

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

SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE PURSUING A COLLABORATION WITH MIAMI-DADE COUNTY (THE "COUNTY") UNDER WHICH THE COUNTY COULD PURCHASE THE VACANT SCHOOL BOARD-OWNED PROPERTIES LOCATED AT S.W. 132 AVENUE AND S.W. 272 STREET, AND S.W. 197 AVENUE AND S.W. 324 STREET, UNINCORPORATED MIAMI-DADE (COLLECTIVELY THE 'PROPERTIES'), FOR PRESERVATION PURPOSES PURSUANT TO ITS ENVIRONMENTALLY ENDANGERED LANDS ("E.E.L.") PROGRAM, AND AUTHORIZE THE DISTRICT TO OBTAIN APPRAISALS FOR THE PURPOSE OF ITS DISCUSSIONS WITH THE COUNTY IN THE ESTABLISHMENT OF PROPERTY VALUES AND FORMULATION OF A SUBSEQUENT RECOMMENDATION TO THE BOARD

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

The Miami-Dade County Regulatory and Economic Resources Department, a division of Environmental Resources Management ("DERM"), administers the County's Environmentally Endangered Lands ("E.E.L.") Program. The County had previously expressed strong interest in possibly acquiring the vacant Board-owned properties located at S.W. 132 Avenue and S.W. 272 Street, and S.W. 197 Avenue and S.W. 324 Street, both in unincorporated Miami-Dade (collectively the 'Properties'), with funding earmarked for the preservation of environmentally valuable land. The Properties contain large sections of protected pinelands, and one is located outside the Urban Development Boundary ("UDB"). As a result of the County's interest, the Board, at its meeting of November 17, 2009, authorized securing appraisals. Shortly thereafter and prior to the District securing the appraisals, the County advised that funding for the E.E.L. Program had been significantly reduced, rendering the acquisition no longer feasible. Recently, the County approached the District to advise that adequate funds for a possible purchase are currently available, and expressed a desire to further pursue.

Additional Information

The County has advised that if and when the Board approves the present Item, it will initiate the process of securing appraisals for the Properties; likewise, the District will secure the requisite appraisals, following which additional discussions with the County can then proceed and a subsequent recommendation prepared for the Board's consideration at a future meeting. Below is a description of the Properties.

Description of Sites

Parcel 1:

Size: 18.4 acres
Location/Folio: S.W. 132 Avenue and S.W. 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 restricts the development of protected pineland

Parcel 2:

Size: 18.9 acres
Location/Folio: S.W. 197 Avenue and S.W. 324 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 restricts the development of protected pineland

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize pursuing a collaboration with Miami-Dade County (the "County") under which the County could purchase the vacant School Board-owned properties located at S.W. 132 Avenue and S.W. 272 Street, and S.W. 197 Avenue and S.W. 324 Street, unincorporated Miami-Dade (collectively the 'Properties'), for preservation purposes pursuant to its Environmentally Endangered Lands ("E.E.L.") program, and authorize the District to obtain appraisals for the purpose of its discussions with the County in the establishment of property values and formulation of a subsequent recommendation to the Board.

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