

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR
THE CONSTRUCTION OF STATE SCHOOL "VV1"**

The District has identified a vacant site within Miami-Dade County for the construction thereon of State School "VV1," to provide relief for Paul W. Bell and W. R. Thomas Middle Schools. The site is approximately 30 acres in size and is located at S.W. 157 Avenue and S.W. 47 Street (see attached location map). Although a desirable middle school site size is 20 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 middle 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 that according to the criteria set in Educational Policy 2.1, new middle school facilities should be located at least half a mile inside the Urban Development Boundary (UDB). The subject property is located more than half a mile from the UDB to the west and exactly half a mile from the UDB to the north, and is, therefore, a suitable location for a middle school under the UDB distance criteria outlined in Educational Policy 2.1.

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:

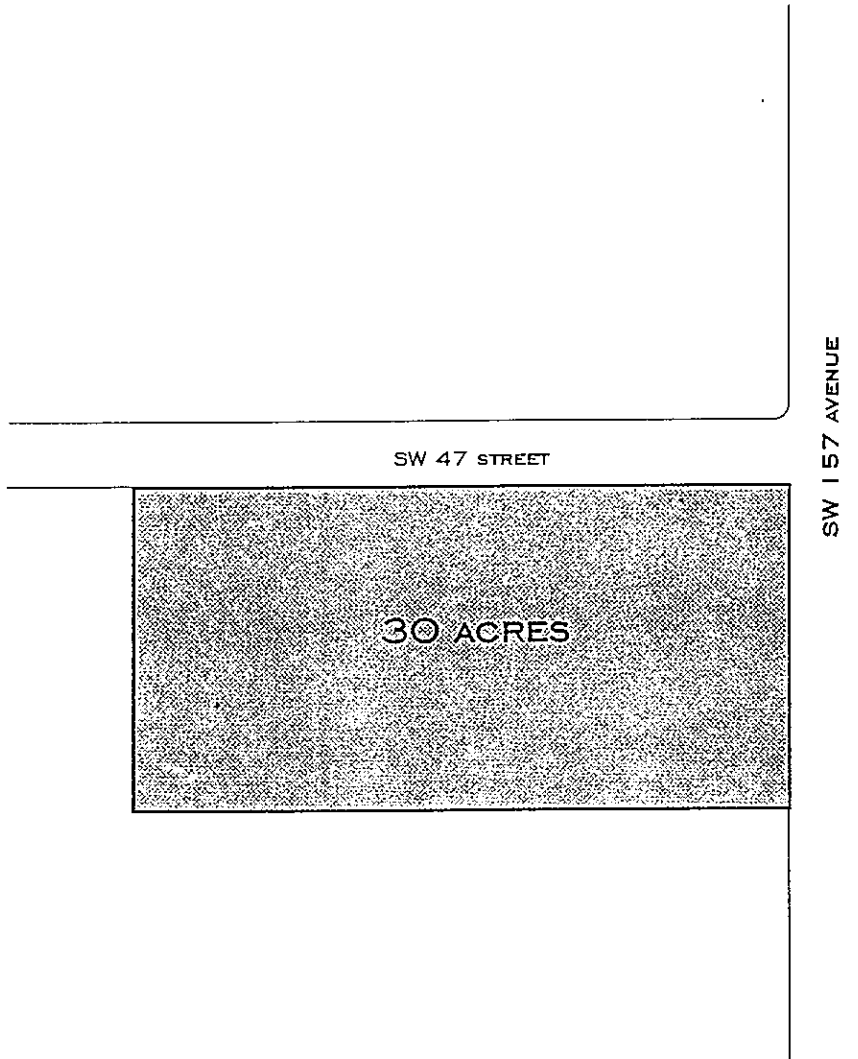
Tracts 33, 34 and 35 of the Miami Everglades Land Company Subdivision, Township 54, Range 39, Section 20, as recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida.

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.

JEM:ms

LOCATION MAP



LEGEND

 PROPOSED SITE FOR STATE SCHOOL "VI"

