

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

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR  
FUTURE EDUCATIONAL USE**

The District has been approached by the owner of the property located at 8290 SW 120 Street, Miami, Florida, with an offer to pursue negotiations for the purchase of the property (see attached location map). The property is approximately 10.18 acres and is currently improved with a paint testing facility. This site may be suitable for land-banking purposes if it can be secured at a reduced purchase price.

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, negotiations will be based on the fair market value of the land as determined by District appraisals and based on the specific parameters and strategies recommended by the Management Team. 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.

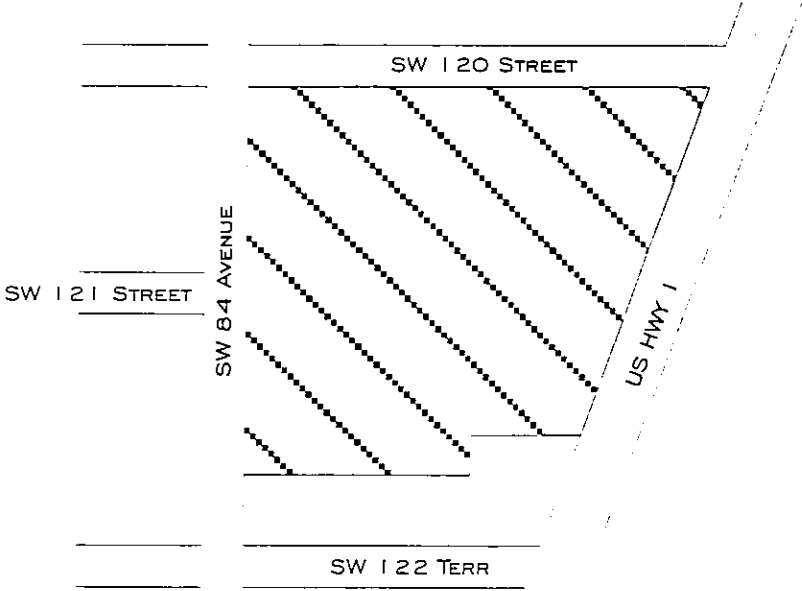
The property is legally described as:

Tract A of the Sub-Tropical Testing Tract as recorded in Plat Book 80 at page 32 and the east 65 feet of the west 390 feet of the south 150 feet of the north ½ of the NE ¼ of the NW ¼ of Township 55, Range 40 Section 15 of the public records of Miami-Dade County, Florida.

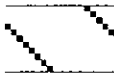
**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to secure surveys and environmental assessments for certain lands within Miami-Dade County, Florida, as described above and to negotiate for the purchase of same.

JEM:adc

# LOCATION MAP



## LEGEND



PROPOSED SITE FOR FUTURE  
ELEMENTARY SCHOOL  
(10.18 ACRES)