

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction 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 PROPERTY LOCATED AT S.W. 129 AVENUE AND S.W. 216 STREET, UNINCORPORATED MIAMI-DADE (THE "PROPERTY"), FOR PRESERVATION PURPOSES PURSUANT TO ITS ENVIRONMENTALLY ENDANGERED LANDS ("EEL") PROGRAM, AND AUTHORIZE THE DISTRICT TO OBTAIN APPRAISALS OF THE PROPERTY FOR THE PURPOSE OF ITS DISCUSSIONS WITH THE COUNTY IN THE ESTABLISHMENT OF PROPERTY VALUE 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 ("EEL") Program. The EEL Program is intended to identify, acquire and manage environmentally sensitive lands within the County in order to preserve and protect the land as a public resource. As authorized by the Board, the District recently transferred ownership of two Board-owned parcels to the County as a part of the EEL Program, at a combined sales price of \$2,967,500. The County has now expressed strong interest in acquiring the vacant Board-owned property located at S.W. 129 Avenue and S.W. 216 Street, in unincorporated Miami-Dade (the 'Property'), which contains large sections of protected Natural Forest Community.

The process for determining which properties will be acquired under the EEL Program entails an initial County staff review to verify eligibility, a further evaluation by the County for biological value, and review by the County's Land Acquisition Selection Committee. After all sites have been reviewed, a public hearing is held to rank proposed properties for acquisition. Only properties placed on the priority list will be pursued by the County for immediate acquisition. Placement on the priority list does not guarantee that the Property will be purchased.

Additional Information

District staff have initiated a non-binding application with the County intended solely to allow the County to include the Property as a part of the above evaluation process. No further actions will be taken by District staff in this regard, other than providing the County with general information related to the site, until or if the County advises that the subject Property has been included in their priority acquisition list. In the event the County further advises that it intends to move forward with the acquisition of the parcel, 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 Property.

Description of Property

Size: 10.0 acres
Location/Folio: S.W. 129 Avenue and S.W. 216 Street/30-6914-000-0050
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

In addition to the above collaboration, the District is currently engaged with the County and other public and private sector stakeholders in several major Board-approved redevelopment initiatives including the School Board Administration Complex property, Phyllis Wheatley Elementary, Dunbar Elementary and iPrep Academy. To facilitate execution of these complex cross-departmental and multi-agency projects, the District has entered into a Professional Services Agreement with L.M. Genuine Solutions LLC (LMGS), in accordance with Board Policy 6320. LMGS will continue to spearhead negotiations, facilitate legislative approvals, and serve as the District's liaison with relevant public and private sector stakeholders.

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RECOMMENDED:

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

- 1) authorize pursuing a collaboration with Miami-Dade County (the "County") under which the County could purchase the vacant School Board-owned property located at S.W. 129 Avenue and S.W. 216 Street, unincorporated Miami-Dade (the "Property"), for preservation purposes pursuant to its Environmentally Endangered Lands ("EEL") Program, and authorize the District to obtain appraisals of the Property for the purpose of its discussions with the County in the establishment of property value and formulation of a subsequent recommendation to the Board; and
- 2) confirm the Professional Services Agreement with L.M. Genuine Solutions LLC to negotiate and serve as the District's liaison, at the discretion of the Superintendent, regarding redevelopment initiatives, projects and related public-private partnerships.

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