

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 "MM1"**

The District has identified a vacant site within Miami-Dade County for the construction thereon of State School "MM1," to provide relief for Jose Marti Middle. The site is approximately 20.35 acres in size and is located at N.W. 79 Avenue and south of N.W. 160 Terrace (see attached location map). The Superintendent for Region I 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 since the site is approximately three miles from the Urban Development Boundary (UDB), and therefore meets the criterion that middle schools be a half mile from the UDB, the site is consistent with the CDMP.

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.

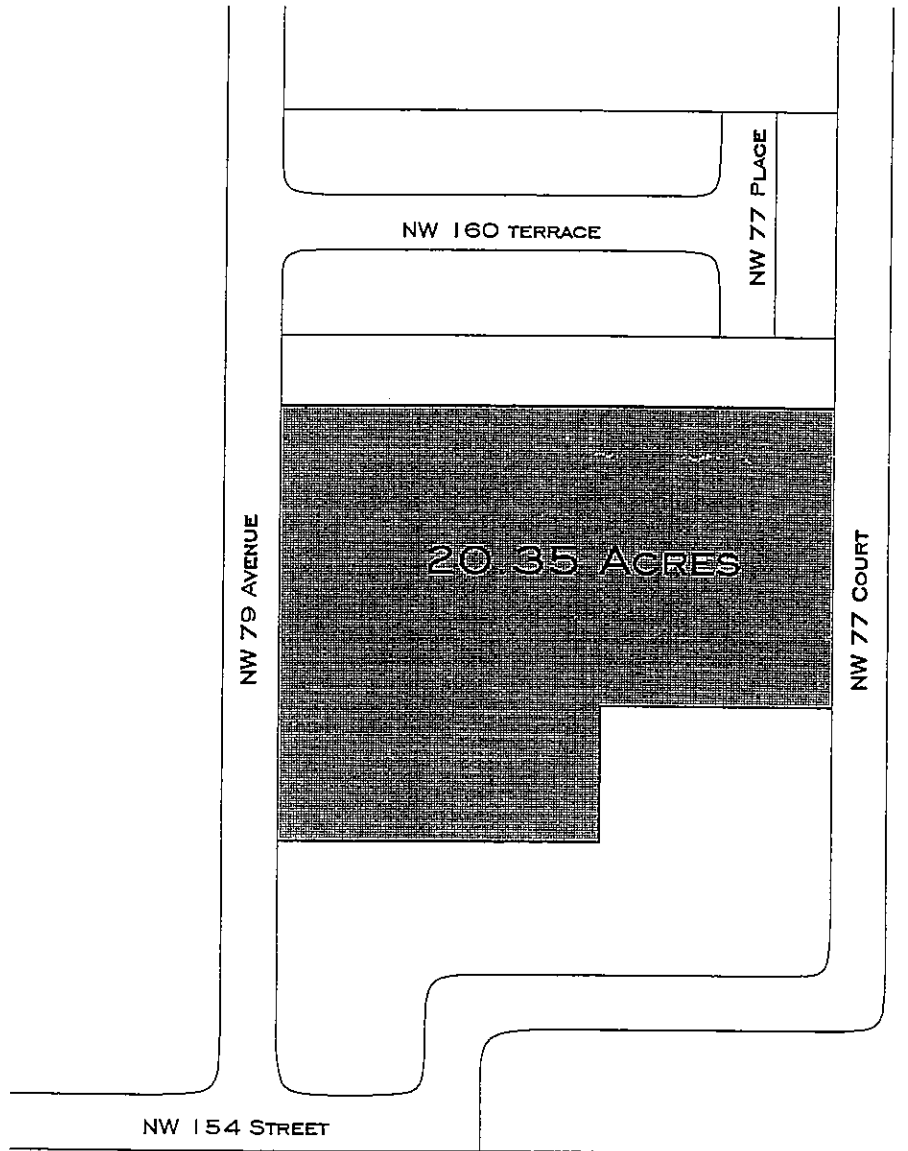
The land is legally described as:

South ½ of Tract 51 less R/W, Tract 52 less R/W, Tract 53 and North ½ of Tract 54 lying West of Palmetto Feeder Road and less Beginning 242.28 feet of the Southeast corner of North ½ of Tract 54 continuing West 456.90 feet North 342.75 feet East 479.33 feet southeasterly A/D 343.60 feet to Point of Beginning and less West 30 feet.

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 "MM1"