

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

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR
A FUTURE ELEMENTARY SCHOOL SITE**

The District has been approached by the owner of the property located at 3170 S.W. 8 Street, with an offer to pursue negotiations for the purchase of the property (see attached location map). The property is approximately 8.99 acres and currently is used as a trailer park. The Region Superintendent for Region IV has determined that the property could be land-banked for use as a future elementary.

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 property is legally described as:

Parcel No. 1 - 01-4109-013-0130 - HICKSONS SUB, Lot 11, Less Beg. 43.39 ft E of NW Cor Lot 11, S 105 ft, E 25.9ft, N 105ft, W 25.9ft to POB, less St., as recorded in Plat Book B, Page 13 of the Records of Miami-Dade County.

Parcel No.2 - 01-4109-013-0131 - HICKSONS SUB, Beg 43.39ft E of NW Cor of Lot 11, S 105ft, E 25.9ft, N 105ft, W 25.9ft to POB less St., as recorded in Plat Book B, Page 13 of the Records of Miami-Dade County.

Parcel No. 3 - 01-4109-013-0140 - HICKSONS SUB, Lot 12, less Beg 125ft W of NE Cor, S 105ft, W 25ft, 9 in N 105ft, E 25ft, 9 in to POB, less N 20ft, as recorded in Plat Book B, Page 13 of the Records of Miami-Dade County.

Parcel No. 4 - 01-4109-013-150 - HICKSONS SUB., Beg. 125ft W of NE Cor Lot 12, S 105ft, W 25ft, N 105ft, E 25ft, 9 in to POB, less St., as recorded in Plat Book B, Page 13 of the Records of Miami-Dade County.

Parcel No. 5 - 01-4109-013-0170 - HICKSONS SUB, S 150ft of N 860ft of W 150ft of Lot 12., as recorded in Plat Book B, Page 13 of the Records of Miami-Dade County.

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.

TF:ada

LOCATION MAP

