

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 identified a vacant site within Miami-Dade County that is available for purchase. The site is approximately 15 acres in size and is located at theoretical NW 201 Street and theoretical NW 79 Avenue (see attached location map). The Superintendent for Region I expects the site to be used in the near future as an elementary school to relieve Palm Springs North Elementary (PSNE). Based on the 2000-2001 opening of schools membership, PSNE is at 166% of permanent utilization. Information compiled by Miami-Dade County Department of Planning and Zoning project a population increase of 29% over the next five years.

Revised

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 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.

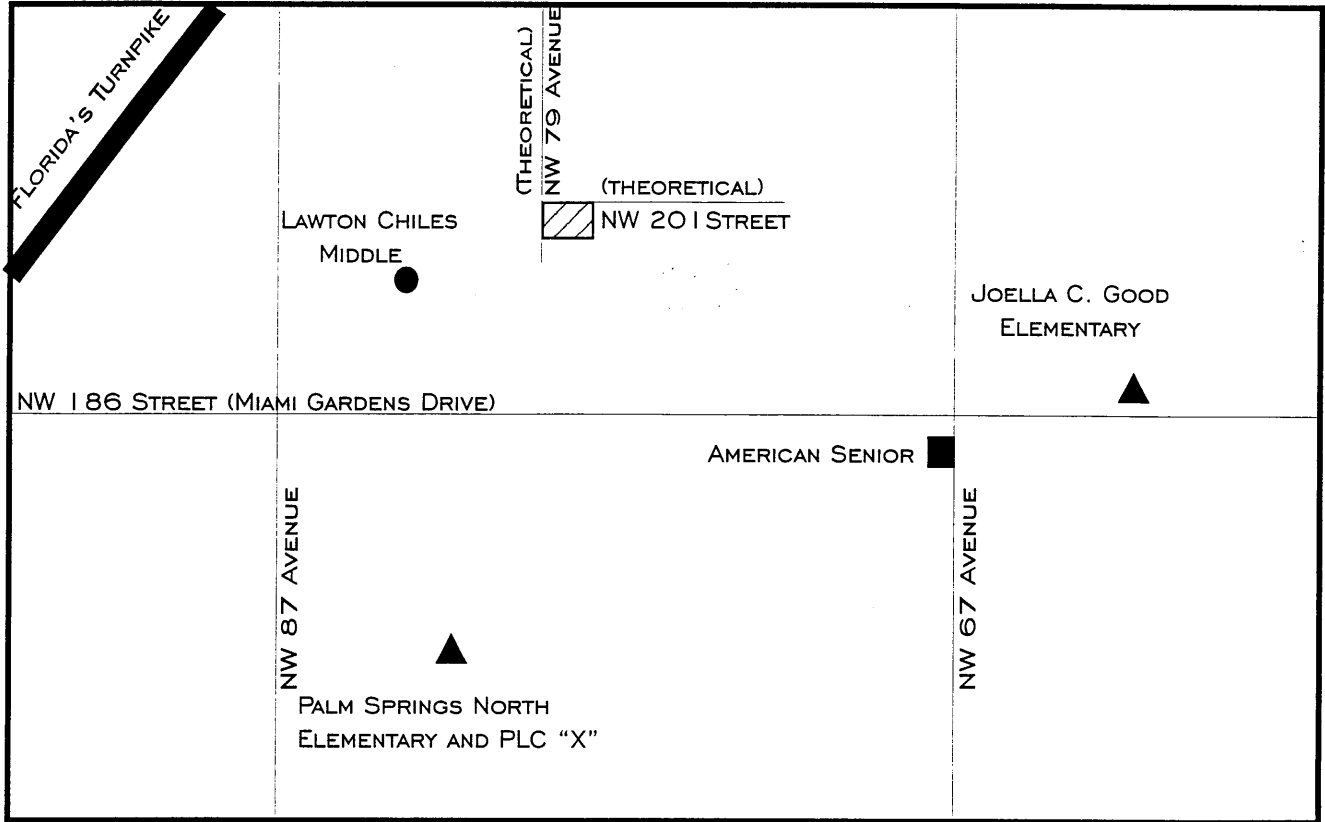
The land is legally described as:

Tract 1 and east ½ of Tract 2, Florida Fruit Land Company Section 3 Subdivision, according to the plat thereof, as recorded in Plat Book 2, Page 17, 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.

KAC:adc

LOCATION MAP



LEGEND

 PROPOSED SITE FOR FUTURE ELEMENTARY SCHOOL

