

EXECUTIVE SUMMARY

Declaration of Restrictive Covenants and Establishment of Contingent Remainder Interest

As justification for proceeding to sell the real property deeded (land) by the School Board to it, the City states that the 12,000 square foot fire station (Fire Station No. 7) which it built on the land was constructed more than 40 years ago, at a time when fire service for City residents was almost exclusively male and the requirements for space, security, emergency response and preparedness were not what today's standards require. Additionally that the Fire Station is the oldest operating fire station in the City, and its location and size can no longer accommodate its diverse fire professionals nor efficiently and effectively serve the community. Therefore, its inadequate size and location has placed a hardship on the City including affecting response times to its residents. To this end, the City intends to construct a new 22,000 square foot fire station in the City's northwest neighborhood, which is also home to Hallandale High School.

As stated herein, the City is currently in contract with a private entity to sell the existing Fire Station No. 7 site to that entity and is hereby requesting the School Board to take formal action to transfer the "reverter" provision in the subject deed to the Chaves Lake site which is adjacent to Hallandale High School.

Prior to scheduling this item for School Board consideration, District staff held several meetings with key City staff that included its City Manager, representative of its City Attorney's Office, and Development Services Director to discuss the City's request, and seek further clarifications/answers to District staff's questions about the Chaves Lake site. At the conclusion of the meetings, staffs questions were answered and as requested, City staff provided pertinent requested document about the Chaves Lake site to staff:

Questions	City Response
Environmental Study	City Responsibility
What currently stored in the Site	Public Works Storage Yard, Pictures Provided
Drainage for I-95	Via underground pipe in a north/south easement, along western border of site, outfalls into Lake
Commitment to Construct Park Facility	Yes, in adopted Parks Master Plan, Currently Seeking Funding Approval
Hallandale High School agrees to utilize Park Facility	OK

As such, staff feels comfortable in recommending that the School Board should transfer the "reverter" provision as articulated in the Declaration of Restrictive Covenants to the Chaves Lake site.

Prior to certain meetings with the City representatives, staff held discussions with the school principal of Hallandale High School regarding potential interest for the School to utilize a future Chaves Lake park, and the principal expressed interest in utilizing the facility when constructed. As a result, in discussions with the City representatives, staff requested that if the City proceeds to develop the Chaves Lake site into a multi-purpose park facility, Hallandale High School which is located adjacent to the site should be able to utilize the park facility. City representatives welcomed and expressed support for this future use of the park facility by the High School. Consensus with City representatives is that an appropriate instrument between the School Board and the City Commission will be entered into in the near future to allow for this future use of the park facility by Hallandale High School.