

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, CONCUR WITH THE PROPOSED EASEMENT OF A PORTION OF VACANT LAND, LOCATED AT N.W. 97 AVENUE AND N.W. 183 STREET, MIAMI, OWNED BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND CURRENTLY LEASED TO THE SCHOOL BOARD

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

LINK TO STRATEGIC PLAN: FINANCIAL EFFICIENCY/STABILITY

The School Board entered into a 50-year lease agreement with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("State") in June 2004 for approximately 40 acres of vacant State-owned land, comprised of three separate parcels, located between I-75 and NW 97 Avenue, at approximately Miami Gardens Drive/NW 183 Street (see location map). The land is designated for the establishment and operation of future District educational facilities. The Florida Department of Transportation ("FDOT") has now contacted the District to advise that its long-term master plan for the Interstate 75 ("I-75") corridor includes constructing a new ramp connecting Miami Gardens Drive to southbound I-75, which will impact one of the three vacant parcels, comprised of approximately 25 acres (the "Site"). FDOT has attempted to minimize any impact on the Site but, due to the minimum design standards required, the proposed connecting ramp will encroach onto a small portion of the Site (see location map).

Accordingly, in order to accomplish the proposed connecting ramp, FDOT is requesting an approximate 27,655 square foot (0.635-acre) easement over the northeast corner of the Site. An initial review by the District indicates that this should have a minimal impact on the future use of the remainder of the Site. An initial review by the State, as property owner, indicates there should be no objections to the proposed easement, provided FDOT submits a completed easement application to the State. The exact area to be included in the proposed easement will not be finalized, and the grant of easement will not be issued, until such time as the I-75 project is funded and the final design completed by FDOT, which is not anticipated in the near term. However, FDOT is seeking the Board's concurrence at this time to allow FDOT to secure the necessary conceptual environmental permits for the overall project from the South Florida Water Management District and Army Corps of Engineers.

RECOMMENDED:




That The School Board of Miami-Dade County, Florida, concur with the proposed easement of a portion of vacant land, located at N.W. 97 Avenue and N.W. 183 Street, Miami, owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and currently leased to the School Board.

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LOCATION MAP



Legend

-  25 acre Site
-  Additional parcels leased from the State
-  Proposed approximate 0.635-acre easement

