

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 "D"**

The District has identified a site within Miami-Dade County for the construction thereon of State School "D," to provide relief for Ruth K. Broad/Bay Harbor and Ojus Elementary Schools. The site, located at 20000 West Dixie Highway, is approximately 17.5 acres in size (see attached location map). The entire site has a land use designation of business and office and is improved with a 242-pad mobile home park and strip shopping center. Although a desirable elementary school site size is approximately 12 acres, acquisition of additional acreage would serve future school needs and further the goals of the District to increase the land inventory. Therefore, authorization is being requested to negotiate, at a minimum, for sufficient acreage to serve the elementary school needs, with leave to negotiate for up to the full 17.5 acres, if price and terms appear favorable. The Superintendent for Region II 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 the site fully conforms with the CDMP-recommended criterion that elementary schools be sited no closer than one-quarter mile from the Urban Development Boundary (UDB).

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:

Tract A, less the West 5 feet for street, WEST DIXIE HEIGHTS, according to the plat thereof as recorded in Plat Book 42, Page 66 of the Public Records of Dade County, Florida;

and

Tracts B and C, less the South 5 feet of the West 296.27 feet and less the West 5 feet

for roadway and the North ½ of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, West of County Road, less the North 40 feet of roadway of Section 3, Township 52 South, Range 42 East, and N.E. 199<sup>th</sup> Street lying West of West Dixie Highway and East of N.E. 26<sup>th</sup> Avenue of Section 34, Township 51 South, Range 42 East and Section 3, Township 52 South, Range 42 East, WEST DIXIE HEIGHTS, according to the plat thereof as recorded in Plat Book 42, Page 66 of the Public Records of Dade County, Florida;

and

Lots 1 to 10, inclusive, less the West 15 feet of Lots 9 and 10 for street, Block 4, HALLANDALE PARK NO. 10, according to the plat thereof as recorded in Plat Book 29, Page 16 of the Public Records of Dade County, Florida;

and

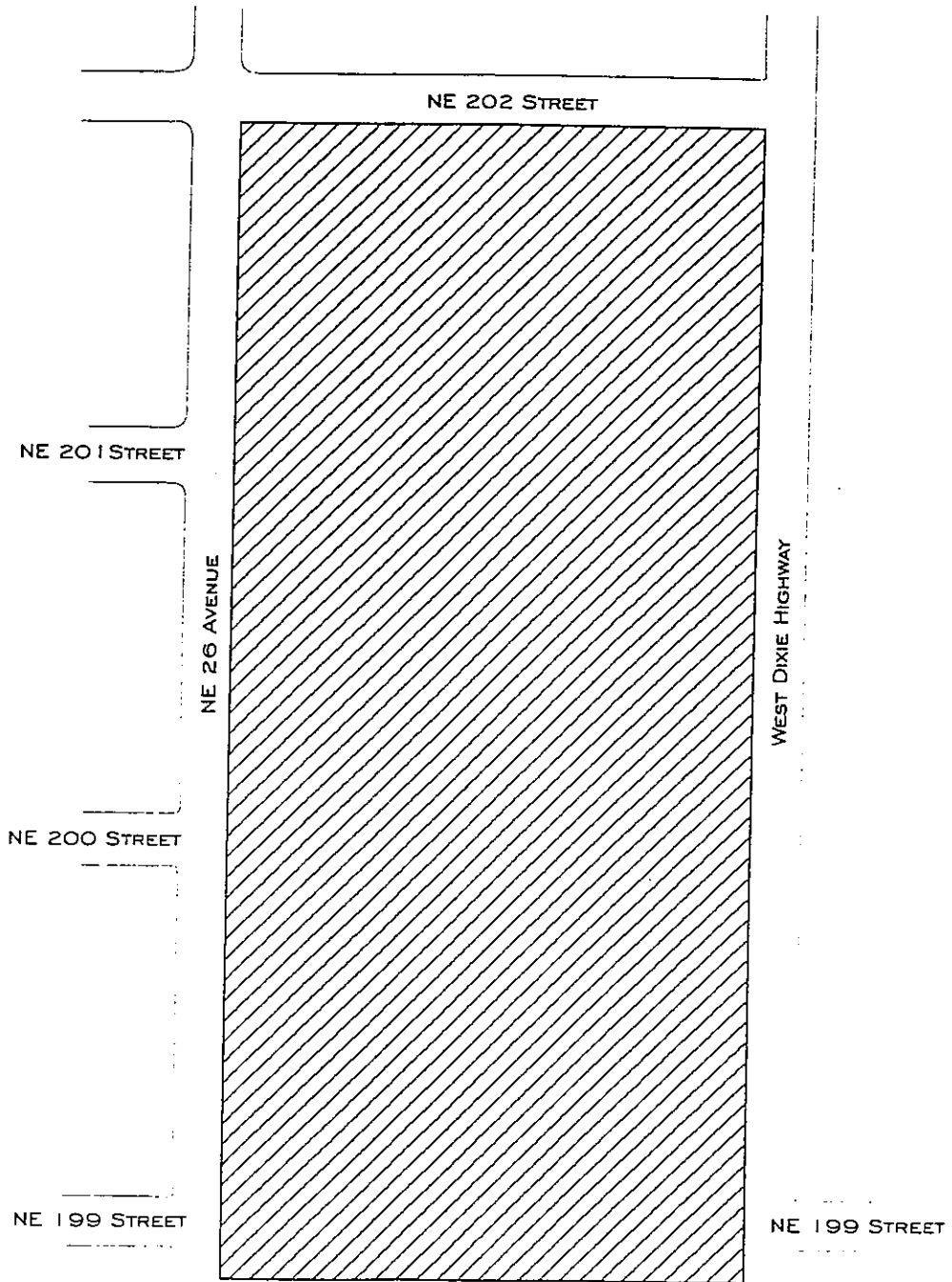
South 132 feet of the East ½ of Lot 3, less the East 166 feet and the South 40 feet for roadway, Block 13, MAP OF HALLANDALE, according to the plat thereof as recorded in Plat Book B, Page 13 of the Public Records of Dade County, Florida.

**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.

KAC:slr

# LOCATION MAP



## LEGEND



PROPOSED SITE FOR  
ELEMENTARY SCHOOL

