

APPROVED



Board Meeting Date: October 20, 2004

Agenda Item # 12 D-1

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

I recommend the School Board approve the Agreement for Purchase and Sale with Palm Beach County, which provides for (1) the sale of 3.72 acres for a Palm Beach Sheriff's Office substation at Park Vista Community High School (91-EEE), and (2) the granting of an access easement, and (3) a cross parking easement agreement; approve the granting of a corrective easement to Palm Beach County to accommodate reconfigurations of the drainage and lake system; authorize a resolution declaring the lands unnecessary for educational or ancillary purposes; and authorize the Chairman and Superintendent to sign all necessary documents.

- Palm Beach County desires to construct a Palm Beach Sheriff's Office (PBSO) substation in conjunction with the new Park Vista Community High School (91-EEE) campus.
- The parcel to be conveyed in fee consists of a 3.72 acre parcel (see Exhibit "A") on which the substation will be constructed.
- The access easement will provide access to the PBSO substation from Jog Road. (see Exhibit "A")
- The cross parking easement agreement permits the School District to park at the Sheriff's substation, and the County to park on a portion of the school campus (see Exhibit "A").
- Pursuant to the 1993 Interlocal Agreement with Palm Beach County, the School District will receive a credit in the amount of \$414,408, based on the appraised value of the land, which will be applied against monies owed by the School District for previous land transactions.
- An existing easement to Palm Beach County for drainage purposes that now encumbers a portion of the subject property will be modified to include the actual drainage and lake systems at the campus.
- Sec. 1013.28, Florida Statutes, requires a resolution of the Board declaring the lands unnecessary for educational purposes.

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

LEGAL SIGN-OFF Yes BRL N/A

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FUND SOURCE: N/A

FINANCIAL IMPACT	There will be a positive impact of \$414,408 to the Site Acquisition Budget.
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CONSENT AGENDA ITEM