

July 13, 1999

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH TRACT 14 LAND CO., OSCAR ALTMAN, AND ACT REALTY, INC., FOR LAND FOR STATE SCHOOL "PPP" AND TRACT 14 LAND CO., FOR LAND FOR STATE SCHOOL "VV1" AND AUTHORIZE STAFF TO NEGOTIATE FOR THE PURCHASE OF A 10 ACRE ELEMENTARY SITE

At its May 12, 1999 meeting, the Board authorized staff to negotiate for the purchase of a 60 acre vacant parcel located at S.W. 56 Street and theoretical S.W. 162 Avenue. Acquisition of this acreage is intended for the construction of State School "PPP" to provide relief to G. Holmes Braddock Senior High. Additionally, at its June 23, 1999 meeting, the Board authorized staff to negotiate for the purchase of a 30 acre vacant parcel, located at the southwest corner of S.W. 47 Street and S.W. 157 Avenue. Acquisition of this acreage is intended for the construction of State School "VV1" to provide relief for Paul W. Bell and W. R. Thomas Middle Schools (see attached location map).

Pursuant to negotiating procedures, a Management Team meeting was held on June 21, 1999 in order to identify the specific parameters and strategies to be used in negotiating for the purchase of these parcels. Based on this direction, staff entered into negotiations with Tract 14 Land Co., Oscar Altman, and Act Realty, Inc. The District commissioned two separate independent appraisals for each of the subject parcels. In the case of the proposed "PPP" site, one appraisal reflected a fair market value of \$110,000 per acre (\$6,600,000 for 60 acres), and the other a fair market value of \$94,333 per acre (\$5,660,000 for 60 acres). The average of the two appraisals is \$102,166 per acre (\$6,129,960 for 60 acres). In the case of the proposed "VV1" site, one appraisal reflected a fair market value of \$95,000 per acre (\$2,850,000 for 30 acres), and the other a fair market value of \$110,000 per acre (\$3,300,000 for 30 acres). The average of the two appraisals is \$102,500 per acre (\$3,075,000 for 30 acres). A purchase and sale agreement for these parcels has been negotiated under the following terms and conditions:

- The sellers have conditioned this purchase upon the Board entering into an option for an additional 10 acre site located at the northeast corner of S.W. 162 Avenue and S.W. 52 Street. The cost to the District for the purchase of the additional 10 acre site has been established as \$88,000 per acre (\$880,000 for 10 acres).
- The purchase price shall be \$116,500 per acre for proposed school sites "VV1" and "PPP."
- The seller shall be responsible for the cost of any outstanding taxes, special assessments or liens and the requisite documentary stamps/surtax on the deed.

- The seller shall provide the Board with either an updated abstract or a title commitment for the subject parcel.
- The seller shall provide the Board with a signed and sealed survey of the subject parcel.
- The Board shall secure its own environmental assessment of the subject parcel.
- In the event that environmental problems are discovered, the Board shall not be obligated to proceed with the purchase of the subject parcel.
- The seller shall remove or cure any liens and encumbrances, unless otherwise agreed to by the Board.
- The seller shall extend the mitigation exemption on a portion of the proposed “VV1” site for a period of two years at no additional cost to the Board.
- The Closing must occur by August 31, 1999, unless delayed by factors outside of the Board’s control (ie. unsettled title issues, delayed property survey).

The subject parcels are legally described as:

“PPP”

Tracts 2, 3, 4, 13, 14 and 15, Miami Everglades Land Company subdivision in Section 29, Township 54 South, Range 39 East as recorded in Plat Book 2, page 3 of the public records of Miami-Dade County, Florida.

“VV1”

Tracts 41, 42 and 43 of Miami Everglades Land Company Subdivision, in Section 20, Township 54 South, Range 39 East, and recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida.

The negotiated purchase price for the “PPP” parcel is 14% above the average appraised value of the property; and the negotiated purchase price for the “VV1” parcel is 13.66% above the average appraised value of the property, therefore requiring an extraordinary vote of the Board to authorize the execution of a purchase and sale agreement. The reasons for recommending a purchase price in excess of appraised value are as follows:

- The proposed “PPP” parcel is the only site of sufficient size and location available for State School “PPP” due to the distance constraints of the Urban Development Boundary and environmental requirements.

- The owners have reduced their original asking price of \$135,000 per acre (\$12,150,000 for 90 acres) to the negotiated price indicated and staff does not believe a lower price can be negotiated.
- The proposed "VV1" parcel has a 20 acre wetland mitigation fee exemption, which represents a savings of \$594,080 to the District.
- The proposed "VV1" parcel has frontage along a section line roadway and a half-section line roadway, providing for premium roadway access to the school site.
- This purchase package will allow the District to acquire a high school site, a middle school site and an elementary school site in an area of rapid residential development in the immediate future.

Acquisition of the additional 10 acre parcel would serve as an additional elementary site and further the goals of the District to increase land inventory, where favorable purchase terms and price can be negotiated in areas of projected growth.

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 review the terms of the purchase and sale agreement. If all investigatory reports are satisfactory, an agenda item for authorization to execute a purchase and sale agreement will be presented to the Board for its consideration at its meeting of August 25, 1999.

The land is legally described as:

Tract 45 of Miami Everglades Land Company Subdivision, in Section 20, Township 54 South, Range 39 East, and recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida.

The Deputy Superintendent of School Operations and the Region Superintendent for Region V recommend approval of this purchase. The proposed purchase and sale agreement will be reviewed by the School Board Attorney's Office.

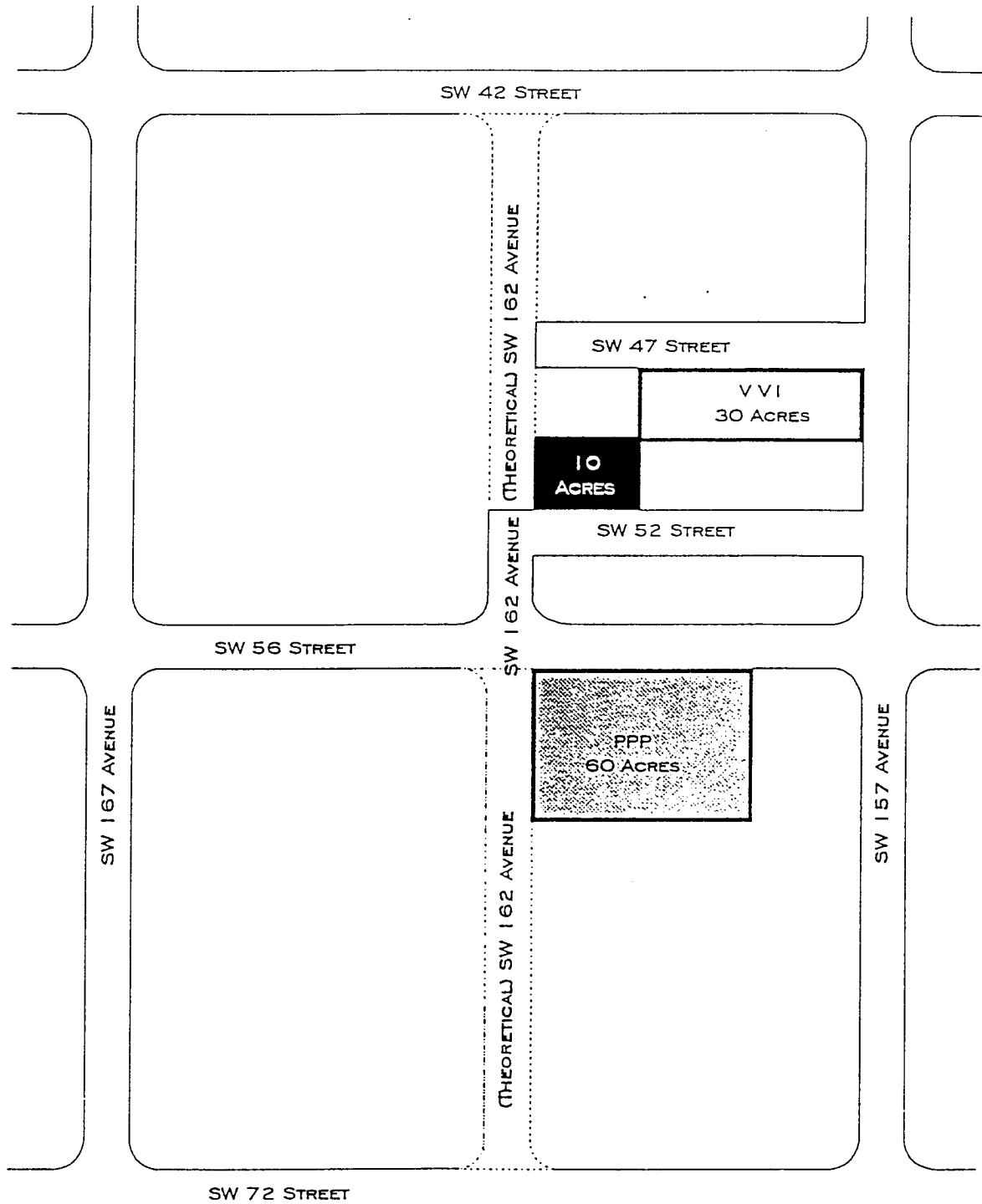
RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize:





1. the Superintendent or his designee to execute a purchase and sale agreement for the purchase of the subject parcels at a price of \$116,500 per acre for the proposed sites for State Schools "VV1" and "PPP" and under the terms and conditions set forth above;
2. the payment of environmental assessments related to the purchase of the subject parcel; and
3. 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.

TF:ada

LOCATION MAP



LEGEND

-  PROPOSED STATE SCHOOL "PPP"
-  PROPOSED STATE SCHOOL "VVI"
-  ADDITIONAL 10 ACRE SITE FOR ELEMENTARY SCHOOL USE
-  (THEORETICAL) FUTURE ROADWAY

