

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

SUBJECT: ADOPT RESOLUTION NO. 00-37 DIRECTING THE CONDEMNATION OF CERTAIN LANDS WITHIN MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSE OF CONSTRUCTING THEREON A NEW SENIOR HIGH SCHOOL (STATE SCHOOL "JJJ") SHOULD NEGOTIATIONS FOR PURCHASE OF THE LAND FAIL

At its February 10, 1999 meeting, the Board authorized staff to negotiate for the purchase of a senior high school site for the construction of State School "JJJ" and some additional land for future school needs. The approximate 90-acre site is vacant and is located at the southeast corner of I-75 and Miami Gardens Drive (see attached location map).

Pursuant to negotiating procedures, a Management Team (MT) meeting was held on February 22, 1999, in order to identify the specific parameters and strategies to be used in negotiating for the purchase of this property. Based on the MT recommendations, staff entered into negotiations with the owners. Original appraisals ordered in November 1998, reflected fair market values of \$5,700,000 (\$63,333 per acre) and \$6,800,000 (\$75,555 per acre). The average of the two appraisals was \$6,250,000 (\$69,444 per acre). In December, 1999, the appraisals were updated, yielding fair market values of \$7,200,000 (\$80,000 per acre) and \$7,470,000 (\$83,000 per acre). The average of the two updated appraisals is \$7,335,000 (\$81,500 per acre). In September 2000, the appraisals were again updated yielding fair market values of \$7,700,000 (\$85,556 per acre) and \$7,875,000 (\$87,500 per acre). The average of the two most recent updated appraisals is \$7,785,500 (\$86,528 per acre). The original asking price was \$96,600, per acre for the purchase of the full parcel. The owners last asking price is in the range of \$110,000 per acre, which represents 27% over the most recent updated average fair market value of \$86,528.

Due to the location of the site, the District would need to acquire a minimum of approximately 58 acres of land, to have a buildable 40-acre senior high school site, in order to mitigate drainage and environmental impacts.

Pursuant to negotiating procedures, discussions are continuing with the owners in an attempt to acquire a minimum of 58 acres, or up to the full 90 acres. However, in the event no agreeable purchase price can be reached, staff is requesting the Board to authorize and direct the School Board Attorney to begin condemnation proceedings. These proceedings will require appraisal reports to be updated and the actual price will ultimately be determined based on the new values. The Deputy Superintendent of School Operations and the Region Superintendent for Region I are in favor of these proceedings.

In the event an agreeable purchase price is reached with the owner, an agenda item for authorization to execute a purchase and sale agreement will be presented to the Board for execution.

The land to be acquired is legally described as:

Tracts 3 through 8; the North ½ of Tract 10 less the beginning at the southeast corner East 32.55 feet North 128.83 feet Northeasterly 36.01 feet West 45.96 feet South to Point of Beginning for I-75 Right-of-Way; and Tracts 11, 12, 13, and 16 less State Road I-75 Right-of-Way, "Florida Fruit Land Company's Subdivision No.1", in Section 9, Township 52 South, Range 40 East and recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida.

The Principals/Owners of the Genet Family Limited Partnership and the Genet Family Holdings, Inc. are E.M.B. Genet, S. Michael Genet, Sandor F. Genet, Ben J. Genet and David Genet.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize:

- 1) the adoption of Resolution No. 00-37, determining the necessity for and authorizing the acquisition of certain lands within Miami-Dade County, Florida, for the purpose of constructing thereon a new senior high school (State School "JJJ"); and
- 2) the Board Attorney to proceed with condemnation proceedings as provided under Resolution Number 00-37, should negotiations for purchase of the land fail.

JEM:slr

RESOLUTION NO. 00-37

OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZING THE ACQUISITION OF AND DIRECTING THE CONDEMNATION OF CERTAIN LANDS FOR THE CONSTRUCTION THEREON OF A NEW SENIOR HIGH SCHOOL (STATE SCHOOL "JJJ")

WHEREAS, after due consideration and consultation it has been found and determined that the construction of a new senior high school in the northwestern area of Miami-Dade County is necessary due to the overcrowding conditions of the existing high schools serving this area, and

WHEREAS, due to the number of persons in the territory intended to be and which of necessity will be served by the said above mentioned senior high school and land for school buildings, playground, athletic field and recreational facilities, and efforts to procure the same by negotiation and purchase having failed:

NOW, THEREFORE, BE IT RESOLVED THAT:

- 3) It is hereby determined and found necessary, in order to provide proper school buildings, playground, recreational and other facilities for the proper and adequate maintenance of said senior high school, to acquire in fee simple the following describe land located in Miami-Dade County, Florida to wit:

TRACTS 3 THROUGH 8; THE NORTH ½ OF TRACT 10 LESS THE BEGINNING AT THE SOUTHEAST CORNER EAST 32.55 FEET NORTH 128.83 FEET NORTHEASTERLY 36.01 FEET WEST 45.96 FEET SOUTH TO POINT OF BEGINNING FOR I-75 RIGHT-OF-WAY; AND TRACTS 11, 12, 13, AND 16 LESS STATE ROAD I-75 RIGHT-OF-WAY, "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO.1", IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 4) The Board's attorneys be and they are hereby authorized and directed to institute and prosecute to conclusion condemnation proceedings by which to acquire said above describe land with all convenient speed; and
- 5) The said attorneys be and they are hereby authorized and directed to incur all necessary expenses by way of surveys, abstracts of title and in acquiring of other information necessary to institute and maintain said condemnation proceedings.

PASSED AND ADOPTED THIS ____ OF OCTOBER, A.D. 2000

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

By: _____
Chair

ATTEST:

Secretary

LOCATION MAP

