

Related Entries: (Not identified at this time)

Site Selection, Acquisition and Planning

The School Board of Lee County shall consider existing and anticipated site needs as well as economical and practicable locations for new school locations.

- (1) A committee composed of two representatives from each School Choice Zone, elected by the District Advisory Council, and two representatives, elected by the Equity and Diversity Advisory Committee, shall review all proposed sites being considered for new school locations and provide comment on each individual site in an advisory capacity.
- (2) Consideration shall be given to sites located in areas within the School Choice Zone with racially and ethnically diverse school-age populations and in areas that shall allow for equitable transportation for minority and majority students.
- (3) The Superintendent, Executive Director of School Support, or Long Range Planner is authorized to hold discussions with landowners, their agents and/or brokers, and developers in the interest of site acquisition.
- (4) The Superintendent, Executive Director of School Support, or Long Range Planner and the School Board Attorney may negotiate with the owner(s), their agents and/or brokers and determine the purchase price of the land if it is determined to be in the best interest of the School Board.
- (5) Prior to recommending the acquisition of a site to the Board, the Superintendent shall ensure that at least two appraisal reports by State Certified General Appraisers have been obtained
- (6) Prior to recommending the acquisition of a site to the Board, the Superintendent shall ensure that the following information has been obtained or will be obtained prior to closing on the property:
 - (a) Site Development Feasibility Study including:
 1. Executive summary
 2. Site location information (aerial map, location map, present use, legal description, history)

- 43 3. Site evaluation (environmental characteristics, structures, water
44 bodies, utilities, topographic features, geotechnical information)
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- 46 4. Offsite characteristics (adjacent zoning and land use, roads, water
47 bodies, utilities, fire protection, construction/survey activity)
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- 49 5. Land restrictions, on site (easements, road access)
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- 51 6. Drainage (on-site and off-site, flood plain)
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- 53 7. Zoning and concurrency (current zoning, required zoning, zoning
54 authority, development schedule, probability of successful zoning,
55 problems/issues)
56
- 57 8. Environmental (fauna, flora, EIS requirement, well fields, hazardous
58 materials)
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- 60 9. An estimate of probable cost for the quantity and cost of fill needed on
61 the site.
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- 63 10. Miscellaneous (traffic, offsite improvements, community services,
64 noise/odor)
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- 66 11. Any other factors affecting the ability to develop the site for its
67 intended use by the School Board.
68
- 69 (b) Boundary and topographical surveys conforming to ALTA Standards, for
70 ALTA certification by a Registered Land Surveyor.
71
- 72 (c) Environmental assessment, including:
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- 74 1. Phase I Environmental Site Assessment (performed in accordance
75 with current ASTM standards)
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- 77 2. Phase II Environmental Site Assessment (performed in accordance
78 with current ASTM standards)
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- 80 3. Wetlands analysis
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- 82 4. Protected species survey
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- 84 5. Geotechnical report (soil Borings)
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- 86 (7) Upon the decision of the School Board to acquire real property, the School Board's
87 attorney shall be responsible for the preparation of all legal documents to properly
88 and lawfully consummate site acquisition.

89 **STATUTORY AUTHORITY:** 1001.41, 1001.42, 1001.43, 1013.36, 1013.33, 1013.365, F.S.
90
91 Adopted: 2/27/07
92 Formerly: Policy 4.261