

Office of the Superintendent of Schools
Board Meeting of January 16, 2002

January 15, 2002

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

SUBJECT: AUTHORIZATION TO ACCEPT CONVEYANCE OF A VOLUNTARY LAND CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES IN CONNECTION WITH APPLICATION NO. 95-534 R.O. LOVELL, RUTH LOVELL AND ROSE LOVELL

In January, 1996, R. O. Lovell, Ruth Lovell and Rose Lovell, (applicant), requested a zoning change from GU (Interim) to RU-1M(b) (Modified Single-Family), on approximately 80 gross acres located at approximately N.W. 162 Street and N.W. 87 Avenue (please see attached location map). The proposed development, which consisted of 308 units generated an estimated 151 students. On January 18, 1996, the Board of County Commissioners (Commission) approved a modified application, which downsized the development to approximately 254 units.

At the time of rezoning, the applicant proffered a Declaration of Restrictions (covenant) to the Commission (please see Attachment 1). Pursuant to the covenant, the applicant proffered to the School Board of Miami-Dade County (Board) a 1.5 acre school site, over and above impact fees. The applicant also granted the Board an option to purchase an additional .5 acres. Subsequently, the applicant sent a letter to the District indicating a willingness to convey to the Board the additional acreage, which resulted in a site consisting of 1.7 net acres (1.96 gross acres), over and above impact fees. The school site is located adjacent to a ± 17-acre park site.

District staff researched numerous documents and records and in that process, was unable to find evidence substantiating that this school site contribution was ever reviewed and/or authorized by the Board at the time it was proffered in 1996, or subsequently. As such, and in order to correct and update the record a Management Team (MT) meeting was held December 6, 2001, to review the proposed site conveyance, and to present the results of staff's due diligence relative to the site's physical attributes. A second MT meeting is tentatively scheduled for January 14, 2002 to present additional findings on-going as of the date of this report, relating to title work and research on open property taxes for years 2000 and 2001, estimated at \$6,522.32. REVISED

Below is a summary of due diligence results on the subject site. (Please see attachment 2).

- The Miami-Dade County Planning and Zoning Department has indicated that the site is consistent with the Comprehensive Development Master Plan and is acceptable for use as a school.
- The Miami-Dade County Aviation Department has indicated the site is compatible with airport operations and is located outside the no-school zone.
- The Miami-Dade County Office of Historic Preservation has indicated the site has a zero to low probability for cultural resources, and that there are no historic sites recorded for the tract.
- The U.S. Army Corps of Engineers indicated fill activities at the site will not require a Corps permit.
- The South Florida Water Management District has indicated that wetlands as defined by Chapter 62-340 Florida Administrative Code are present on the majority of the site, and that wetland mitigation will be required as part of a permit application.
- The Miami-Dade County DERM has indicated a Class IV Wetlands Permit will be required, which will in turn require wetland mitigation in the form of a monetary contribution to a regional mitigation fund or bank. The agency has advised that in the past, the mitigation ratio in this general area has been approximately 3:1, although it could be higher at the time the School District seeks a permit.

Note: The recently permitted S/S C in Miami Lakes was assessed a wetland mitigation ratio of 6:1 on the majority of the property.
- The Water Control Division of the Miami-Dade County DERM, indicated that the underlying plat exempts the site from cut and fill criteria, and that therefore a set aside for water retention area is not required.
- A Phase I and a limited Phase II Environmental Assessment indicated that there are no unusual environmental concerns that would preclude use of the site for a school. The assessment did reveal the presence of muck at an average depth of 3 feet, which would have to be excavated and replaced with clean fill at the time of development. This cost would be in addition to the payment of wetland mitigation fees.
- The required Educational Plant Site Report was commissioned and the site was approved for development as an educational use.
- A District-commissioned appraisal for the undeveloped 1.7 net acre site indicates a fair market value before mitigation fees are paid, of \$235,000 or \$119,289 per gross acre, or after mitigation fees are paid of \$260,000 or \$131,979 per gross acre.

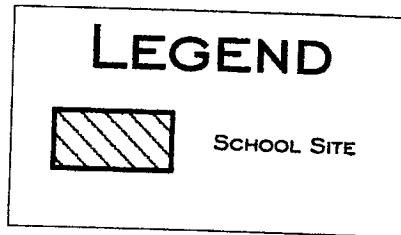
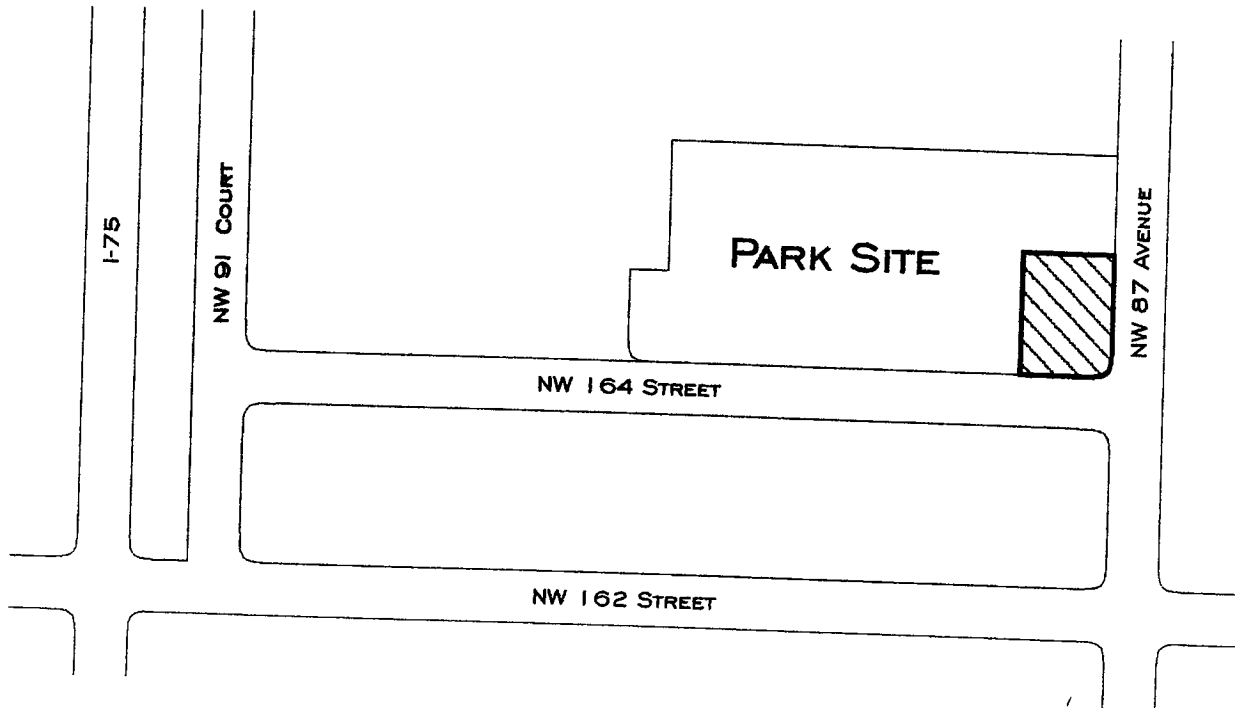
Should the Board accept conveyance of this school site, pertinent documentation will be provided to the School Board Attorney's Office as well as the Office of Treasury Management and the Office of the Controller.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept conveyance of a 1.7 net acre school site at the northwest corner of N.W. 87th Avenue and N.W. 164th Street, as a voluntary contribution, over and above impact fees, subject to clear title and payment by the School District of real property taxes in the amount of \$6,522.32, if a tax exemption for that period cannot be obtained from the Miami-Dade County Tax Collector's office. **REVISED**

PG:am

LOCATION MAP



1/17/94

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esquire
 Address: Greenberg, Traurig, Hoffman, Lipoff, Rosen
 & Quentel, P.A.
 1221 Brickell Avenue
 Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, R.O. Lovell, ^{Rose Lovell,} and Ruth Lovell (collectively, the "Owner"), filed Application No. 95-534 (the "Application") with Dade County for certain zoning approvals on that certain property which is more fully described on Exhibit A hereto (the "Property").

NOW, THEREFORE, the Owner, in order to assure the Dade County Board of County Commissioners that representations made to it during its consideration of the Application will be abided by, freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

(1) Developmental Restrictions.

Notwithstanding the approval of the Application, the maximum number of dwelling units to be constructed on the Property shall not exceed three hundred and eight (308) units.

(2) Phasing of Development.

The Owner shall not apply for building permits for the construction of any of the proposed dwelling units prior to September 30, 1996. In addition, the Owner shall not apply to Dade County for certificates of completion and/or certificates of use and occupancy for more than one-hundred (100) units on any given calendar year.

ms

2a

(X) Dedication of Park Site.

Prior to the approval of a tentative plat for any portion of the Property, the Owner shall designate and set aside that certain 2.36 acre parcel of land located within the Property, which is more particularly described in Exhibit "B" to this Declaration (the "Park Site"), for future conveyance to the Dade County Parks and Recreation Department for public park purposes. Within thirty (30) days following the approval of a final plat for any portion of the Property, the Owner shall deliver to the Dade County Parks and Recreation Department a statutory warranty deed to the Park Site.

(3) Conveyance of School Site.

Prior to the approval of a tentative plat for any portion of the Property, the Owner shall designate and set aside that certain 1.5 net acre parcel of land located within the Property, which is more particularly described in Exhibit "B" to this Declaration (the "School Site"), for future conveyance to the Dade County School Board for public school purposes. Within thirty (30) days following the approval of a final plat for any portion of the Property, the Owner shall deliver to the Dade County School Board a statutory warranty deed to the School Site. The Owner acknowledges and agrees that the donation of the School Site to the Dade County School Board shall not entitle the Owner or its successors and assigns to a credit against the amount of the educational facilities impact fee that will be assessed against the future development of the Property. Further, the Owner shall grant an option to the School Board to purchase at fair market value an additional .5 acre parcel of land directly contiguous to the School Site (the "Option Parcel"). The term of the option shall commence on the date of the approval by the Dade County Plat Committee of a tentative plat for any portion of the Property and shall expire six (6) months thereafter. The fair market value of the Option Parcel shall be determined by a licensed appraiser mutually acceptable to the Owner and the Dade County School Board.

(4) Fire Department Review of Site Plans.

All administrative site plans submitted to the Department of Planning, Development and Regulation (or its successor) for

approval pursuant to Section 33-253.9 of the Dade County Code will be submitted to the Metro-Dade Fire Rescue Department for review and comment.

(5) Transit Amenities.

Prior to the approval of a final plat or plats of portions of the Property, the Owner shall make provision for and the Owner will dedicate land for right-of-way at no cost to Dade County as may be necessary and applicable to install transit amenities such as pedestrian/wheelchair ramps, bus pull-out bays, and bus shelter(s) as recommended by the Metropolitan Dade County Transit Agency ("MDTA"). The obligation to provide or dedicate right-of-way for such transit amenities shall be reflected as part of the approval of the plat(s). The obligation to provide for transit amenities or dedicate right-of-way as reflected in the approval of the plat(s) shall constitute the sole obligation of the then owners of the Property pursuant to this paragraph. Once the transit amenities and/or right-of-way as reflected on the approved plat(s) are provided and/or dedicated, the Owner's obligations under this paragraph shall be deemed fulfilled and no further provision of transit amenities or dedication of right-of-way for transit amenities will be an obligation hereunder.

(6) Authorization for Department of Planning, Development and Regulation to Withhold Permits and Inspections.

In the event the Owner does not comply with the terms of this Declaration, in addition to any other remedies available, the Dade County Department of Planning, Development and Regulation (or its

successor) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

(7) Miscellaneous.

A. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

B. Inspection. It is hereby understood and agreed that any official inspector of the Dade County Department of Planning, Development and Regulation (or its successor), or its agents duly authorized, has the privilege at any time during normal working hours of entering and investigating the use of the premises to determine whether the requirements of the Building and Zoning regulations and the conditions of this Declaration are being complied with.

C. Application of Declaration. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

This Declaration on the part of the Owner shall constitute a covenant running with the land, shall be recorded in the public records of Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned, their heirs, successors and assigns.

D. Term of Declaration. This declaration on the part of the Owner shall run with the land and shall be binding upon the undersigned, heirs, successors and assigns for an initial period of thirty (30) years from the date this Declaration is recorded in the Public Records of Dade County, Florida, and shall be extended automatically for successive periods of ten (10) years each, thereafter, unless an instrument executed by the, then, fee-simple owner(s) of the Property has been recorded agreeing to change the covenants in whole, or in part, provided that the Declaration has first been modified, amended or released as set forth in Paragraph E below.

E. Release, Modification or Amendment. This Declaration may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the Property, provided that the same is also approved after public hearing by resolution of the Zoning Appeals Board or the Board of County Commissioners, whichever by law has jurisdiction.

Should this Declaration of Restrictive Covenants be so modified, amended or released, the Director of the Dade County Department of Planning, Development and Regulation (or its successor), or of its successor agency, shall forthwith execute a written instrument in recordable form effectuating and acknowledging such modification, amendment or release.

F. Enforcement. Enforcement shall be by action against any parties or persons violating, or attempting to violate any covenants. The prevailing party in any action, or suit pertaining to or arising out of this Declaration, shall be entitled to

recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of an attorney. This enforcement provision shall be in addition to any other remedies available at law or in equity or both.

G. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

H. Severability. Invalidation of any one of these covenants by judgment of Court in no way shall affect any of the other provisions which shall remain in full force and effect.

I. Recording. This Declaration shall be filed of record in the public records of Dade County, Florida at the cost of the Owner following the adoption by the Dade County Board of County Commissioners of a resolution approving the Application.

Signed, witnessed, executed and acknowledged on this 17th day of
January, 1996.

IN WITNESS WHEREOF, R.O. Lovell, Rose Lovell and Ruth Lovell
have caused these presents to be signed in their name.

WITNESSES:

Shirley on Hamker
Nora Ann Lupo

R.O. Lovell
R.O. LOVELL

WITNESSES:

Shirley on Hamker
Nora Ann Lupo

Rose Lovell
ROSE LOVELL

WITNESSES:

Shirley on Hamker
Nora Ann Lupo

Ruth Lovell
RUTH LOVELL

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 17th
day of JANUARY, 1996 by R. O. Lovell.

He personally appeared before me, is personally known to me or
produced _____ as identification, and did not
take an oath.

(NOTARIAL SEAL)

Notary: Maxine Maxa
Print Name: MAXINE MAXA
Notary Public, State of Florida
My commission expires:

OFFICIAL NOTARY SEAL
MAXINE MAXA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC448483
MY COMMISSION EXP. MAR. 26, 1999

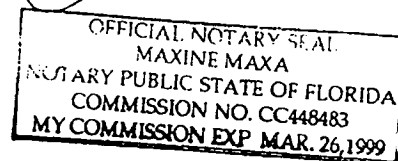
STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 17th
day of JANUARY, 1996 by Rose Lovell

She personally appeared before me, is personally known to me or
produced _____ as identification, and did not
take an oath.

(NOTARIAL SEAL)

Notary: Maxine Maxa
Print Name: Maxine Maxa
Notary Public, State of Florida
My commission expires: _____



STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 17th
day of JANUARY, 1996 by Ruth Lovell

She personally appeared before me, is personally known to me or
produced _____ as identification, and did not
take an oath.

(NOTARY SEAL)

Notary: Maxine Maxa
Print Name: MAXINE MAXA
Notary Public, State of Florida
My commission expires: _____

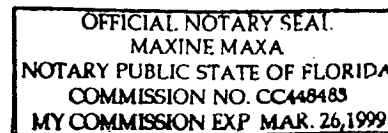


EXHIBIT A

(SUBJECT PROPERTY)

THE SOUTH 1/2 OF THE WEST 1/5 OF THE WEST 5/8 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, LESS THE NORTH 904 FEET THEREOF; AND

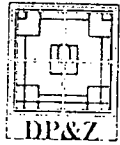
THE NORTH 1/2 OF THE WEST 1/5 OF THE EAST 5/8 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH THE NORTH 404 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; AND

THE EAST 1/2 OF THE WEST 3/8 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST; AND

THE WEST 1/2 OF THE WEST 3/8 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST.



STEPHEN P. CLARK CENTER



DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1ST STREET
SUITE 1210
MIAMI, FLORIDA 33128-1972
(305) 375-2800

February 5, 2001

2001 FEB -9 AM 7:28
GOVERNMENTAL AFFAIRS
AND LAND USE POLICY
ACQUISITION

Keith A. Carswell, Supervisor II
Miami-Dade County Public Schools
Governmental Affairs and Land Use Policy and Acquisition
1450 N.E. 2nd Avenue, Room 525
Miami, Florida 33132

Re: Prospective Elementary School Relief Site located at N.W. 87 Avenue and
N.W. 164 Street

Dear Mr. Carswell:

Pursuant to your request by letter dated January 12, 2001, the Department of Planning and Zoning has reviewed the prospective elementary school relief site on a ±1.96-acre site located at the northeast corner of theoretical N.W. 87 Avenue and N.W. 164 Street for conformity with the Comprehensive Development Master Plan (CDMP). Our response and comments are as follows:

The subject property is designated "Low Density" on the CDMP Future Land Use Plan (LUP) map. Land in this classification can be use for neighborhood- and community- serving uses, such as schools. Further, CDMP land Use Policy 1F encourages the inclusion of educational facilities in the planning of residential areas.

The CDMP Educational Element and policies thereunder express County policies regarding the location of new public schools, including distance from the Urban Development Boundary (UDB). According to the criteria established in Educational Policy 2.1, new elementary schools should be located at least ¼ mile from the UDB. The subject property is located more than ¼ mile inside of the UDB and is, therefore, a suitable location for a new elementary school under the UDB distance criteria outlined in Educational Policy 2.1.

In conclusion, the acquisition of the subject property for a prospective elementary school relief site is consistent with the CDMP. This review does not constitute a determination

Keith A. Carswell, Supervisor II
Miami-Dade County Public Schools
February 5, 2001
Page 2

of consistency for site plan review pursuant to s.235.193(5), F.S. Please refer to the CDMP policies and the County's land development regulation when preparing detailed site plans for proposed school sites.

Please call Helen A. Brown in our Planning Division at (305) 375-2589 if you have any questions or comments.

Sincerely,



Carey Lee Rawlinson
Assistant Director for Planning

GEO:HB

cc: Greg Adkins, Supervisor
Development Planning Unit

MIAMI-DADE COUNTY PUBLIC SCHOOLS

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION • 1450 N.E. 2nd Avenue, Room 525 • MIAMI, FLORIDA 33132
(305) 995-7280

Roger C. Cuevas
Superintendent of Schools

January 12, 2001

Miami-Dade County School Board
Ms. Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Dr. Robert B. Ingram
Ms. Betsy H. Kaplan
Mrs. Manty Sabatés Morse
Ms. Jacqueline V. Pepper
Mr. Demetrio Pérez, Jr., M. S.
Dr. Marta Pérez
Dr. Solomon C. Stinson

SENT VIA FAX & MAIL: (305) 375-2795

Mr. Guillermo E. Olmedillo, Director
Miami-Dade County
Department of Planning and Zoning
111 N.W. First Street, Suite 11-110
Miami, Florida 33128

Re: Review of Prospective School Site

Dear Mr. Olmedillo:

In accordance with F.S. 235.193(4) which provides that "a board shall provide written notice to the local government that has regulatory authority over the use of land at least 60 days prior to acquiring or leasing property that may be used for a new public school facility. The local government, upon receipt of this notice, shall notify the board within 45 days if the site proposed for acquisition or lease is consistent with the land use categories and policies of the local government's comprehensive plan."

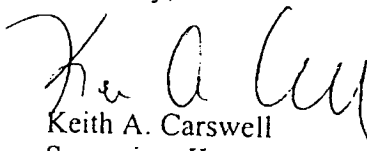
In fulfillment of statutory requirements, I would appreciate your comments on the school District's intent to accept the donation of the following property:

- A ± 1.96 acre parcel located on the southeast corner of N.W. 164 Street and N.W. 87 Avenue, Miami, Florida (see attachments). The proposed site is to be used for the construction of an educational facility sufficient to provide relief for up to and including elementary school student stations.

This preliminary notification does not constitute a determination of consistency for site plan review F.S. 235.193(5) purposes; the District will still be required to undergo the site plan review process required by statute.

If you have any questions or need additional information, please call me at (305) 995-7289. Your attention to this matter is greatly appreciated.

Sincerely,


Keith A. Carswell
Supervisor II

KAC:slr
C-230

Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne

MIAMI-DADE COUNTY, FLORIDA



AVIATION DEPARTMENT
P.O. BOX 592075
MIAMI, FLORIDA 33159-2075
(305) 876-7000

September 21, 2001

2001 OCT 15 AM 11:22
RECEIVED
AVIATION DEPARTMENT

Ms. Patricia Good
Miami-Dade County Public Schools
1450 Northeast Second Avenue
Miami, FL 33132

RE: Review For a 2 Acre Site Located at the NE corner of Northwest 87 Avenue and Northwest 164 Street, Miami, Florida

Dear Ms. Good:

Upon review, it was determined that the proposed school site is located outside the No-School Zone (NSZ) as depicted in the zoning ordinance for Opa-locka Airport, and would be compatible with airport operations.

Should you have any questions, please contact me at (305) 876-0569.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey R. Bunting', written over a series of horizontal lines.

Jeffrey R. Bunting
Chief of Aircraft Noise & Environmental Planning

JRB/rb

Cc: Bruce Drum, Assistant Aviation Director Airside Operations & GAA

MIAMI INTERNATIONAL AIRPORT

Miami-Dade County Public Schools

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION

• 1450 N.E. 2nd Avenue • Miami, Florida 33132

(305) 995-7280

Mr. Roger C. Cuevas
Superintendent of Schools

September 7, 2001

Miami-Dade County School Board

Ms. Perla Tabares Hantman, Chair

Dr. Michael M. Krop, Vice Chair

Mr. Frank J. Bolaño

Mr. Frank J. Cobb

Dr. Robert B. Ingran

Ms. Betsy H. Kaplan

Mrs. Manty Sabates Morse

Dr. Marta Perez

Dr. Solomon C. Stinson

Mr. Jeff Bunting, Chief
Miami-Dade Aviation Department
Aircraft Noise and Environmental Planning
P.O. Box 592075
Miami, Florida 33159

RE: Review For a 2 Acre Site Located at the NE corner of Northwest 87 Avenue and Northwest 164 Street, Miami, Florida

Dear Mr. Bunting:

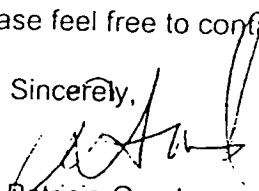
Please be advised that the Miami-Dade County Public Schools is considering the viability of the site referenced below for the possible construction of a primary learning center. To aid in our planning and design efforts, we are requesting your assistance in reviewing the site for any aviation restrictions that may be imposed by the Aviation Department. The review should include, but not be limited to, airport flight paths, noise level contours and applicable mitigation measures or variances relating to the placement of a public school on this site.

Folio 32-2016-002-2650. This site is located in S16-T52-R40 (see attached location maps).

In order to maintain our schedule, I would greatly appreciate a response by September 24, 2001. Please sign below if no aviation restrictions apply to this site and if this site is located within acceptable parameters. Should that not be the case please advise in writing by separate letter.

Should you have any questions, please feel free to contact me at (305) 995-7279.

Sincerely,


Patricia Good
Coordinator III

Jeff Bunting, Chief

PG:am
G-3329
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne



www.dadeschools.net

MIAMI-DADE COUNTY, FLORIDA



OFFICE OF HISTORIC PRESERVATION
140 WEST FLAGLER STREET
SUITE 1102
MIAMI, FLORIDA 33130-1561
305-375-4958
Facsimile 305-372-6394

October 1, 2001

Ms. Patricia Good, Coordinator III
Miami-Dade County Public Schools
Department of Development & Government Affairs
School Board Administration Building
1450 Northeast Second Avenue
Room 525
Miami, Florida 33132

RE: Archaeological review of a site

Dear Ms. Good:

In response to your request to review a property for any prehistoric designations, we are providing these results.

A review of our county site files, aerial photographs, and maps has indicated that these tracts have a zero to low probability of cultural resources being present on them. Any ground-disturbing activities should be monitored periodically by the County Archaeologist.

- 1) A 2-acre site located on the NW corner of NE 87 Ave and NW 164 ST, Miami, Florida.
Folio number: 30-2016-002-2650

If necessary, contact me at (305) 375 3412.

Sincerely,

A handwritten signature in cursive script that reads "Gary N. Beiter".

Gary N. Beiter, RPA

2001 OCT -5 PM 1:15
OFFICE OF HISTORIC PRESERVATION
MIAMI, FLORIDA

MIAMI-DADE COUNTY, FLORIDA



OFFICE OF HISTORIC PRESERVATION
140 WEST FLAGLER STREET
SUITE 111
MIAMI, FLORIDA 33130-1561
(305) 375-4958
FAX (305) 372-6394

October 15, 2001

Ms. Patricia Good
Coordinator III
Miami-Dade County Public Schools
Governmental Affairs and Land Use Policy and Acquisition
1450 N.E. 2nd Avenue
Miami, Florida 33132

**RE: HISTORIC SITES REVIEW FOR A 2-ACRE SITE LOCATED AT THE NORTHWEST
CORNER OF NW 87th AVENUE AND NW 164th STREET, MIAMI-DADE COUNTY
(TAX FOLIO NO. 32-2016-002-2650)**

Dear Ms. Good:

A review of our county site files, maps and field visit has indicated that no historic sites have been recorded for the tract noted above. In the opinion of this office, it is unlikely that any unrecorded historic sites would be present within the tract.

This statement is limited to historic resource assessment only. This county archaeologist should provide your office with an archaeological assessment by separate letter. Should you have any questions please do not hesitate to call me at 305-375-3471.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Perret'.

Rick Perret, HPS II

Note: This response is to the tract located at the northwest corner of NW 87th Avenue & NW 164th Street. We are assuming this was the parcel requested for review rather than a tract located at the "northeast corner" (i.e., MDCPS letter of 9/7/01).

Miami-Dade County Public Schools

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION

• 1450 N.E. 2nd Avenue • Miami, Florida 33132

(305) 995-7280

Mr. Roger C. Cuevas
Superintendent of Schools

September 7, 2001

Miami-Dade County School Board

Ms. Perla Tabares Hantman, Chair

Dr. Michael M. Krop, Vice Chair

Mr. Frank J. Bolaños

Mr. Frank J. Cobo

Dr. Robert B. Ingram

Ms. Betsy H. Kaplan

Mrs. Manty Sabates Morse

Dr. Marta Perez

Dr. Solomon C. Stinson

Mr. Christopher R. Eck, Director
Historic Preservation Board, OCED
Office of Community and Economic Development
140 W. Flagler Street, Suite 1000
Miami, Florida 33130-1561

Re: Request for Archaeological and Historic Preservation Review for a 2 Acre Site
Located at the NE corner of Northwest 87 Avenue and Northwest 164 Street, Miami,
Florida

Dear Mr. Eck:

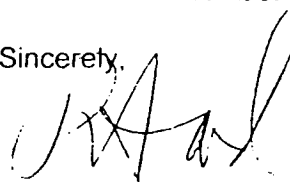
Please be advised that the Miami-Dade County Public Schools is considering the viability of the site referenced below for the possible construction of a primary learning center. To aid in our planning and design efforts, we are requesting your assistance in reviewing the site for any archaeological and historic designations which could impact development of this site for a public school.

Folio 32-2016-002-2650. This site is located in S16-T52-R40 (see attached location maps).

In order to maintain our schedule, I would greatly appreciate a response by September 24, 2001. Please sign below if this site has no archaeological and/or historic designations.

Should you have any questions, please feel free to contact me at (305) 995-7279.

Sincerely,



Patricia Good
Coordinator III

Christopher R. Eck, Director

PG:am
G-3330
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne



www.dadeschools.net



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
MIAMI REGULATORY OFFICE
11420 NORTH KENDALL DRIVE, SUITE 104
MIAMI, FLORIDA 33176

FEB 27 2001

Regulatory Division
South Permits Branch
200100237 (JF-BCM)

Miami-Dade County Public Schools
c/o Keith A. Carswell
Governmental Affairs and Land use Policy and Acquisition
1450 Northeast 2nd Avenue, Room 525
Miami, Florida 33132

Dear Sirs:

Reference is made to your request for the Corps to conduct a jurisdictional inspection for a 1.96-acre vacant site located at the Southeast corner of Northwest 164 Street and Northwest 87 Avenue, Miami, Dade County, Florida. Your request was assigned file number 200100237 (JF-BCM).

The recent Supreme Court decision, Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers, No. 99-1178 (January 9, 2001) (SWANCC) involved the scope of regulatory authority under Section 404 of the Clean Water Act. The court held that assertion of jurisdiction over "non-navigable, isolated, intrastate" waters based solely on the use of such waters by migratory birds were not considered waters of the United States.

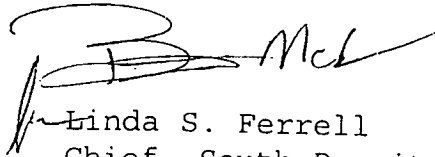
Given this recent ruling by the Supreme Court, a review of your project site shows that it falls into the category described by the Supreme Court decision. Therefore, fill activities within the above-referenced project site will not require a Department of the Army permit in accordance with Section 404 of the Clean Water Act as it will not involve the discharge of dredged or fill material into Waters of the United States.

This letter does not give absolute authority to perform work within the proposed project area you have indicated. Work conducted at this site may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building

floodway area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program. This letter does not obviate the requirement to obtain any other Federal, State or local permits which may be necessary for your project.

Questions concerning this letter may be addressed to Bradley Myers at 305-526-7182. Thank you for your cooperation with our regulatory program.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda S. Ferrell". The signature is stylized with a large, sweeping initial "L" and "F".

Linda S. Ferrell
Chief, South Permits Branch

MIAMI-DADE COUNTY PUBLIC SCHOOLS

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION • 1450 N.E. 2nd Avenue, Room 525 • MIAMI, FLORIDA 33132
(305) 995-7280

Roger C. Cuevas
Superintendent of Schools

Miami-Dade County School Board

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Ms. Jacqueline V. Pepper
Mr. Demetrio Pérez, Jr., M. S.
Dr. Marta Pérez
Dr. Solomon C. Stinson

January 12, 2001

VIA FAX & MAIL: (305) 526-7184

U.S. Army Corps of Engineers
Attn: Ms. Rosa Rodriguez
11420 North Kendall Drive, Suite 104
Miami, Florida 33176

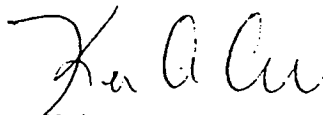
Re: Wetland Resources Review For ± 1.96 Acre Vacant Site Located At The Southeast Corner Of N.W. 164 Street And N.W. 87 Avenue, Miami, Florida

Dear Ms. Rodriguez:

The above referenced site has been donated to Miami-Dade County Public Schools for the construction of an educational facility. For ease of reference, attached you will find an aerial and survey for the subject site. To aid in our planning and design efforts, we are requesting your assistance in reviewing the site for any environmental requirements that may be imposed by the U.S. Army Corps of Engineers prior to development. The review should include, but not be limited to, wetland classification, permitting issues and applicable mitigation requirements.

Should you have any questions, please feel free to contact me at (305) 995-7486.

Sincerely,



Keith A. Carswell
Supervisor II

KAC:slr
C-229
Attachment

cc: Ms Ana Rijo-Conde
Mr. Fernando Albuerna



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06
Pre-application #010112-21

Environmental Resource Regulation

February 2, 200~~0~~¹

Ana Rijo-Conde
Miami-Dade County Public School
Governmental Affairs and Land Use Policy and Acquisition
1450 N.E. 2nd Avenue, Room 525
Miami, Florida 33132

2001 SEP 32 AM 9:24
GOVERNMENTAL AFFAIRS
AND LAND USE POLICY
ACQUISITION

**Subject: NW 164th and NW 87th 1.96 Acre Parcel
Sec. 16, Twn. 52S, Rng. 40E
Miami-Dade County**

The District offers the following response to your request for a determination of wetland boundaries and other surface waters located within the subject property.

Robert Hopper, an Environmental Analyst in the Natural Resource Management Department, performed a review of the site on January 29, 2001, and analyzed aerial photographs and other relevant data regarding this property.

The aerial photograph and boundaries (indicated by the dark black line on the attached aerial) define the area of the project. Based on the site visit and the information provided, wetlands as defined by Chapter 62-340 Florida Administrative Code (F.A.C.) are present on site. The approximate limits of the wetland area are delineated and hatched with diagonal lines on the enclosed aerial photograph.

This correspondence is an informal pre-application wetland determination pursuant to Chapter 373, Florida Statutes. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application wetland determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained by petitioning the South Florida Water Management District for a wetland declaratory statement pursuant to FAC Rule 62-340 or by applying for an Environmental Resource permit.

GOVERNING BOARD

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Harklev R. Thornton

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Frank R. Finch, P.E., *Executive Director*
James E. Blount, *Chief of Staff*

Ana Rijo-Conde
Miami-Dade County Public Schools
Subject: NW 164th and NW 87th 1.96 Acre Parcel
Date: February 2, 2001
Page: 2 of 2

A file has been set up at the West Palm Beach office with pre-application materials. If you have any further questions, please contact Robert Hopper at (561) 682-2784.

Sincerely,



Anita R. Bain
Senior Supervising Environmental Analyst
Natural Resources Management Department

ARB/rh - Attachment (Aerial Photograph)

C:	Miami-Dade County DERM	W/ attachment
	US ARMY COE	W/ attachment



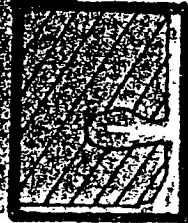
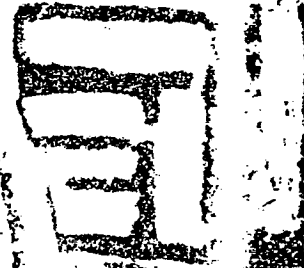
SFWMD

Reviewer: Robert Harper

Date: Jan 29 2001 S 16 T 52 R 40

County: Miami-Dade

/// = wetland or other surface waters



MIAMI-DADE COUNTY, FLORIDA



April 24, 2001

ENVIRONMENTAL RESOURCES MANAGEMENT
NATURAL RESOURCES DIVISION
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789
FAX (305) 372-6630

Keith Carswell, Supervisor II
Miami-Dade Public Schools
Governmental Affairs and
Land Use Policy and Acquisition
1450 NE 2 Avenue, Room 525
Miami, FL 33132

RE: Wetland Resources Review for a Proposed Future School Site at the northwest corner of NW 164 Street and NW 87 Avenue, Miami-Dade County, Florida.

Dear Mr. Carswell:

The Wetlands Permitting Program has reviewed your request for information dated January 12, 2001 for the 1.96-acre property referenced above. This site is located in the East Turnpike Basin, an area that is generally considered jurisdictional wetlands because it is underlain by hydric soils. A Class IV Wetlands Permit will be required for any impacts to the site.

The Class IV permitting process requires that unavoidable impacts to wetlands be mitigated. This generally takes the form of a one-time monetary contribution to a regional off-site mitigation fund or a mitigation bank. Projects in the East Turnpike Wetland Basin generally contribute to the Pennsuco Wetlands Mitigation Trust Fund, which is administered through the South Florida Water Management District (SFWMD).

DERM determines its required mitigation ratio (acres purchased in mitigation: acres of impact) using the Wetlands Rapid Assessment Procedure (WRAP). A WRAP performed on the Royal Oaks Park project, adjacent to the school site, yielded a mitigation ratio of approximately 3:1. While this will not be the guaranteed mitigation ratio for your site, it does provide guidance in determining the appropriate ratio for your project.

For stormwater retention requirements, please contact Isaac Sznol of DERM's Water Control Section at 305-372-6681. Permits from the U.S. Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for these projects. It is the responsibility of the applicant to contact these agencies. Agencies that require permits must also approve of the mitigation.

If you have additional questions or concerns, please contact me at 305-372-6570.

Sincerely,


Connie Wolfe, Biologist I
Wetland and Forest Resources Section

2001 APR 32 PM 1:38
GOVERNMENT
ARCHIVE
APR 32 2001
APR 32 2001

EM: SK

DERM WATER CONTROL COMMENTS

Application - 32-2016-002-2650 Due Date: _____

LOCATION - NE CORNER OF NW 87 AVE & NW 164 ST.

Present Zoning: _____ Present Acreage: 2 Acres

Proposed Zoning: _____ Proposed Acreage: _____ Acres

Sec: 16 / Twp: 52 S / Rge: 40 E (T-19291)

APPROVED AS NOTED: DISAPPROVED AS NOTED:

SPECIAL NOTES: UNDERLYING PLAT IS EXEMPTED FROM CUT & FILL CRITERIA, THEREFORE NO WATER RETENTION AREA IS REQUIRED.

WETLAND/BASIN: Basin B NOT IN WETLAND

SITE IS LOCATED IN A BASIN WHERE CUT AND FILL CRITERIA ARE IN EFFECT. PROPOSED PROJECT MUST SET ASIDE AREAS FOR SURFACE WATER MANAGEMENT IN COMPLIANCE WITH THE BASIN REQUIREMENTS.

LAKE AREAS FOR THIS PROJECT ARE BELOW THE BASIN'S AVERAGE REQUIREMENTS (BIRD DRIVE - 30% , NORTH TRAIL & BASIN B - 28.6%). SUBMIT CALCULATIONS TO DEMONSTRATE THAT PROPOSED SET ASIDE AREAS FOR SURFACE WATER MANAGEMENT COMPLY WITH CUT AND FILL REQUIREMENTS.

PROJECT HAS _____ % LAKE AREA & COMPLIES WITH THE CUT & FILL CRITERIA FOR THIS BASIN OR PROJECT HAS OBTAINED A CUT & FILL APPROVAL.

LAKE EXCAVATION MUST COMPLY WITH THE 1989 DERM PUBLICATION ENTITLED, "CRITERIA FOR LAKE EXCAVATION AND LAKE FILLING IN DADE COUNTY".

PROVIDE CONVEYANCE OF DRAINAGE TO THE PROPOSED SET ASIDE SURFACE WATER MANAGEMENT AREAS

- TYPE OF ENVIRONMENTAL RESOURCE PERMIT(ERP) REQUIRED FOR THE PROPOSED PROJECT:
 - INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SFWMD.
 - STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT ISSUED BY DERM.
 - NO-NOTICE GENERAL ENVIRONMENTAL RESOURCE PERMIT (ERP PERMIT NOT REQUIRED)
 - ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE FDEP

DRAINAGE MUST BE PROVIDED FOR FULL ONSITE RETENTION OF THE 5-YEAR STORM

SITE GRADING AND DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF CHAPTER 11C OF THE METROPOLITAN DADE COUNTY CODE.

CLASS II PERMIT FROM WATER CONTROL IS REQUIRED FOR THE CONSTRUCTION OF DRAINAGE SYSTEM WITH AN OVERFLOW OUTFALL TO THE REQUIRED LAKE OR ADJACENT CANAL.

CLASS III PERMIT FROM WATER CONTROL IS REQUIRED FOR CONSTRUCTION IN CANAL R.O.W

CLASS VI FROM WATER CONTROL IS REQUIRED FOR CONSTRUCTION OF THIS DRAINAGE SYSTEM.

CANAL IS OWNED BY THE SFWMD AND REQUIRES SFWMD'S APPROVAL

SITE IS ENCUMBERED BY _____ FT. CANAL R-O-W/ EASEMENT/ RESERVATION ALONG THE SIDE OF THE PROPERTY.

PROVIDE A BERM ONE (1) FOOT ABOVE THE COUNTY FLOOD CRITERIA ALONG THE BANK OF CANAL OR LAKE

WELLFIELD: _____ PROTECTION AREA: _____

CONTACT THE WATER CONTROL SECTION FOR FURTHER INFORMATION.

SFWMD=South Florida Water Management District; FDEP=Florida Dept. of Environmental Protection

COUNTY RECORDS
2001 OCT -4 PM 3:06

Miami-Dade County Public Schools

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION
• 1450 N.E. 2nd Avenue • Miami, Florida 33132
(305) 995-7280

Mr. Roger C. Cuevas
Superintendent of Schools

September 7, 2001

Miami-Dade County School Board

Ms. Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Mr. Frank J. Bolaños
Mr. Frank J. Cobo
Dr. Robert B. Ingram
Ms. Betsy H. Kaplan
Mrs. Manty Sabates Morse
Dr. Marta Perez
Dr. Solomon C. Stinson

Mr. Walid Abusad, Engineer II
Miami-Dade County
Water Control Section
33 SW 2nd Avenue, Suite 2-220
Miami, Florida 33130-1540

Re: **Water Retention Review for a 2 Acre Site Located at the NE corner of Northwest 87 Avenue and Northwest 164 Street, Miami, Florida**

Dear Mr. Abusad:

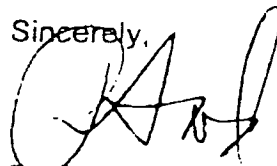
Please be advised that the Miami-Dade County Public Schools is considering the viability of the site referenced below for the possible construction of a primary learning center. To aid in our planning and design efforts, we are requesting your assistance in reviewing the site for any water retention requirements that may be imposed by the Water Control Section in connection with the development of the site for a public school.

Folio 32-2016-002-2650. This site is located in S16-T52-R40 (see attached location maps).

In order to maintain our schedule, I would greatly appreciate a response by September 24, 2001.

Should you have any questions, please feel free to contact me at (305) 995-7279.

Sincerely,



Patricia Good
Coordinator III

PG:am
G-3332
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne



www.dadeschools.net

MEMORANDUM

DOS # 1-2
January 8, 2001
MW 995-4910

TO: Keith Carswell, Coordinator II
Government of Site Acquisition and Leasing

MGW

FROM: Michael G. Webb, Industrial Hygienist
Department of Safety, Environment and Hazard Management

SUBJECT: PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE
ASSESSMENT FOR THE 1.96 ACRE UNDEVELOPED PARCEL
LOCATED AT N.W. 164 STREET AND 87 AVENUE (PLC-R)

Based on the results from the Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation, performed by ATC Associates, Inc., there appears to be no unusual environmental concerns that would preclude using the subject 1.96- acre parcel for future use.

Attachment

Master File

2001 JAN -9 PH 4840

EXECUTIVE SUMMARY

In November 2000, ATC Associates Inc. (ATC), conducted a Phase I Environmental Site Assessment (ESA) and Limited Phase II Subsurface Investigation at the Proposed State School PLC "R" property, located within Section 16, Townships 52 South, Range 40 East in Miami-Dade County, Florida, hereafter referred to as the "site." The assessment included visual observations of the site and limited observations of surrounding properties, limited subsurface exploration, review of historical land use and regulatory database listings, interviews, and related sources.

The site is an approximate 1.96-acre, irregularly shaped parcel of land. The site is currently undeveloped and covered with low-level vegetation. ATC's assessment did not reveal the past or present use of on-site underground storage tanks (USTs), aboveground storage tanks (ASTs), or hazardous materials use or storage, historical activities or regulatory records of actions or conditions which might impact the site; however, ATC observed on-site areas of discarded municipal waste. The waste was generally surficial in nature and located predominantly on the eastern portion of the site. These wastes, approximately 50 cubic yards, should be properly removed from the site. Soil screening data, collected at the time of the assessment, did not reveal hydrocarbon concentrations at any of the sampling locations. Additionally, test pit excavations did not indicate the presence of any buried fill material or debris at the site. Based on the results of this investigation, further environmental evaluation does not appear warranted at this time.

5.0 LIMITED PHASE II ASSESSMENT

5.1 Test Pit Excavation

In accordance with the authorized scope of services for this project, ATC excavated fourteen exploratory test pits (TP-1 through TP-14) at the site on November 28, 2000. The purpose of the test pits was to evaluate the potential for subsurface waste/debris emplacement and to qualify and quantify the amount of waste at the site, if any. The test pits were generally excavated to a depth of approximately three and one half to four feet BLS, the depth at which the water table was encountered.

Based on soil characterization performed at the site during test pit excavation on March 22, 2000 the general soil profile encountered consisted of twenty-four to thirty-six inches of black organic-rich topsoil (muck), followed by a soft, porous limestone bedrock layer of unknown depth. The average depth to groundwater at the site was approximately three and one half to four feet BLS. ATC did observe several stockpiles containing automobile tires and tree cuttings, approximately four to six truckloads to be removed. The waste was generally surficial in nature and located predominantly on the central, eastern and southwestern portions of the site. Refer to **Figure 2, Appendix A**, for a Site Plan indicating the location of the test pits and stockpiles. Refer also to **Appendix E** for Geologic Test Pit Logs, for descriptions of the subsurface lithology at the 43 test pit locations.

5.2 Limited Soil Screening Survey

ATC conducted a limited soil screening survey at the site on November 28, 2000. The purpose of the survey was to quantify the concentration of hydrocarbons and/or methane gas at the site, if any, and to evaluate the need for additional safety site preparation or precautions during proposed construction activities.

ATC collected soil samples for screening from fourteen test pit locations. Soil samples from each test pit location and corresponding two-foot interval were placed in half-filled, 16-ounce glass jars and covered with aluminum foil. The head-space within the jars was then field screened using a Foxboro Model TVA-1000 Organic Vapor Analyzer equipped with a flame ionization detector (OVA/FID). In the event of a positive response, an activated carbon filter was used to determine the concentration of

naturally occurring methane and/or ethane gases within the sample. The filtered hydrocarbon content is subtracted from the total hydrocarbon content to yield a corrected hydrocarbon vapor content indicative of petroleum-related compounds. The methane vapor concentrations were all less than 3.0 ppm. Soil methane gas concentrations appear indicative of decaying organic matter.

Based on the results of the Limited Phase II Subsurface Investigation performed at the site by ATC, scattered waste and debris was identified at the site. While much of the debris was contained within stockpiles, no subsurface emplacement was observed; that is, wastes were not identified beneath the existing natural soils at any of the testing locations.

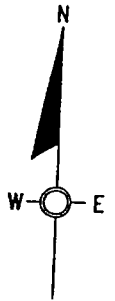
6.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I Environmental Site Assessment included a reconnaissance visit to the subject site, limited Phase II subsurface exploration, a review of the previously listed available environmental database and related agency information for the site and surrounding properties, interviews, aerial photographs, published geologic information, and other related items. This information was used to evaluate existing or potential environmental impairment of the site due to current or past land use disclosed by this study.

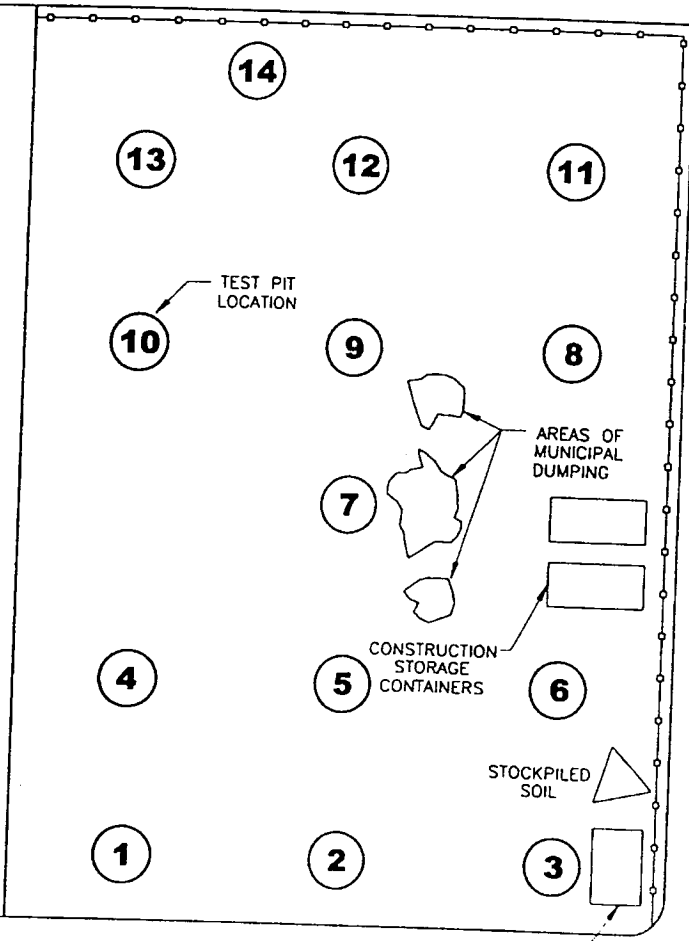
ATC observed on-site areas of discarded municipal waste. These wastes, approximately 50 cubic yards, should be properly removed from the site. The waste/debris was generally surficial in nature and located predominantly on the eastern portion of the site. Soil screening data, collected at the time of the assessment, did not reveal hydrocarbon concentrations at any of the sampling locations. Additionally, test pit excavations did not indicate the presence of any buried fill material or debris at the site. Based on the results of this investigation, further environmental evaluation does not appear warranted at this time.

RESIDENTIAL PROPERTY

ROYAL OAK PARK



UNDEVELOPED LAND



NW 87th Avenue

RESIDENTIAL PROPERTY

NW 164th Street

RESIDENTIAL PROPERTY

MDCSB PLC "R"
NW 164th St. & 87th Ave.
MIAMI, FLORIDA.

PROJECT NO.:
31.19411.0028

SCALE
N/A

FIGURE 1

VATC ASSOCIATES INC.

9955 NW 116 Way, Suite 1-5
Miami, Florida 33178
(305) 882-8200
(305) 882-1200 Fax



MIAMI-DADE COUNTY
PUBLIC SCHOOLS

BUREAU OF FACILITIES MANAGEMENT
EDUCATIONAL PLANT SITE REPORT

19501
RECEIVED

TO: Department of Document Control and Educational Facilities Administration
155 N.E. 15th Street, Room 102
Miami, Florida 33132

AUG 22 2001
DOCUMENT CONTROL

RE: Miami-Dade County CODE: 6A-2 SREF 94 SREF 97 SREF 99

Facility Name Primary Learning Center "E-1"

OEF Project # 13D-000566 OEF Location # UNASSIGNED

MDCPS Project # A0802 MDCPS Location # 4901

Project Description Student relief for Joella Good and Palm Springs North Elementary Schools

A. In accordance with section 235.19, Florida Statutes, a proposed school site has been selected and is further described as follows:

(When selecting a site, it is preferable to avoid locations adjacent to, or near high voltage power transmission lines. If this condition is unavoidable, it is recommended that play areas and buildings be located at least 250 feet from the edge of the power line right of way.)

1. This proposed site is to be used for K-2 as referred to in Educational Plant Survey Report, dated n/a, page 20; or

2. The site is not recommended in the current Educational Plant Survey, but according to our long-range comprehensive educational plant plans, we would like to use it for PRIMARY LEARNING CENTER

3. This site is to be a developer donation.

4. This site is located in a flood plain area: Yes No (Section 235.26, F.S.)

5. This site coordinated with Miami-Dade Planning & Zoning in 1/01 (Section 235.193, F.S.)

6. Written notice provided to (municipal, county, regional & state governmental agency) in (date) for traffic control and safety devices so they can be installed and operating prior to the first day of classes

7. (a). Estimated cost (above purchase price) to make site suitable (grading, piling, on-site water, sewage, etc.)
(b) Soil test (borings) indicate suitability for building. Yes No

8. Site free of right of way easements: Yes No. If no, explain.

9. Number of acres on site: 1.96 ultimate student capacity: . If site is under minimum requirements, attach site exception, FM-5456, and required evidence as provided in Section 235.19(2), Florida Statute.

10. Name of city, community, or subdivision:

11. Property locally known as: Southwest corner of N.W. 164 Street and N.W. 87 Avenue

12. The legal document to have a reverter clause: Yes No

13. Was the site ever used as a landfill? Yes No

14. The site complies with requirements regarding airports: Yes No (Section 93.164, F.S.)

15. The site contains archeological, architectural, and/or historic resources as set forth in Section 267.02(1)(3), F.S.:
 Yes No

Description and location with respect to nearest streets or roads, shown on attached sketch: (include dimensions, nearest major street or road, distance from roads and streets shown.)

It is requested that this site be inspected in order to establish eligibility for expenditure of State Capital Outlay Funds as this site

Signature [Handwritten Signature]

Date 8/22/01

EDUCATIONAL PLANT SITE REPORT
 (Sections D., E., and F. are to be completed by the EFCO/CBO)

D. Location of site is approved: Yes No Approved by *[Signature]* Date 9/28/01

E. Report of site inspection.

1. The following comments are made with respect to the information given in Section A.:

2. a. Location features (Yes, No, Type)

Adjoins right of way railroad	No
Adjoins right of way highway	No
Under flight pattern	No
Adjacent to factory	No
Adjacent to property with interference to the school program by noise	No
to the school program by odor	No
Could be expanded	No
Utilities available: Water	Yes
Sewage	Yes
Electricity	Yes
Gas	No

b. Physical features (Yes or No)

Flood plain are	
Well drained	Yes
Sink holes	No
Reasonably free of mud	Yes
Soil adapted to landscaping	Yes
Soil adapted to physical education purposes	Yes
Shape of site adapted to educational purposes	Yes
Adequate street access for bus traffic	Yes
Adequate street access for auto traffic	Yes

3. Right-of-way restrictions: None

4. Inspected by Joseph Weeks Date of inspection 9/19/01

F. Action by the District's Educational Facilities Compliance Officer (E. F. C. O.)

Based on information furnished hereon, and other survey records, this site (is)(is not) approved for: (purchase) (lease/purchase) (lease for more than one year) and is approved for (a) expenditure of state Capital Outlay Funds, (b) local funds only.

Stipulations:

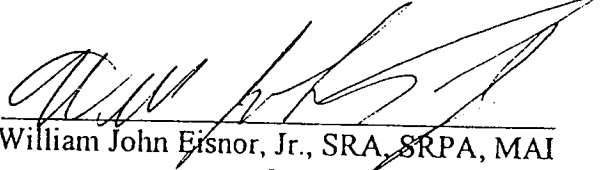
Signature *[Signature]* Date 9/28 2001
 Educational Facilities Compliance Officer (E. F. C. O.)

Formerly OEF 218

Based on an inspection of the property and the investigation and analyses undertaken, I have formed the opinion that as of October 8, 2001, subject to the verification that there are no other pertinent environmental, archeological or historic factors that would preclude or inhibit development on the subject site, and subject to the assumptions and limiting conditions set forth on this page and at the end of the analysis section of this report, the market value estimate of the subject is:

FEE SIMPLE MARKET VALUE AFTER ALL MITIGATION FEES ARE PAID
Two Hundred Sixty Thousand Dollars
(\$ 260,000) \$ 131,979 per gross acre

FEE SIMPLE MARKET VALUE BEFORE MITIGATION FEES ARE PAID SUBJECT TO THE
VERIFICATION THAT THE MITIGATION FEES AS REPORTED TO THE UNDERSIGNED
TOTAL \$18,426 per acre is
Two Hundred Thirty Five Thousand Dollars
(\$ 235,000) \$ 119,289 per gross acre



William John Eisnor, Jr., SRA, SRPA, MAI
State Certified General
Real Estate Appraiser Number 0000163