



Office of Portfolio Services

SALE OF SCHOOL BOARD PROPERTIES: CURRENT SURPLUS PROPERTIES AND ADDITIONAL POTENTIAL PROPERTIES

REVISED

School Board Workshop

August 13, 2019

Presented by:

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PRESENTATION OBJECTIVES

- To update the School Board on the status of the sale of surplus properties
- Present additional properties that could potentially be surplus and sold
- Highlight potential partnership opportunities regarding selected properties



PRESENTATION FORMAT



Part I: Status of Current Surplus Properties

Part II: Additional Properties that could Potentially be Sold

Part III: Potential For Sale: With Restrictions

Part IV: Unsolicited Proposal: Potential Partnership Opportunities Regarding Selected Properties



PART I
FOR SALE



PART I: STATUS OF CURRENT SURPLUS PROPERTIES— ELEMENTARY D-1 SCHOOL SITE

**UNDER
CONTRACT**

SITE	LOCATION	SIZE	CURRENT USE	SALE PRICE	ZONING	LAND USE	WORKSHOP TAKEAWAYS
Elementary "D-1" School	Southeast Corner of Hiatus Road and Broward Blvd., Plantation	11.84 Acres	Vacant Lot	\$10,851,954.00	CF-P Community Facility	Low (3) Residential	No Takeaways



- NOTE:**
1. Minimum Asking Price \$7,925,000.00
 2. Current Estimated Closing is prior to the end of the 2019/2020 Fiscal Year



PART I: STATUS OF CURRENT SURPLUS PROPERTIES— CORAL SPRINGS HIGH SCHOOL ACREAGE



SITE	LOCATION	SIZE	CURRENT USE	MINIMUM ASKING PRICE	STATUS	ZONING	LAND USE	WORKSHOP TAKEAWAYS
Coral Springs High School Acreage	Sample Road and Rock Island Road, Coral Springs	2.864 Acres	Vacant	\$1,500,000.00	Advertised for sale	CF-G Community Facilities-General	Medium (16) Residential, Commercial, Community Facilities, & Low (5) Residential	No Takeaway



NOTE: Currently updating appraisals for parcel and scheduled for September 12, 2019 Negotiation Parameter Committee (NPC) meeting for formal action.



PART II:

ADDITIONAL PROPERTIES THAT COULD POTENTIALLY BE SOLD

Selection Criteria:

- Ingress/Egress
- Possible Separation from School Site
- Potential for Development

NOTE:

- It should be noted, not all school green space was considered
- Five-year enrollment trends at most of these sites remain under enrolled with Monarch High and Pompano Beach Middle Schools holding slightly above permanent capacity. Sites with no K-12 enrollment are located within under-enrolled school attendance areas.



PART II: ADDITIONAL PROPERTIES THAT COULD POTENTIALLY BE SOLD



No.	SITE	CITY/TOWN	TOTAL ESTIMATED ACRES	COMMENTS	SCHOOL RESPONSES REGARDING INQUIRY TO SELL SITE	DEPARTMENTAL RESPONSES REGARDING INQUIRY TO SELL SITE	PROPERTY AERIAL	CONSIDER YES OR NO
1	Arthur Ashe Jr. Center	Fort Lauderdale	4.32	Not all green areas were considered for sale for the purpose of future school expansion.	<ul style="list-style-type: none"> Community sensitivity No objection to selling property depicted in hashed marking 	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		NO
2	Blanche Ely High	Pompano Beach	2.16	Not all green areas were considered for sale for the purpose of future school expansion.	Currently used for band and soccer practice.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		NO

NOTE: Shaded area in property aerial depicts subject site.
Environmental Health & Safety (EH&S)



PART II: ADDITIONAL PROPERTIES THAT COULD POTENTIALLY BE SOLD





No.	SITE	CITY/TOWN	TOTAL ESTIMATED ACRES	COMMENTS	SCHOOL RESPONSES REGARDING INQUIRY TO SELL SITE	DEPARTMENTAL RESPONSES REGARDING INQUIRY TO SELL SITE	PROPERTY AERIAL	CONSIDER YES OR NO
3	Colbert Elementary	Hollywood	.70	Not all green areas were considered for sale for the purpose of future school expansion.	Used for field days & physical education.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		NO
4	Endeavor Primary Learning Center	Lauderhill	A. 3.11 B. .376	Section B-Potential Single-Family Home Lot. Not all green areas were considered for sale for the purpose of future school expansion.	May need to relocate school's bicycle rack.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		YES, Inquire about bicycle rack and as necessary address issues.

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PART II: ADDITIONAL PROPERTIES THAT COULD POTENTIALLY BE SOLD





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5	ESEA Title 1 Administration	Fort Lauderdale	.144	Potential Single-Family Home Lot. Not all green areas were considered for sale for the purpose of future school expansion.	Not used by site.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		YES, Reach out to the City of Fort Lauderdale.
6	Monarch High	Coconut Creek	5.65	Not all green areas were considered for sale for the purpose of future school expansion.	Currently used for practice by school.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		NO

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PART II: ADDITIONAL PROPERTIES THAT COULD POTENTIALLY BE SOLD



No.	SITE	CITY/TOWN	TOTAL ESTIMATED ACRES	COMMENTS	SCHOOL RESPONSES REGARDING INQUIRY TO SELL SITE	DEPARTMENTAL RESPONSES REGARDING INQUIRY TO SELL SITE	PROPERTY AERIAL	CONSIDER YES OR NO
7	North Lauderdale Pre-K-8	North Lauderdale	3.50	Not all green areas were considered for sale for the purpose of future school expansion.	Currently used for PE classes and the community uses the field area for football and soccer. Huge part of the community.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		NO
8	Pompano Beach Middle	Pompano Beach	1.92	Not all green areas were considered for sale for the purpose of future school expansion.	Currently used for PE classes due to School not having any recreational fields. School would love to have a baseball field, basketball courts, and track developed on the site.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		NO

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Environmental Health & Safety (EH&S)



PART II: ADDITIONAL PROPERTIES THAT COULD POTENTIALLY BE SOLD





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9	Rock Island Annex	Oakland Park	.233	Potential Single-Family Home Lot. Not all green areas were considered for sale for the purpose of future school expansion.	Not used by site.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		YES, Reach out to the City of Oakland Park.
10	Sheridan Technical College-West	Pembroke Pines	5.59	Not all green areas were considered for sale for the purpose of future school expansion.	Not used by site.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		YES, Investigate stormwater retention issue.

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PART II: ADDITIONAL PROPERTIES THAT COULD POTENTIALLY BE SOLD



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11	Sheridan Technical High	Fort Lauderdale	2.12	Not all green areas were considered for sale for the purpose of future school expansion.	Currently a striped football field which is utilized by school for Individual Sports, boys and girls flag football and soccer games between Sheridan, McFatter and Atlantic Technical High Schools and after 3:30 pm, it is used by the local Pop Warner Football Team.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		NO
12	Whispering Pines Exceptional Education Center	Miramar	2.59	Not all green areas were considered for sale for the purpose of future school expansion.	Not used by site.	Building Dept.-The only other issue is the reduction of property area to meet the stormwater permitting requirements, if there are any. EH&S is still reviewing this aspect.		YES, Investigate access issues

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Environmental Health & Safety (EH&S)



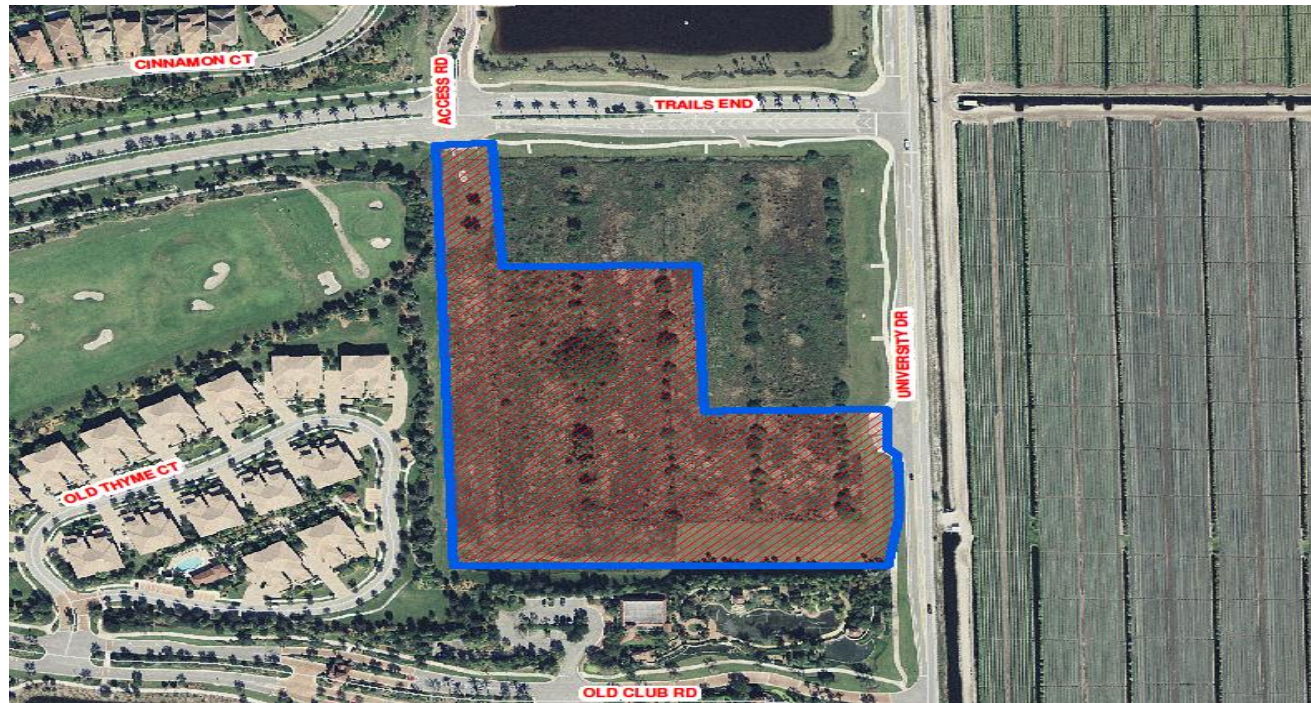
PART III:
POTENTIAL FOR SALE:
WITH RESTRICTIONS



PART III: POTENTIAL FOR SALE: WITH RESTRICTIONS – ELEMENTARY A-1 SITE (TRAILS END)



SITE	LOCATION	SIZE	CURRENT USE	TAXABLE VALUE*	STATUS	ZONING	LAND USE	RESTRICTIONS	COMMENTS	CONSIDER YES OR NO
Elementary A-1 (Trails End)	7625 University Drive Parkland	10.14 Acres	Vacant	\$2,915,090	None	CF Community Facilities District	Estate (1) Residential	Purchased via loan, 2005 Certificate of Participation (COPS) for 5 million and still owe \$2,806,980.	City of Parkland contributed \$850,000 toward the purchase price for the site, City must be reimbursed upon sale.	Meet with the City of Parkland.



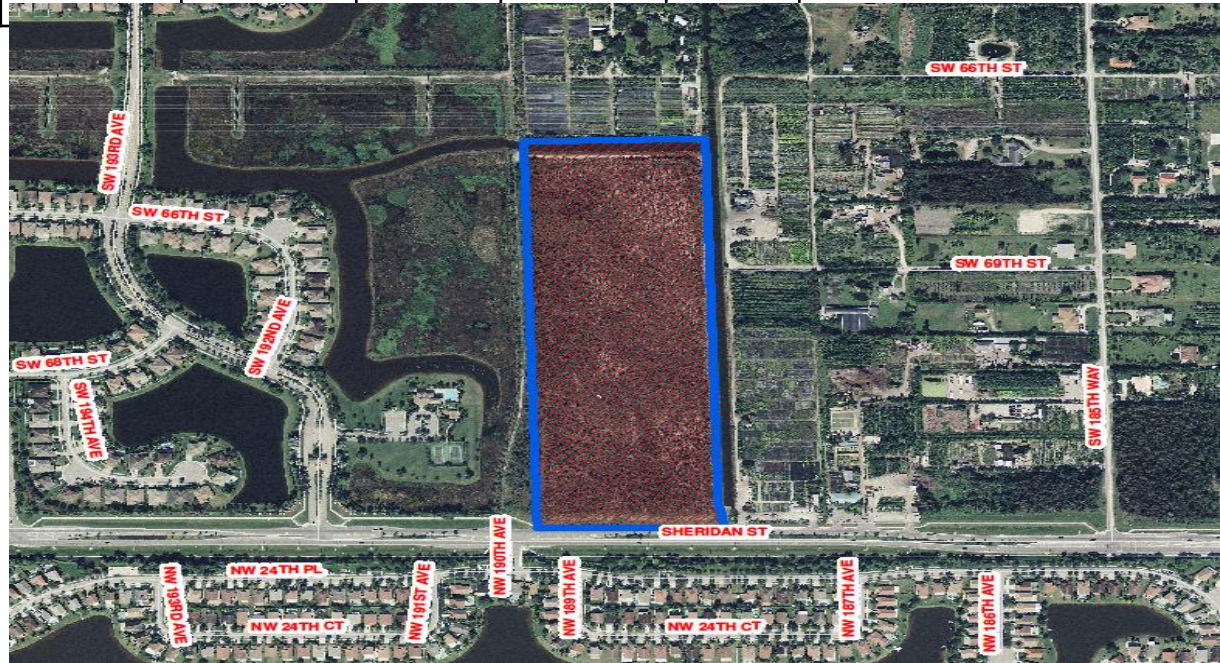
***NOTE:** Taxable Value is the Broward County Property Appraiser’s value and does not represent the appraised value for the site.



PART III: POTENTIAL FOR SALE: WITH RESTRICTIONS— SOUTHWEST RANCHES



SITE	LOCATION	SIZE	CURRENT USE	TAXABLE VALUE*	STATUS	ZONING	LAND USE	RESTRICTIONS	COMMENTS	CONSIDER YES OR NO
Southwest Ranches	SW 190 th Avenue and Sheridan Street, Southwest Ranches	Approx. 30 Acres	Vacant	\$3,808,730	None	CF Community Facility District	Rural Ranches	1. Deed restricted for educational facility use. 2. Purchased via loan, 2006 A&B Certificate of Participation (COPs) for 4.39 million and still owe \$4,610,564.	Wetlands mitigation required. Approx. 17 acres of 30 acres could be buildable.	YES, Conduct due diligence on wetland status and Deed restrictions.



***NOTE:** Taxable Value is the Broward County Property Appraiser's value and does not represent the appraised value for the site.



PART IV

UNSOLICITED PROPOSAL: POTENTIAL PARTNERSHIP OPPORTUNITIES REGARDING SELECTED PROPERTIES

- **NOTE:** Board recommendation given at the May 24, 2016 School Board workshop indicated that partnership proposed by local governments/municipalities which involve land deal(s), and which would result in benefit(s) to the community should be addressed through the following considerations:
 - Said land(s) should not be advertised for bid; rather, conduct land transactions directly with the subject government/municipality
 - As to land sale, sell said land(s) to the entity at asking price established by the Negotiation Parameters Committee



PART IV: UNSOLICITED PROPOSAL: POTENTIAL PARTNERSHIP OPPORTUNITIES REGARDING SELECTED PROPERTIES- ROCK ISLAND ANNEX



SITE	LOCATION	SIZE	CURRENT USE	STATUS	ZONING	LAND USE	CONSIDER PARTNERSHIP YES OR NO
Rock Island Annex	2301 NW 26th Street Fort Lauderdale, FL 33311	8.847 Acres	Administrative	Currently being used as an administrative site.	CF- Community Facilities District	Vacant Industrial (40)	YES, Meet with Office of General Counsel to determine mechanism for Partnership.



	As-Is Value	As-If Rezoned Value
Appraisal No. 1	\$5,836,000.00	\$5,245,000.00
Appraisal No. 2	\$5,320,000.00	\$5,370,000.00

LEGEND

- Urban League of Broward County- Owned Property (5.56 Acres)
- Broward County Public Schools Owned Property- Area of Interest (8.847 Acres)

NOTES: What they are Planning to do?

Partnership generally envisions the following:

- An intentionally designed affordable inter-generational rental and workforce housing "village", including housing options for educators, targeted neighborhood retail, and community amenities which promote education and wellness

- Minimum asking price will be established at the September 12, 2019 Negotiation Parameters Committee (NPC) meeting



PART IV: UNSOLICITED PROPOSAL: POTENTIAL PARTNERSHIP OPPORTUNITIES REGARDING SELECTED PROPERTIES- HENRY D. PERRY EDUCATION CENTER



SITE	LOCATION	SIZE	CURRENT USE	STATUS	ZONING	LAND USE	CONSIDER PARTNERSHIP YES OR NO
Henry D. Perry Education Center	3400 Wildcat Way, Miramar, FL 33023	20.00 Acres	Center	Currently being used by the Off-Campus Learning Center Educational Program	CF- Community Facilities District	Vacant Industrial (40)	YES, Work with City to mitigate the loss of sports area.



LEGEND

- City of Miramar- Owned Property (7.16 Acres)
- Broward County Public Schools- Owned Property (20.00 Acres)
- Area of Interest (7.80 Acres*)

NOTES: What they are Planning to do?

Partnership generally envisions the following:

- Innovation and Technology Center to include workforce housing

- Acreage is an approximation
- ** Minimum asking price will be established at the September 12, 2019 Negotiation Parameters Committee (NPC) meeting



NEXT STEPS

- ❖ Continue sale of the current surplus sites
- ❖ If recommended by School Board, conduct due diligence and proceed to sell additional properties identified by the School Board for sale (such as: Spot survey, land separation, declare surplus, land and infrastructure surveys, appraisals, title search, Negotiation Parameters Committee (NPC) meeting, Invitation To Bid (ITB), award of highest bidder, negotiation of Agreement of Sale and Purchase, etc...)
- ❖ If recommended by School Board, conduct due diligence and proceed to sell restricted properties identified by the School Board for sale (such as: Spot survey, land separation, declare surplus, land and infrastructure surveys, appraisals, title search, Negotiation Parameters Committee (NPC) meeting, Invitation To Bid (ITB), award of highest bidder, negotiation of Agreement of Sale and Purchase, etc...)
- ❖ If recommended by School Board, pursue partnerships regarding the properties cited herein as directed by the School Board (such as: Spot survey, land separation, declare surplus, land and infrastructure surveys, appraisals, title search, Negotiation Parameters Committee (NPC) meeting, Invitation To Bid (ITB), award of highest bidder, negotiation of Agreement of Sale and Purchase, etc...)



QUESTIONS



The School Board of Broward County, Florida

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