

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

**SUBJECT:            AUTHORIZATION FOR THE SUPERINTENDENT TO SECURE APPRAISALS OF THE VACANT SCHOOL BOARD-OWNED PROPERTIES LOCATED AT SW 132 AVENUE AND SW 272 STREET, UNINCORPORATED MIAMI-DADE COUNTY, AND SW 197 AVENUE AND SW 324 STREET, UNINCORPORATED MIAMI-DADE COUNTY, AND TO SUBMIT THE APPRAISAL INFORMATION TO THE BOARD AS SOON AS PRACTICABLE, IN ORDER TO ALLOW THE BOARD TO ESTABLISH THE FAIR MARKET VALUE OF SAID PROPERTIES TO FACILITATE THE SALE OF SAME TO MIAMI-DADE COUNTY AS PART OF THE COUNTY'S ENVIRONMENTALLY ENDANGERED LANDS PROGRAM, AND IN ACCORDANCE WITH SCHOOL BOARD RULE 6Gx13-3B- 1.092**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

**LINK TO**

**STRATEGIC PLAN:    IMPROVE CONSTRUCTION SERVICES**

**Introduction**

The Miami-Dade County Department of Environmental Resources Management (County DERM) administers the County's Environmentally Endangered Lands Program (EEL Program). Preliminary discussions between County DERM and District staff have revealed strong interest on the part of County DERM to pursue two Board-owned properties, both of which contain large sections of protected pinelands, and one of which is located outside the Urban Development Boundary (UDB).

**Additional Information**

In support of County DERM's interest, is the recent approval by the Board of County Commissioners (BCC), at its April 21, 2009 meeting, of five small privately-owned parcels adjacent to Seminole Wayside Park in south Miami-Dade, all of which consist primarily of protected pineland. Conversations with County DERM indicate that while the BCC's focus had primarily been on the acquisition of wetlands rather than protected upland property, such as the subject Board-owned parcels, there seems to be renewed interest in looking into the acquisition of this type of environmentally endangered habitat.

It was in this vein, and based on the recent positive conversations with County DERM, that staff presented these sites to the School Site Planning and Construction Committee (SSPCC) on May 6, 2009, for the Committee's review and recommendations. Discussion at the time revealed strong support for further pursuing this possible sale to the County, and the SSPCC recommended to the Board that appraisals be

commissioned for the subject parcels, pursuant to the governing Board Rule. If approved by the Board, the results of such District-commissioned appraisals will be brought to the Board at a subsequent meeting in order for the Board to establish their fair market value. County DERM has indicated that it will likewise commission appraisals once the Board approves this item.

At the time of its recommendation, the SSPCC also requested that prior to securing the appraisals, District staff obtain a current assessment of the extent and quality of the protected pinelands at each site, i.e. percentage encumbered by pinelands vis-à-vis total site acreage, to ensure the appraised values are reflective of the most current conditions.

**Description of Sites**

**Parcel 1:** (see attached aerial)

Size: 18.4 acres  
Location/Folio: SW 132 Avenue and SW 272 Street/3069350080010  
UDB: Inside  
Condition: High quality pine rockland and protected pineland covering approximately 87% of the site (per County DERM preliminary assessment)  
Restrictions: Chapter 24.49 of the County Code prohibits the development of protected pineland

**Parcel 2:** (see attached aerial)

Size: 18.9 acres  
Location/Folio: SW 197 Avenue and SW 342 Street/3078150000370  
UDB: Outside  
Condition: Protected pineland covering approximately 75% of the site (per County DERM preliminary assessment)  
Restrictions: Section 24.49 of the County Code prohibits the development of protected pineland

A copy of relevant excerpts of the May 6, 2009 SSPCC presentation will be distributed to the School Board as supplemental information, and a copy will be filed with the Citizen Information Center.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to secure appraisals of the vacant School Board-owned properties located at SW 132 Avenue and SW 272 Street, unincorporated Miami-Dade County, and SW 197 Avenue and SW 324 Street, unincorporated Miami-Dade County, and to submit the appraisal information to the Board as soon as practicable, in order to allow the Board to establish the fair market value of said properties to facilitate the sale of same to Miami-Dade County as part of the County's Environmentally Endangered Lands Program, and in accordance with School Board Rule 6Gx13-3B-1.092.

MCA:mca

Parcel 1  
SW 132 Avenue and SW 272 Street



SR 834 EXT.  
FLORIDA TURNPIKE EXT.

SW 268TH ST MOODY DR

PINE ISLAND RD SW 132ND AVE

EPMORE DR SW 272ND ST

NASHVILLE TER

WYVERN TER

Parcel 2  
SW 197 Avenue and SW 324 Street

