

Deputy Superintendent of Schools  
Henry C. Fraind

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

The District has identified a vacant site within Miami-Dade County for the construction thereon of State School "PPP," to provide relief for G. Holmes Braddock and Miami Sunset Senior High Schools. The site is located at S.W. 56 Street and theoretical S.W. 162 Avenue (see attached location map), and consists of 11 adjacent parcels, which total approximately 60 acres. Although a desirable senior high school site size is 40 acres, acquisition of additional acreage will be required in order to mitigate drainage and environmental impacts. Therefore, authorization is being requested to negotiate, at a minimum, for sufficient acreage to serve the senior high school needs. The Superintendent for Region V has determined that the site is acceptable for the purpose intended.

Pursuant to Florida Statutes, Section 235.193(5), this site was submitted to Miami-Dade County for a determination of consistency with the Comprehensive Development Master Plan (CDMP). The County has indicated, while the site does not fully conform with the CDMP-recommended criterion that senior high schools be sited no closer than one mile from the Urban Development Boundary (UDB), it represents the best effort at siting a much needed new high school in this area, since more centrally located sites that are both of sufficient size for a high school and that meet the CDMP-recommended criterion do not exist. Further, the County has indicated that the CDMP designates an Urban Expansion Area (UEA), in this area that extends more than 1.5 miles west of this site. Therefore, the County has determined that the site is not inconsistent with the CDMP and is therefore, acceptable for use as a high school site. However, Board Rule 6Gx13- 7B-1.06, Site Selection Procedures, specifies that purchases of land for senior high schools shall be located one mile inside the UDB. A majority vote of the Board is required to approve any deviation from this rule.

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 entire site is legally described as:

Tracts 2, 3, 4, 13, 14 and 15, Miami Everglades Land Co., LTD, in Section 29, Township 54 South, Range 39 East, and recorded in Plat Book 2, Page 3, 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

