

January 28, 1999

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR
THE CONSTRUCTION OF STATE SCHOOL "JJJ"**

The District has identified a vacant site within Miami-Dade County for the construction thereon of State School "JJJ." The school will provide relief for American and Barbara Goleman Senior High Schools. The entire site is approximately 90 acres located at the southwest quadrant of I-75 and Miami Gardens Drive (see attached location map). Although a desirable senior high school site size is approximately 40 acres, acquisition of additional acreage would serve future school needs and further the goals of the District to increase the land inventory. Therefore, authorization is being requested to negotiate, at a minimum, for sufficient acreage to serve the high school needs, with leave to negotiate for up to the full 90 acres, if price and terms appear favorable. The Superintendent for Region I has determined that the site is acceptable for the purpose intended.

Pursuant to land acquisition procedures, proposed land purchases which could exceed \$500,000, require authorization from the Board prior to the commencement of negotiations. If authorization is received, a Management Team meeting will be held to identify the specific parameters and strategies to be used in the negotiations. Negotiations will be based on the fair market value of the land as determined by District appraisals. If negotiations are successful, an agenda item for authorization to execute a purchase and sale agreement will be presented to the Board for its consideration.

The land is legally described as:

Tract 1, less the North 55 feet thereof and less right of way for State Road 93 (I-75) as shown on the Florida Department of Transportation Right of Way Map (section 87075-2402) and Tracts 2 through 8. Together with that portion of the North ½ of Tract 10 and Tracts 11, 12, 13, and 16, lying southeasterly of the right away for said State Road 93. The aforementioned Tracts are shown on the plat of the "Florida Fruit Land Company's Subdivision No.1", in Section 9, Township 52 South, Range 40 East and recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to secure appraisals, surveys and environmental assessments for certain lands within Miami-Dade County, Florida, as described above and to negotiate for the purchase of same.

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LOCATION MAP STATE SCHOOL "JJJ"

