

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

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND
FOR THE CONSTRUCTION OF PRIMARY LEARNING CENTER "R"**

The District has identified a vacant site within Miami-Dade County for the construction thereon of Primary Learning Center "R", to provide relief for Joella C. Good Elementary School. The site is approximately 5.7 acres in size and is located at NW 186 Street and Old Elm Drive (see attached location map). Although a desirable primary learning center site size is approximately 2 acres, acquisition of additional acreage may be required in order to mitigate drainage and environmental impacts. Therefore, authorization is being requested to negotiate, at minimum, for sufficient acreage to serve the primary learning center needs. The Superintendent of Region I and Office of Capital Improvement Projects have 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 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.

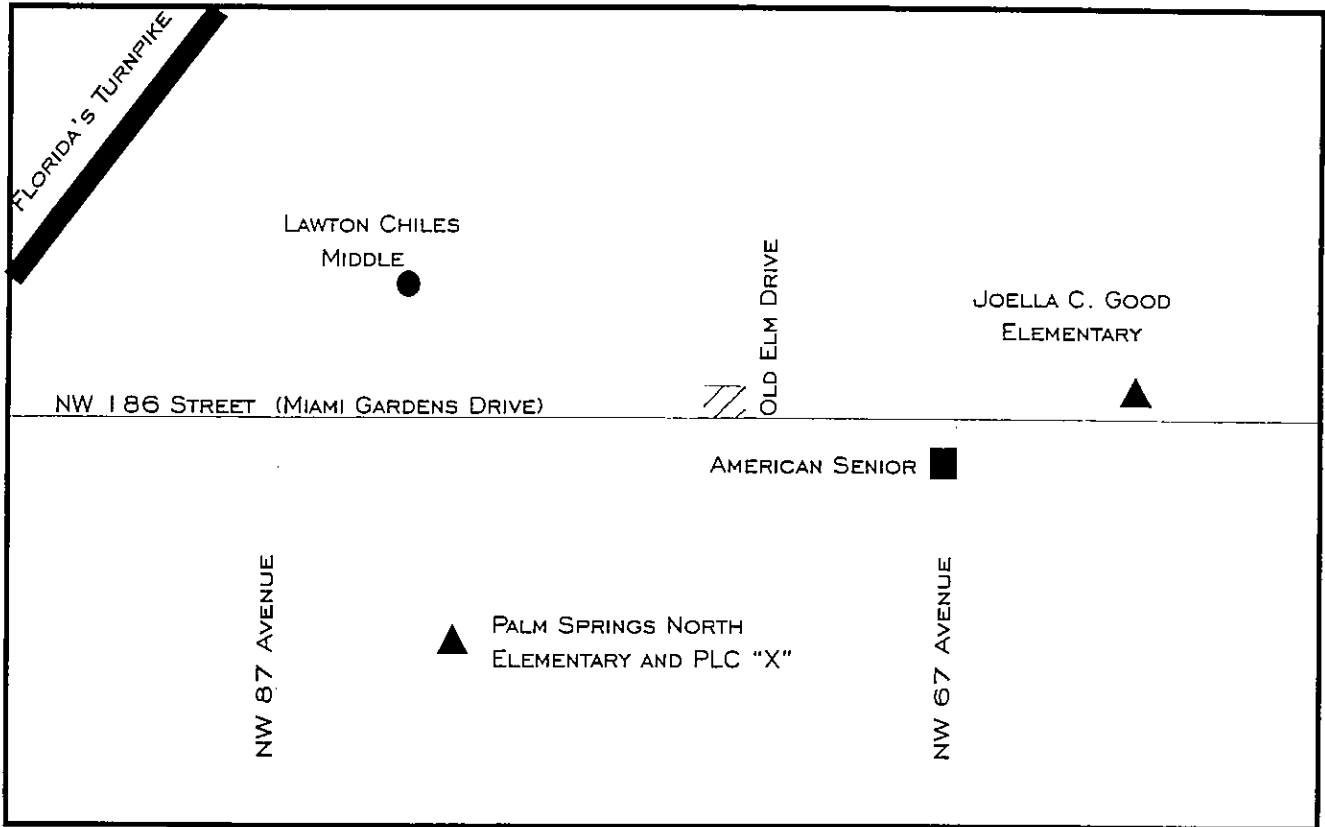
The land is legally described as:

Lot 4 Block 1, E.C. Ferri Subdivision, according to the plat thereof as recorded in
Plat Book 100, Page 22 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 PLC "R"

