

EXECUTIVE SUMMARY

Resolution No. 16-97

Declare the South Area Portable Annex 25.91 Acreage and 99 Portables Located on the Annex Site as Surplus

The South Area Portable Annex 25.91 Acreage (South Area Portable Annex site) site is located at the southeast intersection of 172nd Avenue and Pines Boulevard in the City of Pembroke Pines. The South Area Portable Annex site was acquired partially by dedication in lieu of School Impact Fees and a subsequent land purchase. The South Area Portable Annex site is currently used as an administrative site which houses the English for Speakers of Other Languages (ESOL) program, Community Schools (GED/Adult Education) program, Custodial and Ground Department and two (2) members from the Broward District Schools Police Department.

At the April 28, 2015 SBBC Workshop, the Facility Planning & Real Estate (FP&RE) Department presented to The School Board of Broward County, Florida (SBBC) the status of SBBC owned surplus real properties that were currently surplus and marketed for sale, and potential real properties that could be surplus (including the South Area Portable Annex site) and marketed for sale. At this meeting the SBBC was unclear on whether the South Area Portable Annex site would be needed to temporarily house students, and/or for storage and staging purposes during the SBBC approved Permanent Capacity Expansion project scheduled for Flanagan, Charles W. High School. The SBBC asked that staff conduct additional due diligence to ascertain if the South Area Portable Annex site would be needed during construction of the project.

On October 12, 2015, in accordance with the directive given by SBBC at its April 28, 2015 Workshop, a team of District staff consisting of several departments (Facilities and Construction Management, Portfolio Services, FP&RE Department, Demographics and Student Assignment) conducted onsite visits and met with the principal and staff at Flanagan, Charles W. High School. It was determined at the meeting that the South Area Portable Annex site would not be needed to house students and/or for storage and staging during construction. At the meeting, the overall consensus and objective was to minimize classroom interruption by keeping all students on campus throughout the project.

Also, in addition to the site visit conducted on October 12, 2015, recent feedback from the Facilities and Construction Management Department based on additional research and analysis it conducted on the South Area Portable Annex site are all in agreement, which is, the site is no longer needed for educational purposes, and as such, should be disposed of.

Pursuant to Section 1013.28, Florida Statutes (FS), subject to the rules of the State Board of Education, allows a school board to dispose of any land or real property that is by resolution of the board, determined to be unnecessary for educational purposes as recommended in an educational plant survey. As such, the South Area Portable Annex site is recommended for disposition in the 2015-2020 Broward County School District Educational Plan Survey (Plant Survey).

The South Area Portable Annex site contains 99 portables that are currently deemed satisfactory in the Plant Survey. However, upon consultation with the Florida Department of Education (FDOE), the FDOE advised that since the South Area Portable Annex site is currently recommended for disposition in the Plant Survey, the 99 portables on the Annex site can initially be declared surplus, and later, the District can amend the Plant Survey via a spot survey to validate that the portables should be disposed of. The spot survey would be processed and submitted to the FDOE after SBBC formal approval of a Board item to authorize the spot survey.

Given the current efforts to dispose/sell the South Area Portable Annex site, it should be noted that the FP&RE Department is diligently working in conjunction with other pertinent departments to relocate the adult educational program and School District departments currently located at the site into viable SBBC owned facilities prior to such disposition/sale; and additional data regarding the relocation destination, associated costs, and other related information would be provided when available.