

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

**SUBJECT: AUTHORIZATION TO ENTER INTO A COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY TO FACILITATE CONSTRUCTION ACTIVITIES AT ROBERT MORGAN TECHNICAL EDUCATION CENTER**

The District is currently making preparations to add a high school component at the 32.07 acre Robert Morgan Technical Education Center campus. As part of these ongoing activities, negotiations began with the Miami-Dade County Department of Environmental Resources Management (DERM) to construct improvements on a portion of the 7.49 acres of Board-owned land at the school that has been designated a protected natural forest community (NFC). DERM will allow the District to use up to 20 percent of the NFC (1.5 acres), with no restrictions. An additional 10 percent of the NFC (.75 acres), is available only if an overriding need can be established, and will require the District to enter into a mitigation agreement with DERM.

The Office of Capital Improvement Projects has advised that the construction of new parking facilities for the senior high school component can only be accomplished with the use of the additional 10 percent of NFC. DERM has informed staff that, as mitigation for District use of the additional 10 percent of NFC, the Board must enter into a covenant to retain the remaining 5.24 acres of NFC at the school in a natural condition in perpetuity, and the Board must agree to a long-term management plan to assure that the existing pineland canopy and pineland understory vegetation are not disturbed or removed, and remain free from exotic herbaceous and exotic woody vegetation.

The covenant has been reviewed by the School Board Attorney's Office and Office of Risk and Benefits Management. The Assistant Chief of Design and Construction, Assistant Chief of Maintenance and Operations and Region Superintendent of Region VI recommend approval of the covenant and management plan. The principal of Robert Morgan Technical Education Center, Associate Superintendent of the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs and Deputy Superintendent of Education are in agreement with the proposed covenant and management plan.

A copy of the proposed covenant will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a covenant running with the land, in favor of Miami-Dade County, to retain and manage 5.24 acres of Board-owned land in a natural condition, in perpetuity, in order to facilitate construction activities at Robert Morgan Technical Education Center.

MAL:slr