

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

- SUBJECT:**
- 1) **ADOPT RESOLUTION NO. 09-76, DESIGNATING THE SCHOOL BOARD-OWNED STRIP OF LAND, 3,800 SQUARE FEET IN AREA, LOCATED AT APPROXIMATELY NW 184 STREET AND NW 28 AVENUE, MIAMI GARDENS, TO BE UNNECESSARY FOR EDUCATIONAL PURPOSES; AND**
  - 2) **AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE AND FINALIZE TERMS FOR THE CONVEYANCE OF THE BOARD-OWNED STRIP OF LAND TO THE CITY OF MIAMI GARDENS, AND FOR THE SUPERINTENDENT AND CHAIR TO EXECUTE A QUIT CLAIM DEED CONVEYING SAME TO THE CITY, SUBSTANTIALLY IN COMPLIANCE WITH THE TERMS AND CONDITIONS CONTAINED HEREIN, INCLUDING A PURCHASE PRICE OF APPROXIMATELY \$67,146, AND IN CONFORMANCE WITH BOARD RULE 6GX13-3B-1.092; AND**
  - 3) **AUTHORIZE THE SUPERINTENDENT TO EXECUTE ANY OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE CONVEYANCE TO THE CITY**

**COMMITTEE:** FACILITIES AND CONSTRUCTION REFORM

**LINK TO**

**STRATEGIC PLAN:** IMPROVE CONSTRUCTION SERVICES

Background

The District was recently contacted by the City of Miami Gardens (City) concerning a small strip of unimproved land (land strip) located at approximately NW 184 Street and NW 28 Avenue (subject parcel), as further described in Exhibit "A", attached hereto. The land strip measures 20' x 190' (3,800 square feet), is unimproved and is surrounded by a larger +/-5-acre tract of land that is the subject of a pending purchase by the City from the surrounding land owner, Spirit of Christ Center & Ministries, Inc. (Church). A review of the Title Abstract indicates that the School Board acquired the subject parcel in 1914, as part of a larger acquisition, and all but the subject parcel was disposed of by the Board in 1954. The City has requested that the subject parcel be conveyed to the City via a Quit Claim Deed, which if approved by the Board, will convey the Board's ownership interest to the City, without representations of any kind whatsoever.

Recommended Board Action

The City's pending purchase of the Church property (consisting of approximately five acres of land, and a 9,900 square foot building), is at a purchase price of \$3,800,000 (approximately \$17.67 per square foot). The Church purchased the parcel in 2004 for a total of \$975,000. Given that the Board has an ownership interest in the 3,800 square foot land strip, if agreed to by all parties, including the Board, it is proposed that the Superintendent be authorized to negotiate and finalize terms that could allow for the District to exchange a Quit Claim Deed conveying the 3,800 square foot land strip at Closing, for a portion of the sales proceeds (at \$17.67 per square foot) totaling approximately \$67,146.

In compliance with Board Rule 6Gx13-3B-1.092, the District may transfer property to another governmental agency for whatever consideration the Board deems to be in the best interest of the public. Given the pending contract between the City and Church for the surrounding five acres, at a purchase price of \$17.67 per square foot, this amount provides the most current comparable sales value available at this time. The subject land strip is unsuitable for an educational purpose, due to its small size, and lack of adjacency to any other District facilities.

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

- 1) adopt Resolution No. 09-76, designating the School Board-owned strip of land, 3,800 square feet in area, located at approximately NW 184 Street and NW 28 Avenue, Miami Gardens, to be unnecessary for educational purposes;
- 2) authorize the Superintendent to negotiate and finalize terms for the conveyance of the Board-owned strip of land to the City of Miami Gardens, and for the Superintendent and Chair to execute a Quit Claim Deed conveying same to the City, substantially in compliance with the terms and conditions contained herein, including a purchase price of approximately \$67,146, and in conformance with Board Rule 6Gx13-3B-1.092; and
- 3) authorize the Superintendent to execute any other document necessary to effectuate the conveyance to the City.

MAL:

## EXHIBIT A

*To all that certain real property situate, lying and being in the county of Miami-Dade, State of Florida, described as follows:*

Legal description of the strip of land in Tract 127 according to the Plat Book 2 at Page 96 of the public records of Miami Dade county, Florida.

A portion of Tract 127, in Section 4, Township 52, Range 41 East; Miami-Dade County Florida according to survey of "Miami Gardens" according to the plat thereof, recorded in Plat Book 2 at Page 96 of the public records of Miami Dade county Florida.

Commence at the Southwest corner of Tract 127, thence, north along West boundary line of said Tract 127 a distance of 440 feet to the point of beginning. Thence; run South  $89^{\circ}57'20''$  East a distance of 190 feet to a point thence; run North a distance of 20 feet to a point thence; North  $89^{\circ}57'20''$  West a distance of 190 feet to a point in the West boundary line of Tract 127; thence South along the West boundary line of Tract 127 a distance of 20 feet to the point of beginning.

**RESOLUTION NO. 09-76**

**A RESOLUTION OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA ("BOARD"), DETERMINING THAT CERTAIN BOARD-OWNED LAND IS UNNECESSARY FOR EDUCATIONAL PURPOSES**

**WHEREAS**, the Board owns and has under its jurisdiction certain land located at approximately NW 184 Street and NW 28 Avenue, Miami Gardens, Florida, consisting of approximately 3,800 square feet ("Subject Site"); and

**WHEREAS**, the City of Miami Gardens ("City"), another governmental agency, has expressed a desire for the Board to convey the Subject Site to the City; and

**WHEREAS**, after due consideration and consultation, and in conformance with Board Rule 6Gx13-3B-1.092, the Board has determined that the Subject Site described in Exhibit 1 attached hereto, is unnecessary for educational purposes; and

**WHEREAS**, in conformance with Board Rule 6Gx13-3B-1.092, the Board has determined that receipt of consideration, in the amount of \$67,145, or other substantially similar amount, is in the best interest of the public for the sale of the Subject Site to the City.

**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 Subject Site described in Exhibit 1 attached hereto as unnecessary for educational purposes.

SECTION 3. The School Board of Miami-Dade County, Florida, hereby declares that receipt of consideration, in the amount of \$67,145, or other substantially similar amount, is in the best interest of the public for the sale of the Subject Site to the City.

SECTION 4. This Resolution shall take effect immediately upon its passage.

ADOPTED this Seventeenth day of June, A.D., 2009

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

## Exhibit 1

*To all that certain real property situate, lying and being in the county of Miami-Dade, State of Florida, described as follows:*

Legal description of the strip of land in Tract 127 according to the Plat Book 2 at Page 96 of the public records of Miami Dade county, Florida.

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Commence at the Southwest corner of Tract 127, thence, north along West boundary line of said Tract 127 a distance of 440 feet to the point of beginning. Thence; run South  $89^{\circ}57'20''$  East a distance of 190 feet to a point thence; run North a distance of 20 feet to a point thence; North  $89^{\circ}57'20''$  West a distance of 190 feet to a point in the West boundary line of Tract 127; thence South along the West boundary line of Tract 127 a distance of 20 feet to the point of beginning.