

POLICY 7.012

4-C I recommend the Board adopt the proposed new Policy 7.012, to be entitled "Land and Facility Interim Property Management."

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◆ Adoption Notice

- The Board voted to approve the proposed revisions in the Special Board Meeting on Policies held February 25, 2002.
- At the second reading in the Special Board Meeting on Policies on April 1, 2002, the Board approved the proposed Policy and voted to add the phrase "*make every attempt to*" to line 39 (which is shown in bold print herein); thus, the proposed Policy is presented for this third reading and adoption.

CONSENT ITEM

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PROPOSED NEW POLICY 7.012

LAND AND FACILITY INTERIM PROPERTY MANAGEMENT

1. Objective and Definition

a. The superintendent/designee shall:

i. Preserve, protect, and secure interim land and facility assets of the board.

ii. Consider alternate sources of revenue to offset the taxpayer expense burden during the interim property management period while complying with all land use and facility building code compliance requirements as established by the Florida statutes and the State Requirements for Educational Facilities ("SREF").

b. The term "interim property management period for land" is defined from the date of acquisition to the beginning of new construction of a school or school support facility.

c. The term "interim property management period for facility" is defined:

i. From the date the facility was vacated to the conversion date of the facility; or

ii. From the date the facility was demolished, (the site reverts to land) until the site is either rebuilt, land banked, or divested.

2. This policy shall specifically apply to real improved and/or unimproved property, which is not currently utilized for educational purposes and is classified as "interim" property.

3. The district shall perform annual and ongoing assessments of all real property assets to determine "interim" property status periods.

4. Real property noted as "interim" status may be considered by the district for lease, sale, and/or donation.

- 39 5. The district will **make every attempt to** coordinate and cooperate with government
40 and community requests associated with "interim" real property that is consistent
41 with the district's comprehensive plan and mission statement.
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- 43 6. District "interim" property being considered for lease, sale, and donation shall first be
44 evaluated by the district's planning department pursuant to the *five year capital plan*.
45 Interim property not designated in the *five year capital plan* for future school use
46 shall first be considered for land banking.
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- 48 7. All proposals for the lease, sale, and donation of "interim" property shall be reviewed
49 by the superintendent/designee and recommended to the board for action based on
50 the following real estate and business related factors including but not limited to:
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- 52 a. Appraised value and fair market value;
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- 54 b. Compatibility with surrounding areas and uses;
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- 56 c. Revenue potential;
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- 58 d. Maintenance (fencing and landscaping) costs;
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- 60 e. Security costs;
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- 62 f. Environmental costs;
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- 64 g. Liability risk to the district;
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- 66 h. Preservation of property for future use by district;
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- 68 i. Conformance, consistency, and/or compatibility with district mission, policies, and
69 goals; and
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- 71 j. Term of the lease/lease purchase.
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- 73 8. Long-term and non-conforming use lease requests of district "interim" property shall
74 be discouraged. Proposals for leases/lease options of interim property shall only be
75 recommended if determined by the superintendent/designee to be in the board's
76 best interest. Determination factors shall include but not be limited to those stated in
77 Section 7 of this policy.

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9. The superintendent/designee through the chief operating officer and the director of real estate services shall be authorized to develop procedures, guidelines and/or directives for the further implementation of this policy.

STATUTORY AUTHORITY: §§ 230.22(2); 230.23(22); 230.23005(4), Fla. Stat.

LAW(S) IMPLEMENTED: §§ 235.002; 230.23(9); 230.33(4); 230.33(11), Fla. Stat.

HISTORY: _____ / _____ /2002

Legal Signoff

Proof of publishing Notice of Development

Proof of publishing Notice of Adoption

Estimated cost form