

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR
THE CONSTRUCTION OF PRIMARY LEARNING CENTER "P"**

The District has identified a vacant site within the City of Aventura for the construction thereon of Primary Learning Center "P," to provide relief for Ruth K. Broad Bay Harbor and Virginia A. Boone Highland Oaks Elementary schools. The site is approximately 8.43 acres in size and is located at N.E. 185 Street and N.E. 28 Court (see attached location map). Although a desirable PLC site size is two acres, the Region has indicated that acquisition of additional acreage is warranted to provide for future elementary expansion. The Superintendent for Region II has determined that the site is acceptable for the purpose intended.

Pursuant to Florida Statutes, Section 235.193(5), this site was submitted to the City of Aventura (City) for a determination of consistency with the Aventura Comprehensive Plan (ACP). The City has indicated that the use of this site for school purposes is consistent with both the ACP and the current and proposed zoning designations.

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:

A portion of the southwest 1/4 of fractional Section 3, Township 52 South, Range 42 East, Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said fractional Section 3; thence North 89 degrees 59 minutes 25 seconds West, along the South line of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, of said Section 3, for 80.21 feet; thence North 0 degrees 01 minutes 45 seconds East, for 310.86 feet to a Point on a curve (said point bears South 0 degrees 08 minutes 15 seconds West from the radius point of the next described circular curve); thence Southeasterly, along a circular curve to the left (concave to the Northeast), having a radius of 694.69 feet and a central angle of 0 degrees 06 minutes

30 seconds for an arc distance of 1.31 feet to a Point of Tangency; thence South 89 degrees 58 minutes 15 seconds East, along a line parallel with and 20.00 feet South of, as measured at right angles to, the North line of the South ½ of the Northwest ¼ of the Southeast ¼ of the Southwest ¼ of said Section 3, for 431.94 feet; thence South 0 degrees 00 minutes 45 seconds West, along the Westerly Right-of-Way line of N.E. 28th Court and its Southerly prolongation as recorded in Official Record Book 6088 at Page 160 of the Public Records of Dade County, Florida, for 760.62 feet; thence North 89 degrees 59 minutes 25 seconds West, along a line parallel with and 449.91 feet South of, as measured at the right angles to the North line of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of said Section 3, for 346.87 feet; thence North 0 degrees 46 minutes 52 seconds West, along the West line of the Southeast ¼ of the Southwest ¼, of said Section 3, for 449.95 feet to the Point of Beginning, lying and being in Dade County, Florida

and

A portion of the East ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Fractional Section 3, Township 52 South, Range 42 East, Dade County, Florida, being more particularly described as follows:

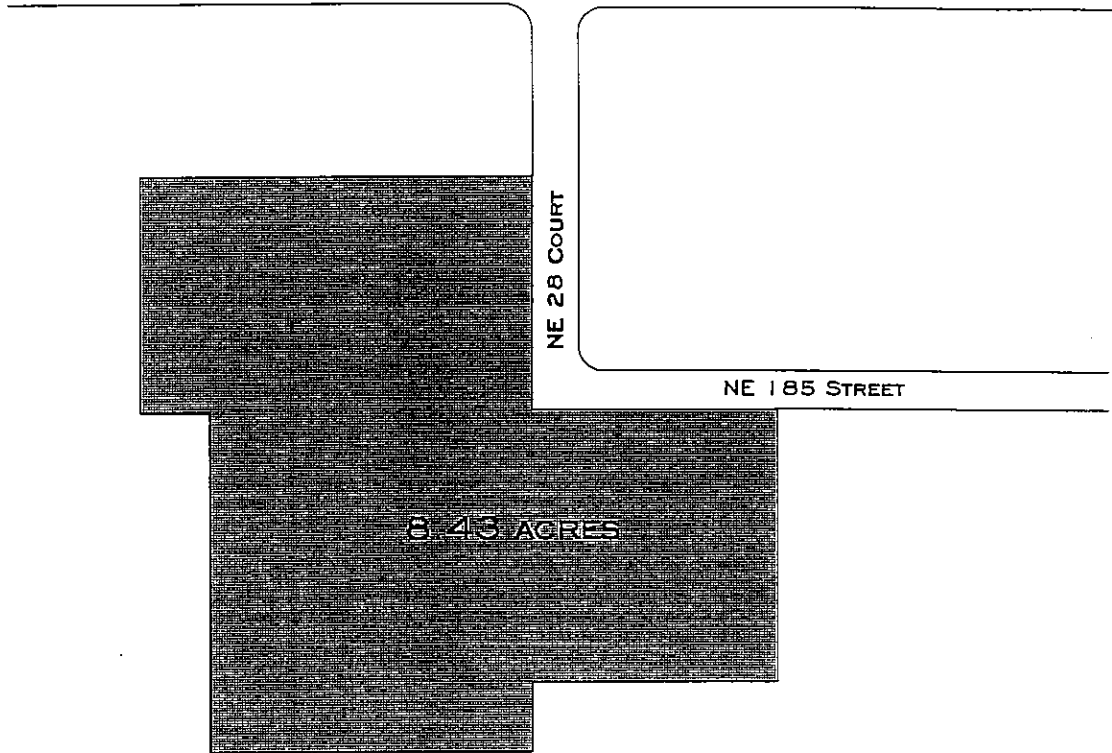
Commence at the Northwest corner of the East ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of said Fractional Section 3; thence run South 80 degrees 59 minutes 25 seconds East along the North boundary of the East ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of said Fractional Section 3, a distance of 90.17 feet to the Point of Intersection with the East Right of Way boundary of Northeast 28th Court as described in that certain Right-of-Way Deed to Dade County filed on September 10, 1968, in Office Record Book 6088 at Page 160 of the Public Records of Dade County, Florida, being the Point of Beginning of the parcel of land hereinafter to be described; thence run South 0 degrees 00 minutes 45 seconds West along the aforesaid described line, a distance of 361.28 feet to the Point of Intersection with a line that is 300 feet North of and parallel to the South boundary of the East ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of said Fractional Section 3; thence, run North 89 degrees 57 minutes 54 seconds East along the last described line, a distance of 200.28 feet to a point, said point being 46.75 feet West of the East boundary of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of said Fractional Section 3; thence run North 0 degrees 00 minutes 45 seconds East along a line that is 200.28 feet East of and parallel to the said East boundary of Northeast 28th Court, a distance of 361.18 feet to the Point of Intersection with the North boundary of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of said Fractional Section 3; thence run North 89 degrees 59 minutes 25 seconds West along the last described line, a distance of 200.28 feet to the Point of Beginning.

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 the City of Aventura, Florida, as described above and to negotiate for the purchase of same.

TF:ada

LOCATION MAP



LEGEND

 PROPOSED SITE FOR
PRIMARY LEARNING CENTER "P"

