

## EXECUTIVE SUMMARY

### **Authorization to Conduct a Spot Survey to Amend the Plant Survey and Enable the Disposition of the South Area Portable Annex**

The South Area Portable Annex (SW 172 Avenue) (Parcel 235) which is 26.88 acres, is located at the southeast intersection of 172nd Avenue and Pines Boulevard in the City of Pembroke Pines (City). Additionally, 99 portables are located on the Parcel.

Currently, a portion of the Parcel (2.62 acres), which the City developed as a parking area for the adjacent located YMCA, is under a thirty (30) year lease to the City. As a component of the efforts towards disposition of the Parcel, staff contacted the City to advise it about the School District's plans to sell the Parcel, and to discuss status of the lease with the City. The City's response was that it would continue with the lease of the 2.62 acres. Thereafter, the District proceeded to separate the 2.62 acres from the main Parcel, and the 2.62 acres portion of the Parcel was assigned its own folio number. Therefore, the 2.62 acres is not a component of this spot survey. Attachment No. 1 depicts the existing aerial photograph of the site.

Currently, Community School South (CSS) and the ESOL Department are located at the South Area Portable Annex (SW 172 Avenue) Parcel; and since staff was directed to work towards disposition of the Parcel, including recent directive from School Board members at the August 29, 2017 School Board Workshop (primarily work to locate the educational programs at high schools/viable schools with excess capacity which are located in close proximity to the Parcel), staff worked diligently with all parties (principals and District staff) concerned to identify viable destinations for CSS and the ESOL Department.

In this vein, CSS will be relocated to Charles Flanagan High School and utilize 13 portables that would become available after completion of the planned new permanent classroom building at the School. Attachment No. 2 attached hereto depicts the existing layout at the South Area Portable Annex (SW 172 Avenue) Parcel, and Attachment No. 3 depicts the existing layout at Charles Flanagan High School. It should be noted that prior of the relocation of CSS to Charles Flanagan High School, additional due diligence steps (such as conduct needed repairs/technology, separation of grounds and related components) will be taken to assure the adequate occupation of the grounds at Charles Flanagan High School by CSS.

Also, as presented and discussed at the March 13, 2018 School Board Workshop, the ESOL Department will be relocated to the proposed International Welcome Center at Pines Lakes Elementary School. Attachment No. 4 attached hereto (Aerial Photograph), depicts the existing layout of Pines Lakes Elementary School; and Attachment No. 5 depicts the existing layout (site plan) of the School, and specifically, it also depicts the location of the International Welcome Center on the School's campus.

It is envisioned that the funding source to address all applicable determined costs to relocate the CSS and the ESOL Department to the cited destinations will be derived from proceeds realized from the sale of the 24.26 acres of land. Currently, all staff concerned are working expeditiously towards relocation of the CSS and ESOL Department in a timely manner, taking into account the estimated timeframe (approximately 18 months – 2 years) it may take to market and close on the 24.26 acres of land.

As articulated in the Agenda Request Form regarding this Board item, staff is seeking authorization to conduct a spot survey on the Parcel, which recommends the complete disposition of 24.26 acres of the Parcel, including the 99 portables located thereon. The portables are currently deemed as satisfactory in the Florida Inventory of School Houses (FISH) database; and upon authorization by the School Board to conduct the spot survey, staff will submit the spot survey to the Florida Department of Education (FDOE) for amendment and validation (approval) of the Plant Survey. Thereafter, 24.26 acres of the Parcel and the associated square footage of the 99 portables located thereon, will be removed from the School District's FISH database.

It should be noted that upon approval of the spot survey by the FDOE, a subsequent Board Item to surplus the 24.26 acres of land will be submitted to the School Board at the May 2018 School Board Operational Meeting for its consideration and approval.