

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH THE VILLAGE OF KEY BISCAZYNE FOR THE USE OF THE PLAYFIELD AREA AT KEY BISCAZYNE ELEMENTARY SCHOOL AND LANDSCAPE MAINTENANCE OF THE SCHOOL SITE**

Since January 1994, the Board has leased the playfield area at Key Biscayne Elementary School to the Village of Key Biscayne (Village), for Village recreational purposes (see attached location map). As a condition of the agreement, the Village is responsible for mowing the playfield, repair of the irrigation system and routine maintenance of the baseball field. The Village has now approached the District with a request to install hedges along the perimeter of the playfield and to provide landscape maintenance for the entire school site, at no cost to the Board. In addition, the lease will be amended to reflect changes to the playfield area available to the Village as a result of recent capital improvements to the site. 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 playfield area available to the Village shall be redefined to reflect the presence of recent on-site school construction;
- the Village shall install hedges along a portion of the playfield fence, at its sole cost and expense;
- the Village shall assume all responsibility for landscape maintenance of the entire school site in conformance with all District procedures and safety criteria;
- the maintenance provider for the Village shall name the Board as an additional insured;
- 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;
- the District may construct recreational facilities and other improvements within the demised area, at its sole discretion;
- the Village may construct recreational facilities and other improvements within the demised area, subject to the approval of the District; 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 Office of Risk and Benefits Management. The principal of Key Biscayne Elementary School, Region Superintendent for Region IV 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 the Village of Key Biscayne for the use of the playfield area at Key Biscayne Elementary School and landscape maintenance of the entire school site, under the terms and conditions set forth above.

KAC:ms

# LOCATION MAP

