

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: AUTHORIZE EXPLORING THE POSSIBLE SALE OF FIVE BOARD-OWNED PROPERTIES THAT MAY POTENTIALLY BE DESIGNATED BY THE BOARD IN A SUBSEQUENT ACTION AS UNNECESSARY FOR EDUCATIONAL PURPOSES, AND AUTHORIZE THE DISTRICT TO OBTAIN APPRAISALS OF THE PROPERTIES FOR THE PURPOSE OF ESTABLISHING 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

As a result of downsizing in the District, both through contraction in personnel as well as realignment of offices and support services, Facilities has identified five Board-owned properties currently being used for ancillary purposes that are recommended as suitable for sale. This effort is part of a much broader on-going analysis of options to reduce costs and generate new capital outlay revenue for the District. As part of this initiative, it is further recommended that Facilities and Procurement staff explore the issuance of an Invitation To Negotiate in lieu of an Invitation To Bid as a possible means to facilitate sale of the properties.

Additional Information

If approved by the Board, the District will secure the requisite appraisals of the five sites and formulate a recommended method to facilitate sale of the properties, following which a subsequent recommendation will be prepared for the Board's consideration at a future meeting. Below is a description of the five properties.

Description of Properties

Parcel One

Size: 3.78 acres
Location: S.W. 74 Avenue and S.W. 42 Street, Unincorporated Miami-Dade
Folio(s): 30-4023-000-0197
UDB: Inside
Condition: Vacant land
Restrictions: Known environmental conditions

Parcel Two

Size: 0.95 acre
Location: 320 S.W. 22 Avenue, Miami
Folio: 01-4103-043-0010, 01-4103-036-1160
UDB: Inside
Condition: 22,748 square foot building and paved parking lot
Restrictions: Unknown

Parcel Three

Size: 1.79 acres and 0.96 acre
Location: 1191 N.W. 73 Street and 7479 N.W. 12 Avenue, Unincorporated Miami-Dade
Folio(s): 30-3111-035-3850, 30-3111-024-0100, 30-3111-024-0090
UDB: Inside
Condition: 12,220 square foot building, vacant land and paved parking lot
Restrictions: Known environmental conditions

Parcel Four

Size: 6.20 acres and 0.842 acre
Location: S.W. 244 Street and US1, Unincorporated Miami-Dade
Folio(s): 30-6923-000-0830, 30-6923-000-0510
UDB: Inside
Condition: Vacant land and two small structures
Restrictions: Unknown

Parcel Five

Size: 8.04 acres, 2.28 acres and 0.78 acre
Location: N.W. 87 Street and N.W. 27 Avenue, Unincorporated Miami-Dade
Folio(s): 30-3109-000-0020, 30-3109-000-0050, 30-3109-000-0060
UDB: Inside
Condition: Vacant land and two small structures
Restrictions: Unknown

RECOMMENDED:

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

- 1) authorize exploring the possible sale of the Board-owned properties located at S.W. 74 Avenue and S.W. 42 Street, Unincorporated Miami-Dade; 320 S.W. 22 Avenue, Miami; 1191 N.W. 73 Street and 7479 N.W. 12 Avenue, Unincorporated Miami-Dade; S.W. 244 Street and US1, Unincorporated Miami-Dade; and N.W. 87 Street and N.W. 27 Avenue, Unincorporated Miami-Dade, that may potentially be designated by the Board in a subsequent action as unnecessary for educational purposes;
- 2) direct staff to explore the issuance of an Invitation To Negotiate as the means to facilitate sale of the properties; and
- 3) authorize the District to obtain appraisals of the properties for the purpose of establishing property values and formulation of a subsequent recommendation to the Board.

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