

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 ONE OR BOTH OF THE VACANT SCHOOL BOARD-OWNED PROPERTIES LOCATED AT S.W. 117 AVENUE AND S.W. 224 STREET, AND 29100 S.W. 194 AVENUE, BOTH IN UNINCORPORATED MIAMI-DADE COUNTY (THE “PROPERTIES”), FOR PRESERVATION PURPOSES PURSUANT TO ITS ENVIRONMENTALLY ENDANGERED LANDS (“EEL”) PROGRAM, AND AUTHORIZE THE DISTRICT TO OBTAIN APPRAISALS OF THE PROPERTIES 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 PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL 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 one or both of the vacant Board-owned properties located at S.W. 117 Avenue and S.W. 224 Street, and 29100 S.W. 194 Avenue, both in unincorporated Miami-Dade County (the ‘Properties’), each of which contain 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 Properties 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 sites, until or if the County advises that one or both of the subject Properties have been included in their priority acquisition list. In the event the County further advises that it intends to move forward with the acquisition of one or both of the parcels, 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 two Properties.

Description of Property One

Size: The northern most approximate 5.0 acres of the 20.0-acre property
Location/Folio: S.W. 117 Avenue and S.W. 224 Street/30-6018-000-0610
UDB: Inside
Condition: High quality protected pineland (per County DERM preliminary assessment)
Restrictions: Chapter 24.49 of the County Code restricts the development of protected pineland

Description of Property Two

Size: The western most approximate 5.0 acres of the 18.6-acre property
Location/Folio: 29100 S.W. 194 Avenue/30-7802-000-0291
UDB: Inside
Condition: High quality protected pineland (per County DERM preliminary assessment)
Restrictions: Chapter 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 one or both of the vacant School Board-owned properties located at:
- S.W. 117 Avenue and S.W. 224 Street, and
- 29100 S.W. 194 Avenue,
both in unincorporated Miami-Dade County (the 'Properties'), for preservation purposes pursuant to its Environmentally Endangered Lands ("EEL") Program, and authorize the District to obtain appraisals of the Properties for the purpose of its discussions with the County in the establishment of property values and formulation of a subsequent recommendation to the Board.