

EXECUTIVE SUMMARY

Agreement of Sale and Purchase for the South Area Portable Annex 24.26 Acreage Site

The South Area Portable Annex site (Parcel 235), which is approximately 26.88 acres, of which five (5) acres 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 was 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 the dedicated land was more than the school impact fee amount (\$1,144,304.00) due at that time, 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 \$1,182,700.00 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 adjacently located YMCA, is under a thirty (30) year lease to the City with 21 years remaining on the lease. 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 sale. Attachment 1 depicts the existing aerial photograph of the Parcel.

Currently, Community School South (CSS) and the ESOL Department are located on the Parcel; and since staff was directed to work towards disposition of the Parcel, including directive from SBBC members at the August 29, 2017, School Board Workshop (which was primarily to 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 Flanagan, Charles W. High School and utilize 16 portables that would become available after completion of the planned new permanent classroom building at the School. Attachment 2 attached hereto depicts the existing layout at the Parcel, and Attachment 3 depicts the existing layout at Flanagan, Charles W. High School.

Based on the Heery School Spotlight report for December 2017, construction regarding the planned new permanent classroom building at Flanagan, Charles W. 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 Flanagan, Charles W. 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) is currently underway to assure the adequate occupation of the grounds at Flanagan, Charles W. 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 4 attached hereto (Aerial Photograph), depicts the existing layout of Pines Lakes Elementary School; and Attachment 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. Also, 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 Parcel. Currently, all pertinent staff are working expeditiously towards relocation of the CSS and ESOL Department in a timely manner,

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considering the estimated timeframe (approximately 18 months – 2 years) it may take to market and close on the 24.26 acres of land (See Attachment 6).

It should be noted that SBBC will not pay a real estate commission on this sale which would amount to a substantial savings to SBBC.