



August 16, 2006

New Business – Real Estate

Title: RE1 New 05-C Elementary

*Approved
Consent*

APPROVED

Recommendation:

I recommend the School Board approve a Resolution authorizing the acquisition of certain real property consisting of 20.502 acres more or less, through eminent domain proceedings, for the New 05-C Elementary School authorizing the Legal Department to hire an eminent domain attorney; and authorizing the Chairman and Superintendent to sign all necessary documents.

- The FY 2006-2010 Five Year Plan includes the construction of a New Elementary School 05-C, scheduled for opening in August 2009.
- The School is intended to provide enrollment relief to Whispering Pines (101%), Sunrise Park (136%), Sandpiper Shores (108%) and Del Prado Elementary Schools (139%).
- The 20.502 acres, more or less, is located on State Road 7, North of Glades Road, Boca Raton, Florida. (See Parcel Maps Exhibit "A" and "A1").
- Program Management, Planning and Boundaries have reviewed the subject property and support the site selection.
- The site design criteria will address the traffic concerns providing sufficient on-site stacking and parking.
- The owner is an unwilling seller.
- Acquisition of this land is needed to successfully complete the School Facility and meet the construction deadline.
- Appraisals and a preliminary Phase I Environmental Audit have been completed. A Phase II Environmental Audit is required.
- In order to gain access and to facilitate the timely acquisition of the property it is necessary to use the eminent domain process.
- This process provides a "quick taking" of the property, but does not limit negotiations with the owners to arrive at a contractual settlement including distribution of funds either before or after the Order of Taking.