

Business Operations
Facilities Planning
Ana Rijo-Conde, AICP, Administrative Director

SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF AN APPROXIMATE 8.8-ACRE PARCEL OF LAND FOR PROPOSED STATE SCHOOL "YY1" LOCATED AT SW 157 AVENUE AND SW 144 STREET

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

Background

At its March 13, 2002 meeting, the Board authorized staff to explore the feasibility of the purchase of an approximate 8.8-acre option parcel (subject land) located adjacent to a 6-acre parcel, which will be donated by Pentathlon Group, LLC, pursuant to a recorded Declaration of Restrictions, and subsequent modifications thereto (Attachment A). Pentathlon Group, LLC, shall convey title of the 6-acre parcel to the School Board no later than October 31, 2002; the School Board must elect to purchase and close on the approximate 8.8-acre option on or before that date. The combined approximate 15-acre site is located on the northwest corner of S.W. 157 Avenue and S.W. 144 Street and is being proposed for State School "YY1". Funding for construction is proposed in fiscal year 2005-06.

Analysis

In accordance with School Board Rule 6Gx13- 2C-1.083 and Chapter 235, Florida Statutes, an informational packet was presented to the Technical Review (TR) Committee on May 1, 2002 for review. In its advisory capacity, the TR Committee authorized staff to continue pursuing this site and conduct additional due diligence, to include but not be limited to appraisals and environmental assessments. Subsequently on July 23, 2002, staff presented negotiation parameters and recommendations to the TR Committee based on two independent appraisals and a review as required by board rule.

Recommendations made by the TR Committee were subsequently presented to the School Site Planning and Construction (SSPC) Committee on August-7, 2002. Upon review, the SSPC Committee in turn recommended presenting the subject site to the School Board for authorization to negotiate the acquisition, based on specific negotiating parameters and subject to completion of pending due diligence. Should negotiations be successful, an agenda item for authorization to execute a purchase and sale agreement will be presented to the Board at the next available meeting.

Additional Information

As noted in the March 2002 report to the Board, staff undertook and completed additional due diligence as required by the governing board rule. An update follows:

1. Determination of Historic or Cultural Resources: A written response was pending as of August 9, 2002.
2. Jurisdictional statements: Both the South Florida Water Management District and the Department of Environmental Resources Management (DERM) have indicated that the site does not contain wetlands. Additionally, DERM's Water Control section has indicated that no water retention is required (see Attachment B).
3. Phase I and limited Phase II Environmental Audits: The audits indicated that based on site inspections and physical and analytical assessments of test results, it is evident that the grounds in the tested area have not been adversely impacted by the prior farm activities on site and that, therefore, no further assessment is warranted at this time (see Attachment C). However, in an abundance of caution, the School district's Department of Safety, Environmental and Hazards Management has recommended trenching to confirm the absence of any contamination. This will occur in tandem with the negotiation process.

Legal Description of Subject Land

A portion of the E ½, of the E ½, of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwebke-Shiskin & Associates, Inc. Under File No. SD-136 A.J. and based on that certain "AGREED FINAL JUDGEMENT" as recorded in Official Records Book 15074 at Page 1044 of the Public Records of Dade County, Florida and being more particularly described as follows:

Commence at the agreed E ¼ corner of said Section 20, based on aforesaid "Agreed Final Judgment"; thence S86deg21min57secW, along the agreed South Line of the North ½, of the East ½, of the East ½, of said Section 20, based on aforesaid "Agreed Final Judgment", for 673.33 feet; thence N02deg27min12secW for 404.42 feet to the Point of Beginning of hereinafter described Parcel of Land; thence continue N02deg27min12sec@ for 577.04 feet; thence N88deg08min59secE for 672.71 feet; thence S02deg29min02secE, along the East Line of the Northeast ¼ of said Section 20, for 566.56 feet; thence S87deg15min27secE for 672.99 feet to the Point of Beginning.

All of the above described land situated, being and lying in Miami-Dade County, Florida and containing 384,721.783 square feet and/or 8.832 acres more or less.

The Managers of the Pentathlon Group, LLC are Michael Latterner and Carlos Emilio Martinez.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to negotiate for the purchase of an approximate 8.8-acre parcel of land located at the northwest corner of SW 157 Avenue and SW 144 Street, for proposed State School "YY1", pursuant to negotiating parameters as recommended by the School Site Planning and Construction Committee, and subject to completion of pending due diligence.

VGv:hf