

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH SANFORD LAND DEVELOPMENT, CORP., FOR LAND FOR HORTICULTURE-RELATED INDUSTRIES

At its August 26, 1998 meeting, the Board authorized staff to negotiate for the purchase of a 10.18-acre parcel, which is currently operating as a commercial plant nursery (see attached location map). The Office of Applied Technology, Adult and Career Education has advised that the property could be used to serve secondary and post-secondary students as an applied technology training venue for horticultural-related industries. It is anticipated that the wholesale/retail nursery activities could continue, with students gaining knowledge and expertise in business, marketing and management skills. In addition, tours could be developed for elementary students, enhancing science-related skills and environmental appreciation.

Pursuant to negotiating procedures, Management Team meetings were held on September 4, 1998 and December 11, 1998, in order to identify the specific parameters and strategies to be used in negotiating for the purchase of the parcel. Based on this direction, staff entered into negotiations with Sanford Land Development, Corp. The District commissioned two separate independent appraisals of the subject parcel; one of which reflected a fair market value of \$1,075,000 and the other a fair market value of \$712,500. The average of the two appraisals is \$893,750. A purchase and sale agreement for this parcel has been negotiated under the following terms and conditions:

- the purchase price shall be \$800,000;
- the seller shall be responsible for the cost of any outstanding taxes, special assessments or liens and the requisite documentary stamps/surtax on the deed;
- the seller shall provide the Board with either an updated abstract or a title commitment for the subject parcel;
- the seller shall provide the Board with a signed and sealed survey of the subject parcel;
- the Board shall be responsible for the cost of recording fees and title insurance;
- the Board shall secure its own environmental assessment of the subject parcel;
- in the event that environmental problems are discovered, the Board shall not be obligated to proceed with the purchase of the subject parcel; and

- the seller shall remove or cure any liens and encumbrances, unless otherwise agreed to by the Board.

The subject parcel is legally described as:

A portion of the Southeast 1/4 of Section 32, Township 51 South, Range 41 East, located in Miami-Dade County, Florida, and more particularly described as follows:

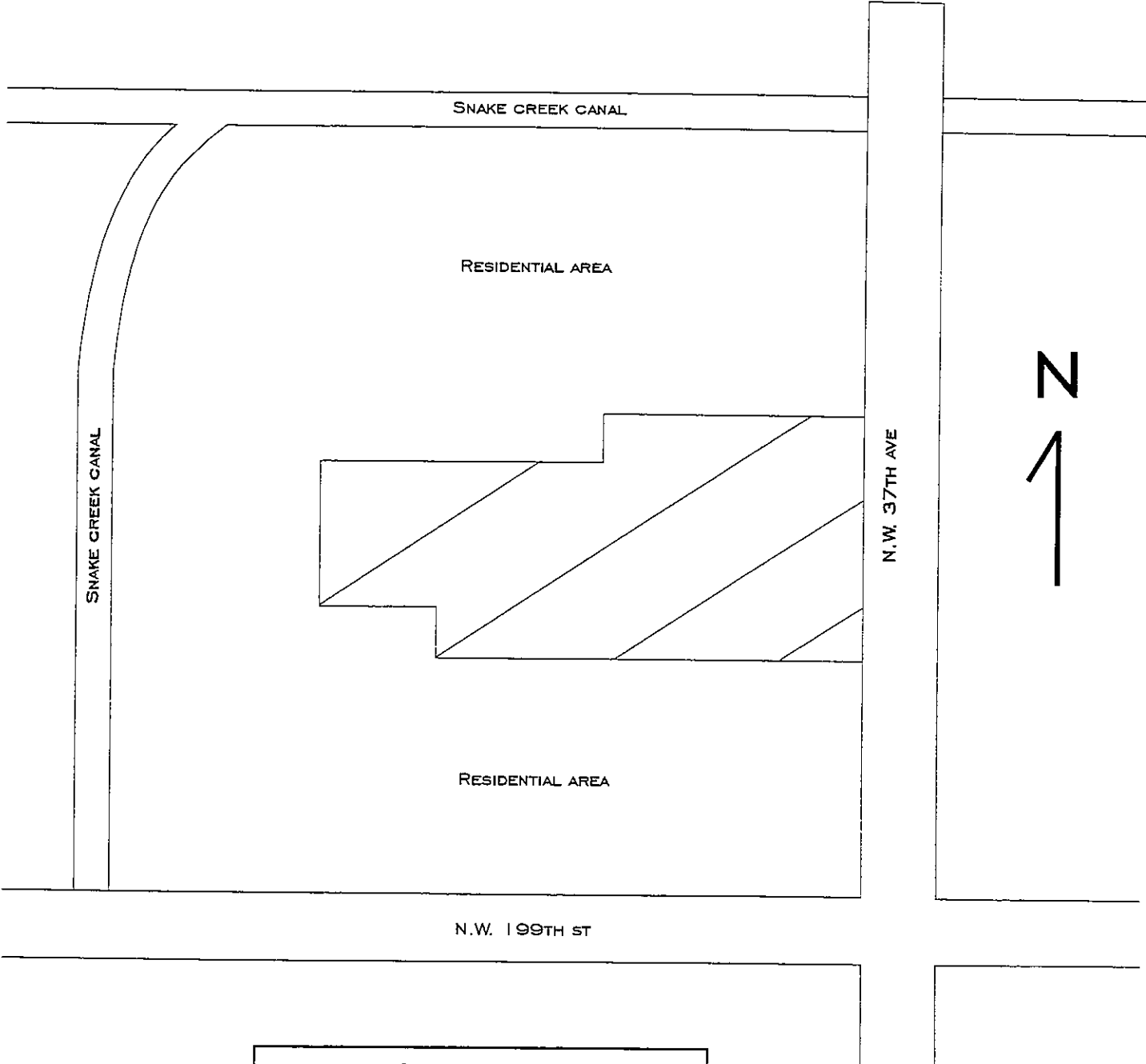
Commence at N.E. Corner of S.E. 1/4 of section 32, Township 51 South, Range 41 East; Thence S01°05'54"W along the East line of said Section 32, for 1501.75 feet; Thence N89°50'37"W for 35.00 feet, Thence S01°05'54"W for 265.04 feet to the Point of Beginning; Thence N89°50'37"W for 352.66 feet to a Point of Curvature; Thence along the arc of said curve concave Southeast having for its elements a central angle of 90°00'00", a radius of 25.00 feet, and a distance of 39.27 feet to a point of tangency; Thence S00°09'23"W for 75.00 feet; thence N89°50'37"W for 299.00 feet; Thence N00°09'23"E for 10.40 feet; Thence N89°50'37"W for 64.06 feet; Thence S00°09'23"W for 9.29 feet; Thence N89°50'37"W for 352.19 feet; Thence S01°05'54"W for 181.43 feet; Thence S89°55'18"E for 114.96 feet; Thence S00°04'42"W for 206.88 feet; Thence S89°55'18"E for 307.61 feet; Thence S87°21'33"E for 335.13 feet; Thence S89°55'18"E for 330.00 feet; Thence N01°05'54"E for 500.75 feet to the Point of Beginning. Containing 10.18 acres more or less.

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

1. the Superintendent or his designee to execute a purchase and sale agreement for the purchase of the subject parcel at a price of \$800,000 and under the terms and conditions set forth above;
2. the payment of recording fees and title insurance related to the purchase of the subject parcel; and
3. the payment of environmental assessments related to the purchase of the subject parcel.

MAL:md

LOCATION MAP



LEGEND
10.18 ACRES OF AVAILABLE LAND

The legend consists of a rectangular box containing the text 'LEGEND' and '10.18 ACRES OF AVAILABLE LAND' above a hatched rectangular area that matches the hatched area on the map.