

EXECUTIVE SUMMARY

Resolution #18-105 - Declare the South Area Portable Annex 24.26 Acreage and 99 Portables Located on the Site as Surplus

The South Area Portable Annex site (Parcel 235), which is approximately 26.88 acres, of which five (5) acres of the parcel consists of conservation area, 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.

On March 15, 1995, 21.88 acres of the 26.88 acres were dedicated to The School Board of Broward County, Florida (SBBC) in lieu of the payment of school impact fees. Given that the then value of dedicated land was more than the school impact fee due (\$1,144,304), SBBC paid \$434,287.45 to address the then difference in value. On December 20, 2004, SBBC purchased an additional five (5) acres to add to the parcel at a total cost of \$1,188,504.98 (consisting of a purchase price of \$1,182,700 and a closing cost of \$5,804.98). Thus, SBBC paid a total of \$1,622,792.43 to acquire the entire Parcel. The Acquisition of the Parcel was in anticipation that it would be needed in future years to construct a school facility that would relieve pertinent overcrowded schools. However, through the years, no school facility was ever constructed 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 the 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.

Based on the Heery School Spotlight report for December 2017, construction regarding the planned new permanent classroom building at Charles Flanagan High School is scheduled to start in the fourth quarter of 2018 and be completed by the fourth quarter of 2019. In the interim and prior to the relocation of CSS to Charles Flanagan High School, additional due diligence steps (such as visiting the School site to assess the condition and thereafter conduct needed repairs/technology regarding the portables that could be utilized by CSS, 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. Efforts are currently underway to relocate the ESOL Department to the International Welcome Center.

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 ultimately be derived from proceeds realized from the sale of the 24.26 acres of the South Area Portable Annex (SW 172 Avenue) Parcel. Currently, all pertinent staff 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. Next steps regarding this timeframe include the following:

1. If necessary, ordering of new appraisals for the property (one-month process). All District surplus properties receive new appraisals every year to enable the Negotiation Parameter Committee (NPC) to establish the minimum asking price for the subject property.
2. Scheduling an NPC meeting to evaluate the appraisals and establish the new minimum asking price for the property (one and one half-month process). All NPC meetings are publicly advertised; process requires that the advertisement be submitted to Legislative Affairs Department one month in advance.
3. Prepare and release the Request for Proposal (RFP) (five-month process) regarding the subject property. Traditionally, RFPs are marketed to the public for three-month periods. Once the bids are received, a committee evaluates and selects the winning bidder. Once selected, a Board Item is scheduled before SBBC for consideration/award to the successful bidder.
4. Negotiation and execution of Agreement of Sale and Purchase (Agreement) (three-to-four-month process). Typically, most Agreements go through multiple revisions before both parties agree on the terms and conditions. Once the terms/conditions are agreed upon, a Board Item is scheduled before SBBC for consideration/approval.
5. Time provisions within the Agreement (ninety-day inspection period/365-day entitlement approval period for properties 5 acres or larger and sixty-day inspection period/180-day entitlement approval period for properties less than 5 acres or may be structured based on the local municipalities general development review permitting timeframes). Also, it should be noted that provisions in the Agreement allow for the inspection period and the entitlement approval period to be extended, subject to a predetermined extension fee.
6. Agreement closing (thirty days). Upon completion of the entitlement approval period, closing would occur within thirty days.

To address any unforeseen events that may occur after closing/sale, staff will include language in the Agreement of Sale and Purchase for the Parcel that would allow the District (CSS and if applicable ESOL Department) to continue to occupy the portables on the Parcel. Such language will state as follows: "Seller shall have the right to remain in occupancy of the Property to operate the Seller related programs for a period not to exceed one (1) year, free of any property related expense to the Seller, commencing on the date of closing. The Seller shall notify the Purchaser of its right to remain in possession of the property, no later than thirty (30) days prior to closing on the property."