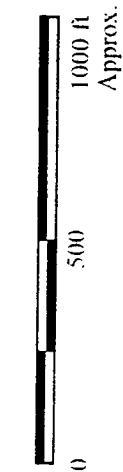


Figure 2. Aerial Photograph of Richmond-Pines Parcel (January 1968)

Parcel Boundaries





# Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde

Perla Tabares Hantman, Chair  
 Dr. Michael M. Krop, Vice Chair  
 Frank J. Bolaños  
 Frank J. Cobo  
 Dr. Robert B. Ingram  
 Betsy H. Kaplan  
 Manty Sabatès Morse  
 Dr. Marta Pérez  
 Dr. Solomon C. Stinson

February 12, 2002

VIA FACSIMILE (305) 259-2160

Mr. Arturo Blanco  
 Federal Correctional Institute  
 15801 S. W. 137 Avenue  
 Miami, Florida 33177

Merrett R. Stierheim

Dear Mr. Blanco:

Once again I want to thank you for your response to our second questionnaire regarding the correctional institute in relation to the School District's application for federal surplus land located adjacent thereto.

A few more questions have been raised concerning the gun range that is located within the institute. As you may not be aware, the School District houses a magnet science program at MetroZoo, approximately ¼ miles from the gun range. I have attached an aerial map depicting the location of the magnet program and the surplus area that the District applied for. In addition, I have attached a third questionnaire, which would assist us tremendously in weighting any potential problems this gun range may pose to our existing school facility and to a potential school site on the surplus land.

Due to the urgency of this issue, please answer the questionnaire this week, if possible, and fax it to my attention upon completion. Should you have any questions or comments, please do not hesitate to contact me at (305) 995-7287.

Thank you for your anticipated cooperation in this matter.

Sincerely,

Vivian G. Villaamil  
 Coordinator

VGv:hf  
 V-627

cc: Ms. Ana Rijo-Conde  
 Mr. Fernando Albuerno

QUESTIONNAIRE

1. Concerning the gun range located within the perimeter fence of the correctional institute, please advise in what direction do the federal agents aim.

South

2. Generally, how far would the bullets travel?

1 1/2 miles

3. What protection mechanism is provided to prevent stray bullets from entering into adjacent properties?

The RANGE is enclosed within a perm.

4. Additional comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Miami-Dade County Public Schools

*giving our students the world*

District Director  
Ana Rijo-Conde

Miami-Dade County School Board  
Perla Tabares Hantman, Chair  
Dr. Michael M. Krop, Vice Chair  
Frank J. Bolaños  
Frank J. Cobo  
Dr. Robert B. Ingram  
Betsy H. Kaplan  
Manty Sabatés Morse  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

January 16, 2002

VIA FACSIMILE (305) 259-2160

Mr. Arturo Blanco  
Federal Correctional Institute  
15801 S. W. 137 Avenue  
Miami, Florida 33177

Merrett R. Stierheim


Dear Mr. Blanco:

Thank you for your response to the School District's questionnaire regarding your facility. As you know, the District has applied for federal surplus land adjacent to your facility. Recently, a few more questions have arisen regarding a gun range that is located within your property. I have attached an additional questionnaire, which would assist us tremendously in weighing any potential problems this gun range may pose to a school site in its close proximity.

Due to the urgency of this issue, please answer the questionnaire this week, if possible, and mail it to my attention upon completion. Should you have any questions or comments, please call me at (305) 995-7287.

Thank you for your anticipated cooperation in this matter.

Sincerely,

  
Vivian G. Villaamil  
Coordinator II

VGv:hf  
V-611  
Attachment

cc: Ms. Ana Rijo-Conde, AICP  
Mr. Fernando Albuerno

TO: Viviana V. Lamir

QUESTIONNAIRE

- 1. Is there a gun range located within the federal correctional facility?  
YES
- 2. If the answer to the above question is yes, please answer the next five questions:
  - a. Is live ammunition used in this gun range?  
YES
  - b. Where is this gun range located within the facility?  
within the perimeter fence
  - c. Do other federal agencies use this gun range, and if so, please name the agencies?  
yes
  - d. What are the scheduled days and hours of use?  
7:00 - 6:00 P.M
  - e. In your professional opinion, would this gun range pose a risk or be detrimental to schoolchildren should a school facility be built in close proximity to the federal correctional institute?  
No
- 3. Additional comments:  


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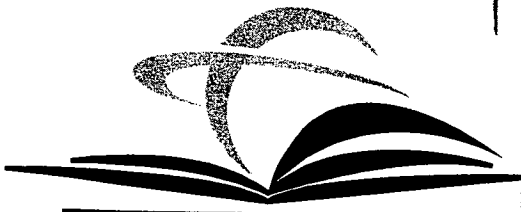


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Thank you.



# Miami-Dade County Public Schools

*giving our students the world*

District Director  
Ana Rijo-Conde

December 18, 2001

Miami-Dade County School Board  
Perla Tabares Hantman, Chair  
Dr. Michael M. Krop, Vice Chair  
Frank J. Bolaños  
Frank J. Cobo  
Dr. Robert B. Ingram  
Betsy H. Kaplan  
Manty Sabatés Morse  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

**SENT VIA FACSIMILE (305) 259-2160**

Mr. Arturo Blanco  
Federal Correctional Institute  
15801 S. W. 137 Avenue  
Miami, Florida 33177

Dear Mr. Blanco:

Merrett R. Stierheim

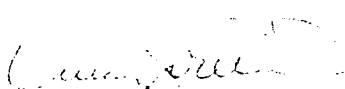
It was a pleasure meeting with you last month to tour the federal correctional facility; it was very interesting and informative. Thank you for the opportunity.

As you know, the School District is pursuing the possibility of obtaining free surplus federal land located adjacent to the correctional facility at 13601 S.W. 176 Street. Attached is a questionnaire, the answers to which would assist us tremendously in weighing any potential problems the correctional facility may pose to a school site in its close proximity.

Please answer the form no later than January 11, 2002 and mail it to my attention upon completion. Should you have any questions, please call me at (305) 995-7287.

Thank you for your anticipated cooperation in this matter.

Sincerely,

  
Vivian G. Villaamil  
Coordinator II

VGV:hf  
V-604  
Attachment

cc: Ms. Suzanne A. Marshall  
Mr. Delio G. Diaz  
Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne

**QUESTIONNAIRE**

1. When did the facility first open?  
3-16-76
2. What are the security levels of the facility (please provide as much detail as possible)?  
A MEDIUM SECURITY WITH A MINIMUM SATELLITE CAMP
3. Have there been any incidents of note, such as escapes, riots, since the facility first opened?  
THERE HAS BEEN A FEW ESCAPES. NO RIOTS SINCE IT OPENED
4. How many inmates are residing at the facility?  
1,400
5. Are the security guards armed?  
OUTSIDE THE PERIMETER
6. Does the facility have a practice firing range for its guards?  
If so, are the firearms loaded with blanks and at what hour of the day are practices held?  
NO
7. Are there any factors, which in your opinion might pose a risk or be detrimental to school children should a school facility be built in close proximity to the federal correctional institution?  
NONE
8. Additional comments:  
OUR NEIGHBORHOOD SPEAKS FOR ITSELF. WE WERE HERE BEFORE SO TO SAY THE COMMUNITY WAS BUILT.

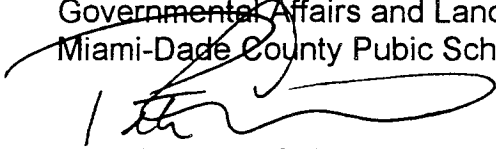
Thank you.

GOVERNMENTAL AFFAIRS  
AND LAND USE POLICY  
AND ACQUISITION**MEMORANDUM**

2002 MAR 28 PM 2:59

PC/2001-02#737  
March 22, 2002  
PC/305-757-7708

TO: Ms. Vivian G. Villaamil, Coordinator  
Governmental Affairs and Land Use Policy and Acquisition  
Miami-Dade County Pubic Schools

  
FROM: Pete Cuccaro, Chief  
Miami-Dade Schools Police Department

**SUBJECT: FEDERAL SURPLUS PROPERTY-13601 S.W. 176 STREET**

On March 6, 2002, staff from the Miami-Dade Schools Police Department staff accompanied you on a visit to the federal surplus property located at 13601 SW 176 Street. The following findings are based on physical observations as well as additional research performed by the Mr. Calvin E. Slawson, Manager, Department of Safety, Environment and Hazards Management.

The proposed location of the school campus is on SW 176 Street along the south-central area of the property. The primary concern regarding the site is the presence of an active firearms range on an adjacent property. The range is located on the southwest corner of the Federal Correction Institute, 15801 S.W. 137 Avenue. Federal, state and local law enforcement personnel use the range approximately two days per week.

Mitigating factors, that support the placement of an educational facility on this property, are as follows:

- The firing direction of the range is due south and cross firing is prohibited; therefore, all correctly fired projectiles travel south into a 20-foot high soil berm.
- The range is limited to small arms fire by law enforcement personnel; no rifles are used and no public access is allowed.
- The proposed school would be over 3000 feet from the firing range in a diagonal, southeast direction.
- The range is scheduled to undergo extensive renovations to increase the safety of the surrounding area. The soil berm will be raised to 26 feet above ground level and anti-ricocheting devices will be installed to prevent stray projectiles from leaving the range area. The range renovations are scheduled for completion by the end of 2002.
- Mr. Ron L Nicholson, Employee Development Manager (Staff Training), U.S. Department of Justice, Bureau of Prisons, emphasized that safety is stressed at all times on the range.

However, despite the above-mentioned factors an accidental misfire (into the air) is a possibility at any firing range. In the event of such a misfire, the trajectory of the projectile could not be predicted and consequently, could affect an area including the proposed school campus.

If additional safety information is needed, please contact Mr. Slawson at 305-995-4900. For information specific to the firearms range, Mr Nicholson may be reached at 305-259-2339.

PC:dgg

cc: Mr. Merrett R. Stierheim, Superintendent  
Mr. Paul Philip, Chief of Staff  
Mr. Jaime G. Torrens, Supervisor





**Miami-Dade County Public Schools**

*giving our students the world*

**Joe Arriola**

Chief Business Officer  
Business Operations  
(305) 995-1401  
(305) 995-2073 Fax

Perla Tabares Hantman, Chair  
Dr. Michael M. Krop, Vice Chair  
Frank J. Bolaños  
Frank J. Cobo  
Dr. Robert B. Ingram  
Betsy H. Kaplan  
Manty Sabatés Morse  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

April 25, 2002

Merrett R. Stierheim

Mr. Ed Gonzalez, Warden  
Federal Correctional Institute Miami  
15801 S. W. 137 Avenue  
Miami, Florida 33177

**RE: Proposed School Facility at 13601 S.W. 176 Street (U.S. Martinez Army Reserve – Federal Surplus Property)**

Dear Warden Gonzalez:

As you may be aware, the Miami-Dade County School District (District) has applied for 100 acres of federal surplus property located adjacent to Federal Correctional Institute Miami (FCI Miami) for the construction of a school campus on the southeast portion of the parcel along S. W. 176 Street. Recent safety concerns have arisen regarding the proximity of the proposed school campus to a gun range that is currently housed in FCI Miami at the southwest corner along S. W. 137 Avenue (just north of theoretical S.W. 168 Street).

As part of the District's due diligence procedures, the Miami-Dade County School Police Department, in conjunction with the Department of Safety, Environment and Hazards Management, investigated this issue. Their report (copy attached), although supportive of the placement of an educational facility on the subject property, due to a number of mitigating factors, including proposed renovations to the range, expressed reservations due to the potential for an accidental misfire (into the air). In the event of such a misfire, the trajectory of the projectile could not be predicted, potentially jeopardizing the surrounding community, including the proposed school campus. Needless to say, I am very concerned over the possibility, as slight as it may be, of an accidental misfire, which could potentially place students in harm's way.

Mr. Ed Gonzalez, Warden  
April 25, 2002  
Page 2

Moreover, it seems that the proposed renovations would not necessarily prevent such an event from occurring. The safety of our students is of utmost importance to the District, as I am sure it is to your facility. Please contact me at (305) 995-1704, to discuss the possibility of enclosing the gun range or relocating it to a remote non-urbanized location.

Your anticipated cooperation in this matter will be greatly appreciated.

Sincerely,

  
Joe Arriola  
Chief Business Officer

JA:hf  
L132  
Attachments

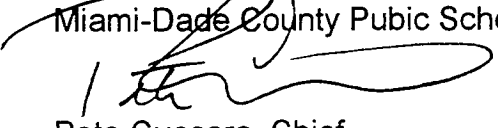
cc: Ms. Suzanne A. Marshall  
Mr. Delio G. Diaz  
Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Peter Wieczorek, Department of Education

**MEMORANDUM**

2002 MAR 28 P11 2:59

PC/2001-02#737  
March 22, 2002  
PC/305-757-7708

TO: Ms. Vivian G. Villaamil, Coordinator  
Governmental Affairs and Land Use Policy and Acquisition  
Miami-Dade County Public Schools

FROM:   
Pete Cuccaro, Chief  
Miami-Dade Schools Police Department

**SUBJECT: FEDERAL SURPLUS PROPERTY-13601 S.W. 176 STREET**

On March 6, 2002, staff from the Miami-Dade Schools Police Department staff accompanied you on a visit to the federal surplus property located at 13601 SW 176 Street. The following findings are based on physical observations as well as additional research performed by the Mr. Calvin E. Slawson, Manager, Department of Safety, Environment and Hazards Management.

The proposed location of the school campus is on SW 176 Street along the south-central area of the property. The primary concern regarding the site is the presence of an active firearms range on an adjacent property. The range is located on the southwest corner of the Federal Correction Institute, 15801 S.W. 137 Avenue. Federal, state and local law enforcement personnel use the range approximately two days per week.

Mitigating factors, that support the placement of an educational facility on this property, are as follows:

- The firing direction of the range is due south and cross firing is prohibited; therefore, all correctly fired projectiles travel south into a 20-foot high soil berm.
- The range is limited to small arms fire by law enforcement personnel; no rifles are used and no public access is allowed.
- The proposed school would be over 3000 feet from the firing range in a diagonal, southeast direction.
- The range is scheduled to undergo extensive renovations to increase the safety of the surrounding area. The soil berm will be raised to 26 feet above ground level and anti-ricocheting devices will be installed to prevent stray projectiles from leaving the range area. The range renovations are scheduled for completion by the end of 2002.
- Mr. Ron L. Nicholson, Employee Development Manager (Staff Training), U.S. Department of Justice, Bureau of Prisons, emphasized that safety is stressed at all times on the range.

However, despite the above-mentioned factors an accidental misfire (into the air) is a possibility at any firing range. In the event of such a misfire, the trajectory of the projectile could not be predicted and consequently, could affect an area including the proposed school campus.

If additional safety information is needed, please contact Mr. Slawson at 305-995-4900. For information specific to the firearms range, Mr Nicholson may be reached at 305-259-2339.

PC:dgg

cc: Mr. Merrett R. Stierheim, Superintendent  
Mr. Paul Philip, Chief of Staff  
Mr. Jaime G. Torrens, Supervisor

DEPARTMENT OF THE ARMY  
324<sup>TH</sup> Combat Support Hospital  
13601 Southwest 176<sup>th</sup> Street  
Perrine, Florida 33177-2500

26 February 2002

Miami-Dade County Public Schools  
Department of Site Acquisition and Leasing  
ATTN: Vivian G. Villamil, J.D.  
1450 N.E. 2nd Ave  
Room 525  
Miami, FL 33132

Ms. Villamil,

No live firing of weapons is conducted at the LTC Luis Martinez Reserve Center. On occasion we use blank 5.56 mm training ammunition, but only in the area immediately adjacent to the reserve center building. No pyrotechnical devices or simulators are used at the center.

Soldiers, who drill at the center, are not allowed in the protected area north and east of the fenced-in reserve center. The west and south sides of the center are bordered by streets.

If you have any other questions on this issue, please call me at 305-378-4828.




ALAN FARRIER  
Supervisory Staff Administrator

GOVERNMENTAL AFFAIRS  
AND LAND USE POLICY  
AND ACQUISITION

2002 APR -1 PH 2:39

PC/2001-02#749  
March 29, 2002  
PC/305-757-7708**MEMORANDUM**

TO: Ms. Vivian G. Villaamil, Coordinator II  
Department of Site Acquisition and Leasing

  
FROM: Pete Cuccaro, Chief  
Miami-Dade School Police Department

**SUBJECT: SURPLUS FEDERAL PROPERTY - 13601 S. W. 176 STREET**

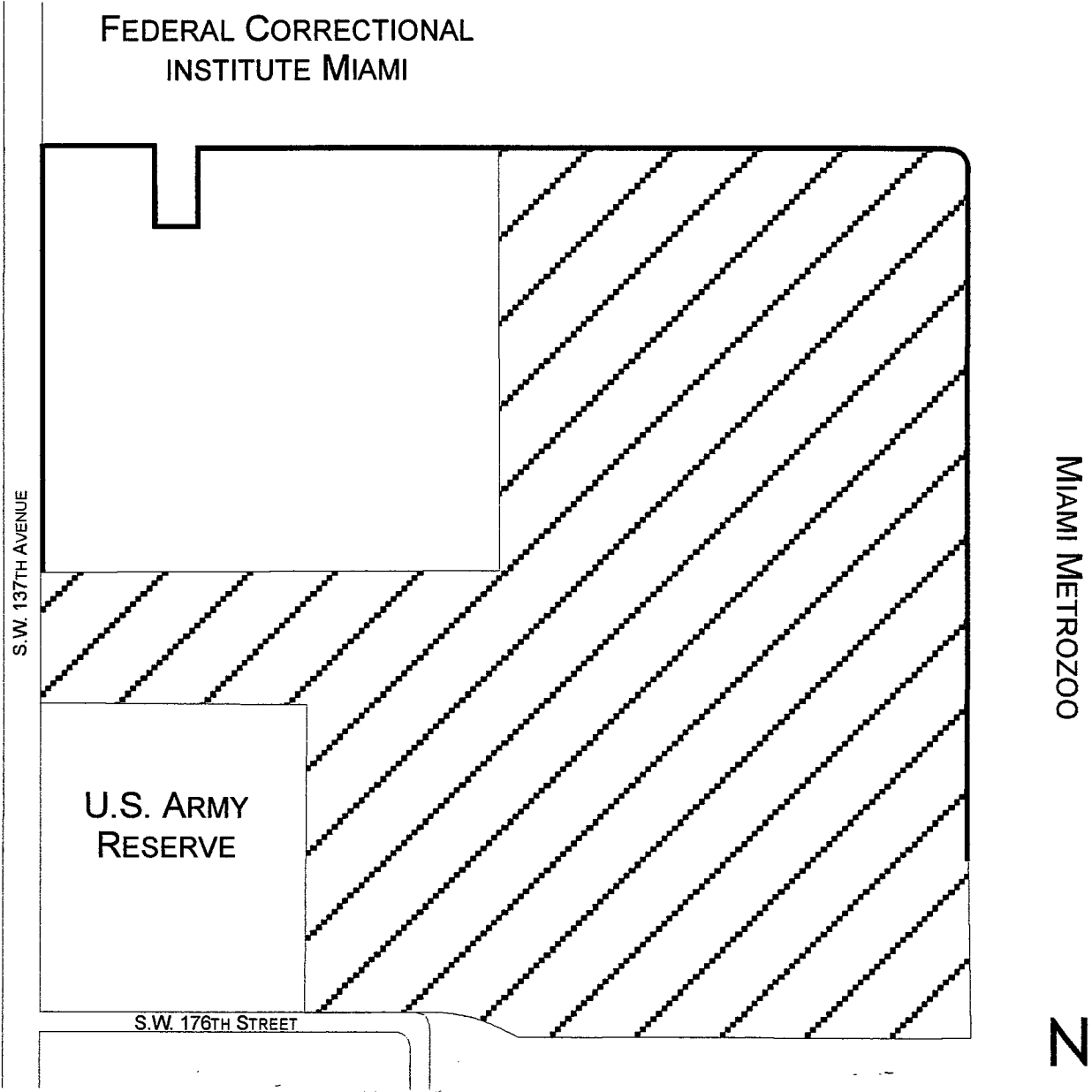
As you requested, this memorandum confirms the intent of the Miami-Dade Schools Police Department to pursue locating school District police headquarters and communications center on a 10-acre parcel at the above-mentioned property.

A grant worth \$1million has already been received to develop communications. We have not earmarked this money for any specific technology as yet and it could therefore be considered as a first level of funding as we seek to address the facility needs for police and security. Additional funds will be sought, upon successful negotiations to obtain this property. Should you require additional information, please contact Mr. Jaime G. Torrens, Supervisor, Division of Energy, Communications and Fiscal Management at 305-995-1550.


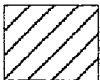
PC:av

cc: Mr. Paul Philip, Chief of Staff  
Mr. Charles Martin, Assistant Chief  
Mr. Jaime G. Torrens, Supervisor

# LOCATION MAP



**LEGEND**

	TOTAL SURPLUS PROPERTY BOUNDARY (144.15 ACRES)
	APPROXIMATELY 100 ACRES (NOT TO SCALE)