

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR
THE CONSTRUCTION OF STATE SCHOOL "FFF"**

The District has identified a vacant site within Miami-Dade County for the construction thereon of State School "FFF," to provide relief for Miami Springs Senior High School. The site is approximately 65 acres in size and is located at N.W. 107 Avenue and N.W. 41 Street (see attached location map). The eastern boundary of the property is located approximately one mile from the Urban Development Boundary (UDB). Although a desirable senior school site size is 40 acres, acquisition of additional acreage may be required in order to mitigate drainage and environmental impacts. Therefore, authorization is being requested to negotiate, at a minimum, for sufficient acreage to serve the senior high school needs. The Superintendent for Region III has determined that the site is acceptable for the purpose intended.

Pursuant to Florida Statutes, Section 235.193(5), this site was submitted to Miami-Dade County for a determination of consistency with the Comprehensive Development Master Plan (CDMP). The County has indicated, while the site does not fully conform with the CDMP-recommended criterion that senior high schools be sited no closer than one mile from the UDB, it represents the best effort at siting a much needed new high school in this area, since more centrally located sites that are both of sufficient size for a high school and that fully meet the CDMP-recommended criterion do not exist. Therefore, the County has determined that the site is consistent with the CDMP and is acceptable for use as a high school site. However, Board Rule 6Gx13- 7B-1.06, Site Selection Procedures, specifies that purchases of land for senior high schools shall be located one mile inside the UDB. A majority vote of the Board is required to approve any deviation from this rule.

Pursuant to land acquisition procedures, proposed land purchases which could exceed \$500,000, require authorization from the Board prior to the commencement of negotiations. If authorization is received, a Management Team meeting will be held to identify the specific parameters and strategies to be used in the negotiations. Negotiations will be based on the fair market value of the land as determined by District appraisals. If negotiations are successful, an agenda item for authorization to execute a purchase and sale agreement will be presented to the Board for its consideration.

The land is legally described as:

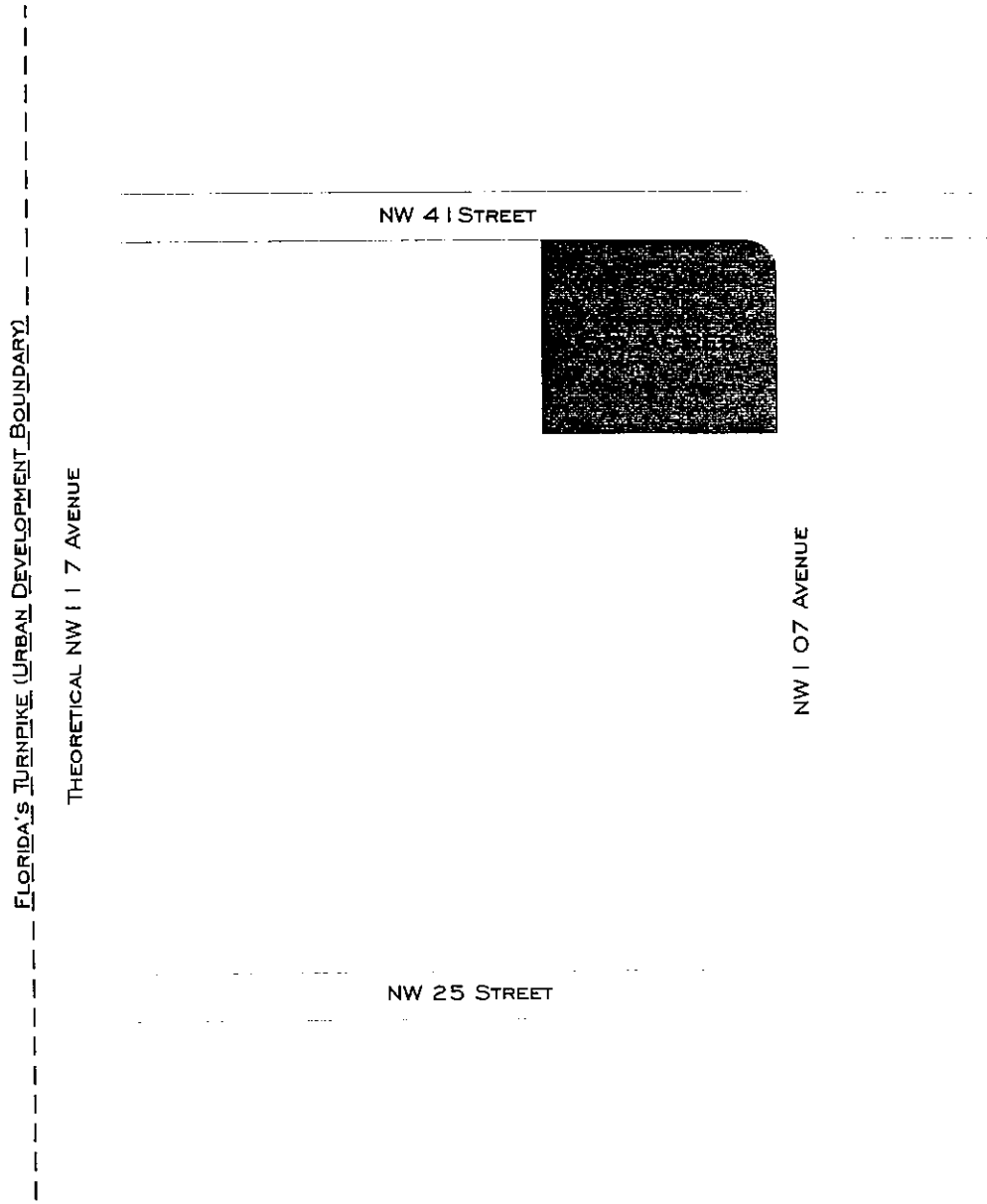
The east 1,850 feet of the north 1,550 feet of the east 3/5 of the section less the south 2,795.85 feet, Township 53, Range 30, Section 30, of the Public Records of Miami-Dade County, Florida.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to secure appraisals, surveys and environmental assessments for certain lands within Miami-Dade County, Florida, as described above and to negotiate for the purchase of same.

JEM:ms

LOCATION MAP



LEGEND



PROPOSED SITE FOR
STATE SCHOOL "FFF"

