

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

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

The District has identified a vacant site within Miami-Dade County for the construction thereon of State School "FFF," to provide relief for Miami Springs Senior High School. The site is approximately 60 acres in size and is located at N.W. 82 Street and N.W. 107 Avenue (see attached location map). Although a desirable senior high school site size is approximately 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 high school needs. The Superintendent for Region III 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 (County) for a determination of consistency with the Comprehensive Development Master Plan (CDMP). The County has determined that 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), the eastern boundary of the site is one mile from the UDB and therefore, the site is consistent with the CDMP. 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 land is legally described as:

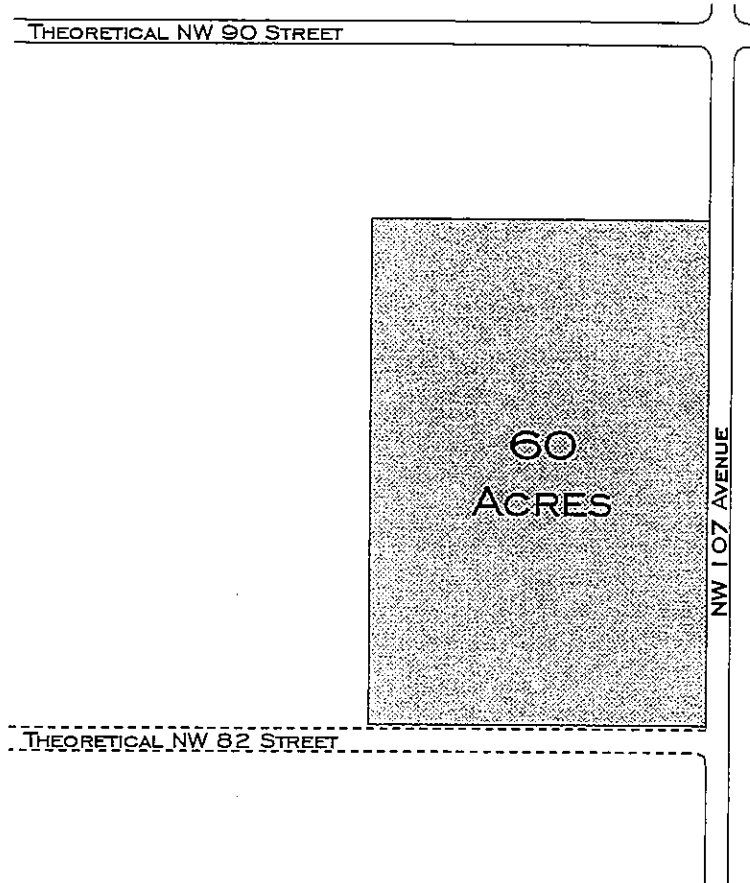
Tracts 3, 4, 5, 6, 7 and 8, Section 7, Township 53 South, Range 40 East of "Florida Fruit Lands Company Subdivision No. 1," according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida

RECOMMENDED:


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

JEM:ada

LOCATION MAP



LEGEND

 PROPOSED SITE FOR STATE SCHOOL "FFF"

