

Board Meeting Date: March 12, 2003



Agenda Item #: 12C-2

**SCHOOL DISTRICT OF PALM BEACH COUNTY
BOARD AGENDA ITEM SUMMARY**

DEPARTMENT OF REAL ESTATE SERVICES

I recommend the School Board approve the conveyance of ten (10) parcels consisting of 33,852 s.f.; grant a temporary easement consisting of 5,284 s.f. for approximately three (3) years and approve a perpetual easement consisting of 2.149 acres located on the west side of the Lake Worth High School campus to the Florida Department of Transportation (FDOT) for the State Road 9 (I-95) expansion; approve the Resolution that said property is not needed for School Board purpose; approve the Addendum to the Purchase Agreement between the School Board of Palm Beach County and the Florida Department of Transportation; and authorize the Superintendent and Chairman to sign all necessary documents.

- The State of Florida Department of Transportation (FDOT) is in the process of acquiring the needed right-of-way for the expansion of the State Road 9 (I-95) program.
- FDOT has determined that ten (10) parcels totaling 33,852 s.f., including asphalt and shell rock paving, needs to be acquired from the School Board for drainage and for nine (9) support columns for the overpass expansion. The Fair Market Value of the property plus improvements is \$67,000.
- The Fair Market Value of the temporary easement is \$18,450.
- The Fair Market Value of the perpetual easement is \$67,550.
- In exchange for the donation of the property, temporary easement, and the perpetual easement totaling \$153,000, FDOT has offered to pave three (3) parking areas for the Lake Worth High School campus: an area currently housing a portion of the portables, the staff and guest parking parcel across Lake Worth Road and an area under I-95 for additional parking upon completion of the project. (See Exhibit "A".)
- FDOT will also resurface the existing parking facility that is currently being used for student parking upon completion of the project. (See Exhibit "A".)
- FDOT will upgrade the staff and guest parking facility to a permanent facility at a cost to the District of \$58,000. The total cost would have been \$115,000 (savings to the District is \$57,000).
- FDOT's total cost for the three (3) new parking lots and resurfacing one existing parking lot is \$738,200.
- The impact to the School District is the donation of the deeded Real Estate interests valued at \$153,000 along with the engineering fee and project contingency of \$183,190. (Board Approved 2/19/03.) (See Exhibit "B".)
- Currently we have ± 220 spaces in the lease under I-95. Projected number of spaces under I-95, including the new south parcel addition, will be ±280.

BOARD GOAL(S): 6 KEY RESULT(S): 10
 LEGAL SIGN-OFF Yes SS
 CONTACT: William F. Malone (William.Malone)/Joseph M. Sanches

FINANCIAL IMPACT	
N.A.	

CONSENT AGENDA ITEM