

The School Board of Broward County, Florida

RESOLUTION

No. 16-07

**RESOLUTION REGARDING FUTURE DEVELOPMENT OF
PARCELS A AND B OF THE TRIPLE H / WEDGE PROPERTY**

WHEREAS, The School Board of Broward County, Florida (the “School Board”) was provided with property designated as Parcel A (“School Site 1”) and Parcel B (“School Site 2”) for potential future locations for one middle school and one elementary school (the “Property”); and

WHEREAS, the Property is located in the City of Parkland and has been reviewed and approved through the City's development review procedure; and

WHEREAS, the Property has been reviewed by County staff and the plat approved for recordation by the County Commission through the County's development review procedures; and

WHEREAS, should the School Board proceed with the design and construction of one or both new school facilities on the Property, the County Commission requires, as a condition of plat recordation, that the School Board construct certain turn lane and school zone signalization improvements specifically defined and associated with each Parcel in attached Exhibit "A" (hereinafter "Improvements"); and

WHEREAS, the School Board recognizes that the currently estimated total cost for Improvements for both Parcels/Sites is Six Hundred Fifty Six Thousand One Hundred Sixty-Four Dollars (\$656,164.00); and

WHEREAS, although the School Board is under no obligation whatsoever to proceed with the design and construction of any school facilities on the Property, the School Board desires to cooperate with the City and County in this regard.

NOW, THEREFORE, BE IT RESOLVED, that should the School Board proceed with the design and construction of one or more school facilities on the Property, the School Board shall do the following:

1. Construct the Improvements associated with each Parcel in accordance with the schedule set forth in Exhibit "A.”

2. Construct the Improvements associated with each Parcel on the Property set forth in the legal descriptions attached hereto as Exhibit "B."

3. Construct the Improvements in accordance with then existing State and Federal Law, the State Requirements for Educational Facilities ("SREF") and School Board Policy.

4. Bear all costs relating to the installation of the Improvements.

5. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

6. This Resolution shall become effective upon adoption.

Given at Fort Lauderdale, Florida this 18th day of August, 2015.

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

BY: _____
Donna P. Korn, Chair

ATTEST: _____
Robert W. Runcie, Superintendent of Schools

EXHIBIT "A"
LIST OF IMPROVEMENTS AND SCHEDULE

| <u>Improvement</u> | <u>Completion Date</u> |
|--|---|
| #32 westbound right turn lane on County Line Road at the east 80-foot opening with 200 feet of storage and 100 feet of transition | Prior to the first Certificate of Completion from the Florida Department of Education (C.C.) for Parcel A (School Site "1") |
| #33 eastbound left turn lane on County Line Road at the east 80-foot opening with 200 feet of storage and 100 feet of transition | Prior to the first C.C. for Parcel A (School Site "1") |
| #34 westbound u-turn lane on County Line Road at the eastern access with 100 feet of storage and 100 feet of transition. | Prior to the first C.C. for Parcel A (School Site "1") |
| #35 westbound right turn lane on County Line Road at the west 80-foot opening with 150 feet of storage and 100 feet of transition. | Prior to the first C.C. for Parcel A (School Site "1") |
| #36 eastbound left turn lane on County Line Road at the west 80-foot opening with 200 feet of storage and 100 feet of transition | Prior to the first C.C. for Parcel B (School Site "2") |
| #41 Sidewalks along County Line Road adjacent to Parcel A (School Site "1") | Prior to the first C.C. for Parcel A (School Site "1") |
| #41 Sidewalks along County Line Road adjacent to Parcel B (School Site "2") | Prior to the first C.C. for Parcel B (School Site "2") |
| #44 Overhead Mast Arm Solar School Flashers on County Line Road for Parcel A and B | Prior to the first C.C. for either Parcel A (School Site "1") or B (School Site "2") |
| #45 Overhead Mast Arm Solar School Flashers on County Line Road for Parcel B | Prior to the first C.C. for Parcel B (School Site "2") |
| #48 Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate | As required for installation of the above improvements. |

NOTE: Notwithstanding the SCHOOL BOARD's obligation to construct the Improvements *should one or both new facilities be constructed*, the SCHOOL BOARD is under no obligation whatsoever to proceed with the construction of either school facility on the subject property. Accordingly, should the SCHOOL BOARD not construct either one or both facilities it shall have no obligation to construct the Improvements.

EXHIBIT "B"
LEGAL DESCRIPTION

DESCRIPTION PARCEL A (a/k/a "School Site 1")

THAT PORTION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 41 EAST INCLUDING PORTIONS OF LOTS 27 AND 28 ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 IN SAID SECTION 29 AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN SOUTH 89°37'21" WEST (BASIS OF BEARINGS A GRID BEARING) 85.00' FEET ALONG THE SOUTH LINE OF SAID SECTION 29; THENCE RUN NORTH 01°15'09" WEST 15.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°37'21" WEST 873.71 FEET; THENCE RUN NORTH 00°22'39" WEST 847.07' FEET; THENCE RUN NORTH 89°37'21" EAST 860.78 FEET TO AN INTERSECTION WITH A LINE 85 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29; THENCE RUN SOUTH 01°15'09" EAST 847.17 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA AND CONTAINING 734,617 SQUARE FEET OR 16.865 ACRES MORE OR LESS.

DESCRIPTION PARCEL B (a/k/a "School Site 2")

THAT PORTION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 41 EAST INCLUDING PORTIONS OF LOTS 27, 28, 29 AND 30 ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 IN SAID SECTION 29 AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND INCLUDING THAT PORTION OF THE ROAD RIGHT-OF-WAY ACCORDING TO SAID PLAT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN SOUTH 89°37'21" WEST (BASIS OF BEARINGS) 958.91 FEET ALONG THE SOUTH LINE OF SAID SECTION 29; THENCE RUN NORTH 00°22'39" EAST 15.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°37'21" WEST 393.93 FEET; THENCE RUN NORTH 45°22'39" WEST 52.83 FEET; THENCE RUN NORTH 00°22'39" WEST 11.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING

EXHIBIT "B"
LEGAL DESCRIPTION
(Continued)

DESCRIPTION PARCEL B (a/k/a "School Site 2") (continued)

A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 27°26'21" RUN NORTHERLY 35.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 27°26'21" RUN NORTHERLY 59.86 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°22'39" WEST 123.50 FEET ALONG THE TANGENT EXTENDED TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 25°00'28" RUN NORTHWESTERLY 63.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 25°00'28" RUN NORTHERLY 41.46 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°22'39" WEST 293.66 FEET ALONG THE TANGENT EXTENDED TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1935.00 FEET AND A CENTRAL ANGLE OF 08°15'29" RUN NORTHEASTERLY 278.89 FEET; THENCE RUN SOUTH 80°38'20" EAST 35.05 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 12°32'33" RUN SOUTHEASTERLY 125.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 22°16'52" RUN SOUTHEASTERLY 262.49 FEET; THENCE RUN SOUTH 00°22'39" EAST 847.07 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA AND CONTAINING 8.614 ACRES OR 375,209 SQUARE FEET MORE OR LESS.