

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH MIAMI-DADE COUNTY FOR THE USE OF VACANT BOARD-OWNED LAND LOCATED AT N.W. 39 AVENUE AND N.W. 213 STREET

Since May 1985, Miami-Dade County (County) has leased vacant Board-owned property (demised premises) located at N.W. 39 Avenue and N.W. 213 Street, for park purposes. The 7.08 acre Board-owned parcel is located adjacent to 4.83 acres of County land, with the full 11.91 acres used by the County as Vista Verde Park (see attached location map). The County has requested permission to construct a tot lot on the southern corner of the demised premises at County expense. Pursuant to the existing lease terms, the County is responsible for the maintenance of any improvements placed on the demised premises. In addition, the lease will be amended to include a damage and destruction clause, and to allow the Superintendent to grant or deny all approvals under the lease. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

Terms and conditions of the proposed lease amendment are as follows:

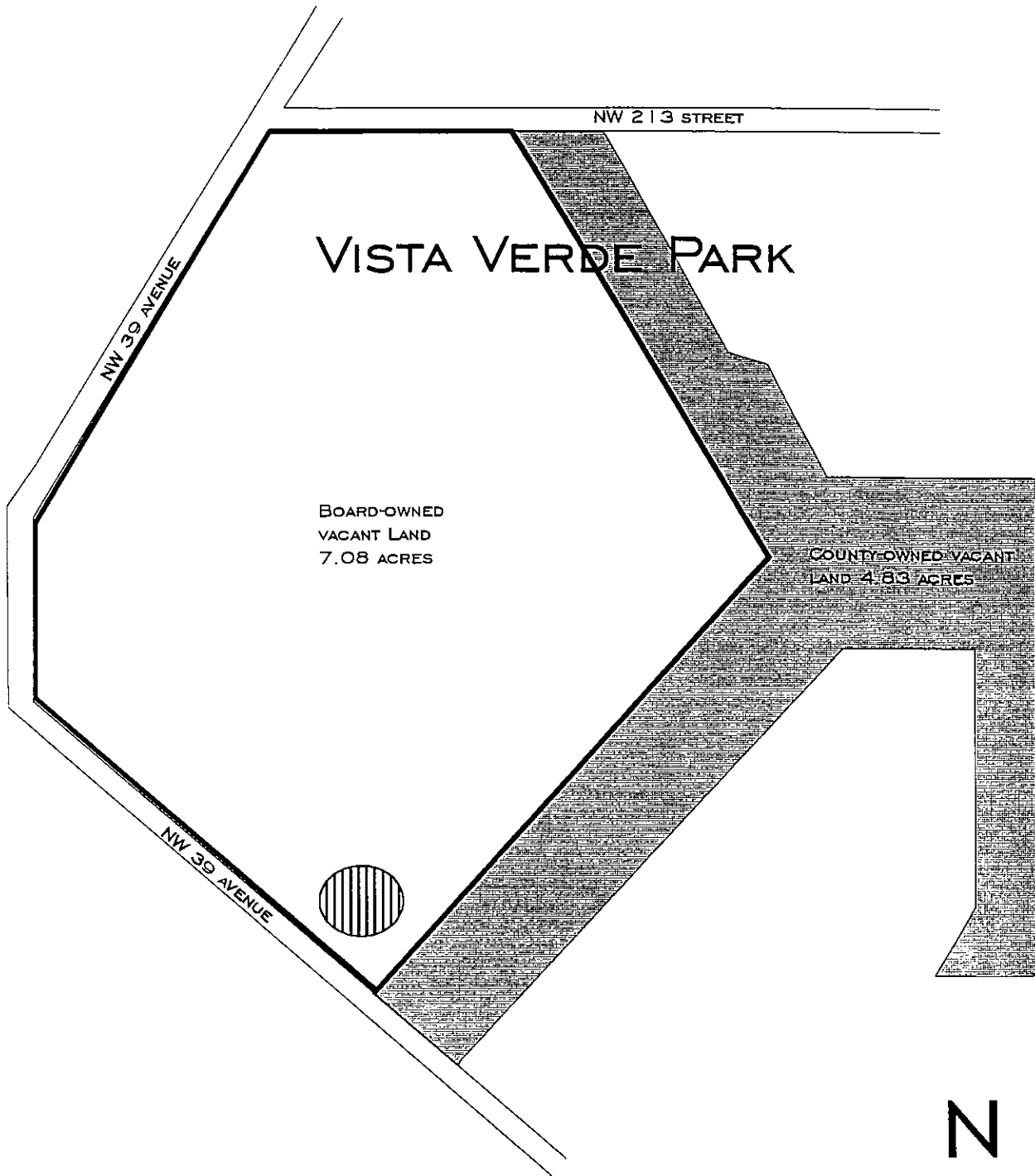
- the County may construct additional improvements, specifically the tot lot, at its sole cost and expense, upon prior written consent of the Board, or its designee;
- prior to the construction of improvements, plans must be submitted to and approved by the District;
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required under the lease or to cancel the lease;
- in the event of damage or destruction, either party may cancel the lease agreement, failing which the County shall cause the demised premises to be repaired and placed in a safe and usable condition; and
- all other terms and conditions of the current lease agreement shall remain in full force and effect.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The Region Superintendent for Region I and Deputy Superintendent of School Operations recommend approval of the lease amendment. A copy of the proposed lease amendment will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease amendment with Miami-Dade County for the use of vacant Board-owned land located at N.W. 39 Avenue and N.W. 213 Street, under the terms and conditions set forth above.

ARB:ms

LOCATION MAP



LEGEND

 PROPOSED LOCATION OF TOT LOT

