

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

**SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY,  
FLORIDA:**

- 1. AUTHORIZE THE SUPERINTENDENT TO INITIATE A RE-PLAT OF BOARD-OWNED PROPERTIES LOCATED AT 1500 BISCAYNE BOULEVARD AND 1535 NE 2 AVENUE, MIAMI, FOR THE PURPOSE OF CLOSING AND VACATING A PORTION OF NE 15 TERRACE, AND FOR DEDICATING A PORTION OF BOARD-OWNED LAND FOR A NEW CONNECTOR ROAD TO BE USED FOR PUBLIC RIGHT-OF-WAY; AND**
  
- 2. AUTHORIZE THE CHAIR AND/OR SUPERINTENDENT, AS MAY BE REQUIRED, TO EXECUTE UTILITY OR OTHER EASEMENTS WITHIN THE PORTION OF NE 15 TERRACE TO BE CLOSED AND VACATED AND/OR WITHIN THE NEWLY DEDICATED CONNECTOR ROAD, AND ANY OTHER DOCUMENTATION OR AGREEMENTS THAT MAY BE NECESSARY TO FULLY EFFECTUATE THE ABOVE**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO**

**STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Background

The District opened a PLC and iPrep facility within a portion of the School Board Administration Annex Building (Annex Building) in 2009, with 3 classrooms, and serving 54 students. Since enrollment in the PLC and iPrep has been rolled out gradually, the adjacent street, NE 15 Terrace, has been sufficient to meet traffic stacking and circulation needs. However, in anticipation of expanded educational facilities within the Annex Building bus, parent and visitor traffic on NE 15 Terrace is expected to increase.

After reviewing current and anticipated needs, staff is proposing that a portion of NE 15 Terrace be closed and vacated through a re-plat of the abutting Board-owned properties, at which time, if the request is approved, ownership of the street will revert to the Board. Such a process has been successfully accomplished by the District at other school sites; the most recent being a re-plat of Miami Senior High School as part of the ongoing capital project. Since the closing of a portion of NE 15 Terrace will create a dead-end on the remainder of the street, and to also augment available traffic stacking

locations for parents and buses, it will be necessary, as a part of the plat, to dedicate a 50' wide portion of existing Board-owned land to create a connector road between NE 15 Terrace and NE 16 Street (see location map). The area of NE 15 Terrace to revert back to the Board, and the portion of Board-owned land to be dedicated as a part of the plat for use as a connector road, are fairly equivalent in size.

#### Proposed Re-Plat

The proposed Plat will be processed through the City of Miami, and requires the submittal by the District of numerous documents, including an initial application, a detailed site survey, approval by local utility companies, and an Opinion of Title. The process, from initiation to recordation of the Final Plat, is estimated to take 12-15 months, and the required technical services will be provided by a qualified surveying firm.

As a part of the platting process, the District may be required to provide utility or other easements within the portion of NE 15 Terrace to be vacated and/or within the newly dedicated connector road, as well as complete certain subdivision improvements within the portions of existing right-of-way that surround the subject property. These subdivision improvements will be determined as the platting process ensues.

All documents necessary to effectuate the re-plat of the site will be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution.

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

1. authorize the Superintendent to initiate a re-plat of Board-owned properties located at 1500 Biscayne Boulevard and 1535 NE 2 Avenue, Miami, for the purpose of closing and vacating a portion of NE 15 Terrace, and for dedicating a portion of Board-owned land for a new connector road to be used for public right-of-way, in substantial conformance with the provisions noted above; and
2. authorize the Chair and/or Superintendent, as may be required, to execute utility or other easements within the portion of NE 15 Terrace to be closed and vacated and/or within the newly dedicated connector road, and any other documentation or agreements that may be necessary to fully effectuate the above.

MAL:

# LOCATION MAP

N.E. 16TH STREET

Board-owned parking lot

Existing Building

N.E. SECOND AVE.

N.E. 15TH TERRACE

BISCAYNE BOULEVARD

School Board Administration Annex Building

N.E. 15TH STREET

## Legend



Portion of NE 15 Terrace  
to be closed and vacated



Proposed new road  
to be constructed and dedicated by the Board



Not to scale