

APPROVED

Board Meeting Date: March 13, 2002



Agenda Item #: 12 C-1

**SCHOOL DISTRICT OF PALM BEACH COUNTY
BOARD AGENDA ITEM SUMMARY
REAL ESTATE SERVICES**

I recommend the School Board approve a Resolution declaring the acquisition of certain real property consisting of 47.06 acres located on Haverhill Road Extension and Canal 14 Road, Lake Worth, Florida, as herein described, through eminent domain proceedings, which property shall be the designated site for the new 98II Middle School; a Resolution of the School Board of Palm Beach County approving the Granting of the necessary easements to the appropriate agencies and entities and entering into developers, service and access Agreements with utility service providers to accommodate the construction of new schools; and a Resolution Declaring Structures to be acquired by the School Board to be Unnecessary for Educational Purposes, Surplus and Without Commercial Value; and authorizing the Chairman to sign all necessary documents.

- > Middle School 98II (Western Lake Worth Area) is a prioritized project in the Five Year Capital Plan.
- > Scheduled to open August 2004, Middle School 98II will provide relief to Woodlands, Christa McAuliffe, and Lake Worth Middle Schools.
- > Eight (8) properties (7 owners) have been designated for acquisition of the 98II site to meet the opening deadline. (See Parcel Map-Attachment I).
- > Real Estate Services conducted a site search, resulting in these properties being recommended because of its ideal location to relieve these three (3) middle schools, its configuration, and the immediate availability of water and sewer to the site.
- > The site search revealed an overall unavailability of land, unwilling sellers, and/or high acquisition and development costs of other lands which may have been potential sites.
- > To facilitate the timely acquisition of these properties, it is necessary to use the eminent domain process.
- > Staff has made continued efforts to resolve satisfactory negotiations with the property owners who have indicated that there is no objection to need, only value.
- > This process provides a "quick taking" of each property, but does not limit further negotiations with the owners to arrive at a contractual settlement including distribution of funds either before or after the Order of Taking.
- > Due diligence will continue on this site (i.e., feasibility study, geotechnical analysis, survey, and Limited Phase II Environmental Audit) in order to address all issues relating to development of the site.

BOARD GOAL(S): 6 KEY RESULT(S): 10

LEGAL SIGN-OFF Yes JRA

CONTACT: William F. Malone(William.Malone)/Barry Present

FINANCIAL IMPACT
The financial impact to the Capital Projects Funds Budget is not to exceed \$6,300,000.

CONSENT AGENDA ITEM