

Business Operations
Facilities Planning
Ana Rijo-Conde, AICP, Administrative Director

SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR STATE SCHOOLS "JJJ" AND "MM1" WITHIN REGION I OF THE SCHOOL DISTRICT

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

Background

In conformance with the School District's Five-Year Work Program, District staff conducted research to identify viable sites for educational facilities listed as State Schools "JJJ" and "MM1", pursuant to search parameters established by Region I staff. State School "JJJ" will provide relief for Barbara Goleman, Hialeah-Miami Lakes and American Senior High Schools; State School "MM1" will provide relief for Jose Marti Middle School and capture the overflow of students from Ernest R. Graham Elementary School. Funding for purchase of sites for both schools has been allocated in the 2002-03 fiscal year. State School "JJJ" is funded for construction in the 2002-03 fiscal year, and State School "MM1" is proposed for construction funding in the 2005-06 fiscal year.

Analysis

Pursuant to School Board Rule 6Gx13-2C-1.083 and Chapter 235, Florida Statutes, an informational packet consisting of several potential school sites was presented to the Technical Review Committee (TRC) on February 27, 2002, for review and comment. In its advisory capacity, the TRC authorized staff to proceed with more extensive due diligence on two sites for State School JJJ, one located at NW 108 and 89 Avenue, and the other at Okeechobee Road & Hialeah Gardens Drive; and on three sites for State School "MM1", which included the two sites previously identified for State School "JJJ" and one additional site located at NW 135 Street and 107 Avenue.

Subsequently, the TRC recommendations were presented to the School Site Planning & Construction Committee (SSPCC), for review and direction at its meeting of May 16, 2002. Based on input from Region I staff and its own discussion of the proposed sites, the SSPCC recommended that staff finalize due diligence on two sites, hereinafter referred to as Site "A" and Site "B" (see attached location maps). The SSPCC recommended Site "A" for placement of State School "JJJ". It should be noted that Site "A" consists of approximately 49 acres and would be sufficiently large to potentially accommodate State Schools "JJJ" and "MM1". Site "B" would be sufficiently large to accommodate State School "MM1".

Pursuant to SSPCC direction and board rule, two appraisals and a review were commissioned and on August 29, 2002, staff presented recommended negotiation

parameters to the TRC for each site. The TRC's recommendations were subsequently presented to the SSPCC on September 4, 2002. Upon review, the SSPCC in turn concurred with the TRC's recommendation to present sites "A" and "B" as set forth above to the School Board for authorization to negotiate the acquisition, based on specific negotiating parameters and subject to further due diligence. Because of time constraints associated with active on-going negotiations between the owners of Sites "A" and "B" and other entities, coupled with an extremely limited number of viable sites from which to choose, the SSPCC recommended that Board authorization be given for concurrent negotiations on Sites "A" and "B". Should negotiations be successful, an agenda item for authorization to execute a purchase and sale agreement(s) will be presented to the Board at the next available meeting. It should be noted that there were four members of the public present at the meeting who spoke in support of pursuing both sites.

Additional Information

As indicated above, staff completed substantial due diligence for both sites as required by the governing board rule with the exception of a Phase II environmental assessment and trenching. Listed below are property locations and corresponding due diligence results received for Sites "A" and "B".

Site "A"

Location: This site is approximately 49-acres of vacant undeveloped land and represents a portion of a larger parent tract, approximately 110 acres in size. This site is located at Okeechobee Road and Hialeah Gardens Boulevard, Hialeah Gardens, Florida. It should be noted that if the full approximate 49 acres can be purchased, both schools could be accommodated, and certain economies of scale might be achieved.

Summary of Due Diligence Results: A copy of due diligence records will be submitted to the Board under separate cover and a copy placed with Citizen's Information.

1. Determination of Historic or Cultural Resources: The Miami-Dade County Historic Preservation Division has indicated that the subject site has a low to medium probability of cultural resources being present on it.
2. Jurisdictional Statements: Both the South Florida Water Management District and the Department of Environmental Resources Management (DERM) have indicated that the subject site contains wetlands. The U.S. Army Corps of Engineers has not provided a statement. Additionally, DERM's Water Control section has indicated that no land set aside for water management is required. DERM's statement indicated wetland mitigation ratios ranging from 8:1 to 12:1.
3. Phase I Environmental Audit: The Audit indicated that based on a records review, interviews and reconnaissance, the environmental consulting firm recommended that further investigations through a Phase II Audit, be conducted to ascertain soil and ground water quality and noted that debris piles observed on the subject property should be removed and disposed of in an environmentally acceptable

manner. A copy of the Executive Summary of findings and conclusions will be included in the supplemental information that will be submitted to the Board under separate cover and a copy placed with Citizens Information.

4. **Estimated Development Costs:** A District commissioned estimate of development costs, (including road improvements, wetland mitigation fees, traffic control devices, utilities, excavation and backfill) for the subject site indicated these costs could range from \$9,832,000 to \$14,910,000 or \$202,055 to \$306,407/acre.
5. **Comprehensive Plan/Zoning Compliance:** The City of Hialeah Gardens has indicated that the proposed placement of an educational facility at the subject site would require a Special Exception Use and Site Plan Review.
6. **Aviation:** The Miami-Dade County Aviation (Aviation) Department has indicated that the subject site is compatible with airport operations as it is located outside the No-School Zone.
7. **Appraisals:** District commissioned independent appraisals and a review are complete and have been incorporated into the subject property file.

Site "B"

Location: This site consists of 18.5 acres of vacant undeveloped land and represents a portion of a larger parent tract approximately 24 acres in size. This site is located at NW 89 Avenue and NW 108 Street, Hialeah Gardens Florida.

Summary of Due Diligence Results: A copy of due diligence records will be submitted to the Board under separate cover and a copy placed with Citizen's Information.

1. **Determination of Historic or Cultural Resources:** The Miami-Dade County Historic Preservation Division has indicated that the subject site has a zero to low probability of cultural resources being present on it.
2. **Jurisdictional Statements:** Both the South Florida Water Management District and the Department of Environmental Resources Management (DERM) have indicated that the subject site does not contain wetlands. The U.S. Army Corps of Engineers has not provided a statement. Additionally, DERM's Water Control section has indicated that no land set aside for water management is required.
3. **Phase I Environmental Audit:** The Audit indicated that based on a records review, interviews and reconnaissance, the environmental consulting firm recommended that further investigations be conducted through a Phase II Audit, to determine the vertical and horizontal extent of soil and groundwater impact at the property and that the existing water supply well be properly abandoned to prevent a direct conduit to the groundwater beneath the subject property. A copy of the Executive Summary of findings and conclusions will be included in the supplemental

information that will be submitted to the Board under separate cover and a copy placed with Citizens Information.

4. Estimated Development Costs: A District commissioned estimate of development costs, (including road improvements, wetland mitigation fees, traffic control devices, utilities, excavation and backfill) for the subject site placed that cost at an estimated \$3,631,200, or \$ 196,281/acre.
5. Comprehensive Plan/Zoning Compliance: The City of Hialeah Gardens has indicated that the proposed placement of an educational facility at the subject site would require a Special Exception Use and Site Plan Review.
6. Aviation: The Miami-Dade County Aviation (Aviation) Department has indicated that the subject site is compatible with airport operations as it is located outside the No-School Zone.
7. Appraisals: District commissioned independent appraisals and a review are complete and have been incorporated into the subject property file.

It is important to note that the owners of both Sites "A" and Site "B" may not be willing sellers, and as such have not authorized staff to conduct further environmental assessments of the subject sites.

If negotiations between staff and the owners of the subject properties are successful, purchase and sale agreement(s) will be subject to further environmental investigations and zoning approvals from the City of Hialeah Gardens.

Legal Description of Subject Land (Site "A")

Tracts 19 through 23, less the East 35 feet, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat Book 2, Page 17 in Section 33, Township 52 South, Range 40 East, Miami-Dade County, Florida.

The owner of the subject property is 84-A Holdings, LLC. The Manager of 84-A Holdings LLC is Mr. Maurice Cayon.

Legal Description of Subject Land (Site "B")

Hialeah Gardens Villas Sub T-20019 Block 4, Lots 1 thru 120, in Section 33, Township 52 South, Range 40 East, and recorded in Plat Book 154, at Page 35, of the Public Records of Miami-Dade County, Florida.

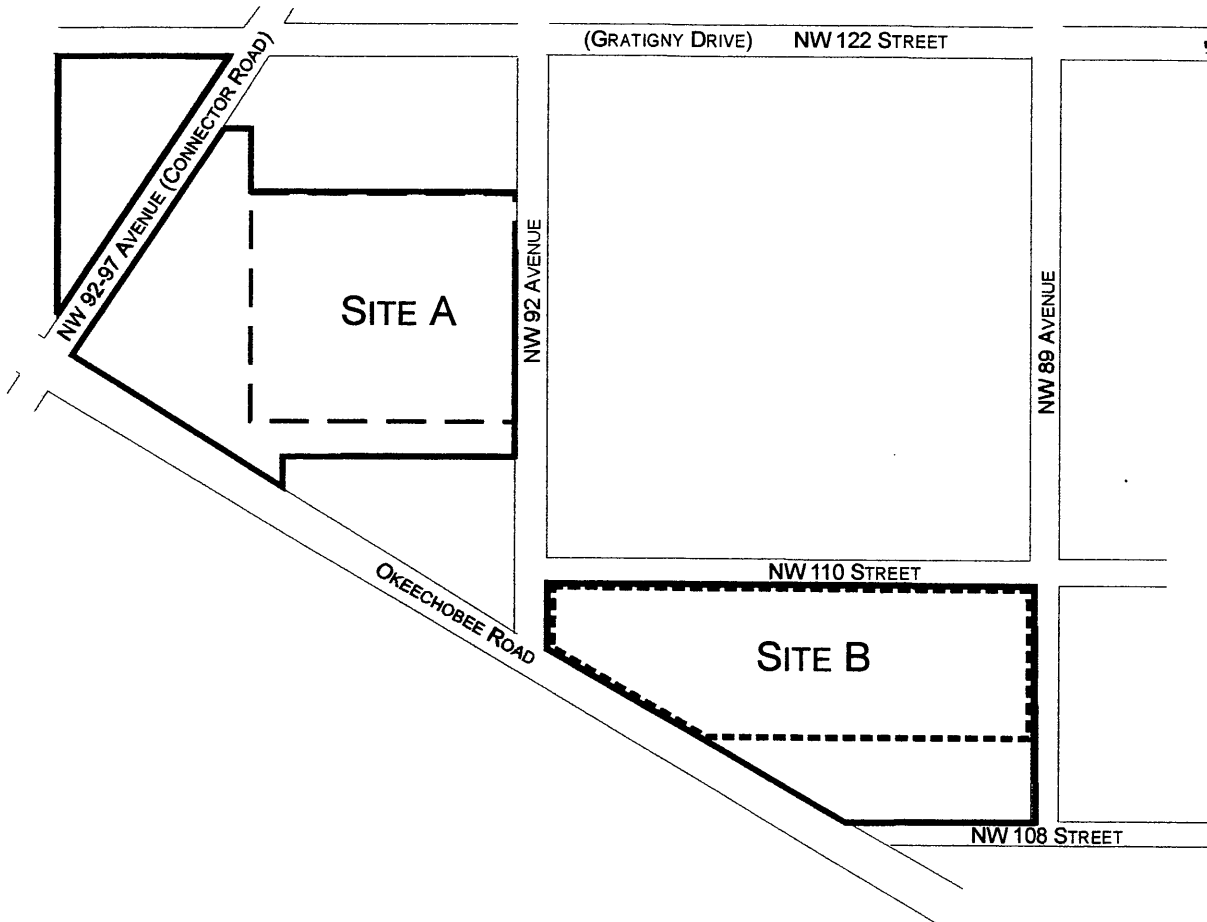
The owners of the subject property are Lowell & Betty Dunn.

RECOMMENDED:




That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to negotiate for the purchase of land for State Schools "JJJ" and "MM1" within Region I of the School District pursuant to the ranking and negotiating parameters as recommended by the School Site Planning and Construction Committee.

JB:hf

LOCATION MAP



LEGEND

	+/- 49 ACRES-SUBJECT PROPERTY (SITE A, STATE SCHOOL "JJJ"; "MM1"; OR A COMBINATION OF BOTH SCHOOLS)
	+/- 18.5 ACRES-SUBJECT PROPERTY (SITE B, STATE SCHOOL "MM1")
	PARENT TRACT

