

February 24, 2003

Business Operations
Larry W. Stanearth, Chief Business Officer

SUBJECT: AUTHORIZATION TO MODIFY A DECLARATION OF RESTRICTIONS TO ALLOW CELOMADING, S.A. TO EXTEND THE CONVEYANCE DATE FOR THE DONATION OF A 5.1 NET ACRE SCHOOL SITE LOCATED AT THE NORTHWEST CORNER OF S.W. 149 AVENUE AND S.W. 24 STREET, A/K/A CORAL WAY

COMMITTEE: FACILITIES MANAGEMENT

Background

As part of an application to request a zoning change, Application No. 99-221, Celomading, S.A., (applicant) proffered a Declaration of Restrictions (Declaration) in February 2001, in favor of the School Board (Board). The Declaration (Attachment A) provides for the donation of a 5.1 net acre site, over and above impact fees, with the Board having an option until December 31, 2004, to purchase an additional 11.3 net acres at fair market value, pursuant to a District commissioned appraisal. The subject parcels are located at the northwest corner of S.W. 149 Avenue and S.W. 24 Street, a/k/a Coral Way (see attached located map).

The applicant also proffered to provide storm water retention for the entire 16.4 net acre site as well as any required wetland mitigation fees, paved road access and all utilities including water and sewer lines, electric and phone service, with no additional connection charges to the District.

Additional Information

At its May 15, 2002 meeting, the Board authorized a modification of the Declaration to allow the applicant to extend the conveyance date of the 5.1 net acre school site from March 1, 2002 to January 31, 2003.

On January 29, 2003, the applicant advised the School District that although most of the improvements had been completed it did not appear that all the necessary work would be in place by the January 31, 2003 deadline. As such, the applicant is requesting a second amendment to the Declaration to extend the conveyance date to July 30, 2003, in order to allow completion of all the required site improvements. It should be noted that District staff will ensure all required due diligence is completed prior to acceptance of the site.

The modified Declaration will be reviewed by the School Board Attorney's Office, prior to execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to modify the Declaration of Restrictions proffered by Celomading, S.A. to extend the conveyance date of a donated 5.1 net acre site located at the northwest corner of S.W. 149 Avenue and S.W. 24 Street and completion of related site improvements to July 30, 2003.

PG:am

LOCATION MAP

