

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

**SUBJECT: RENEWAL AND THIRD AMENDMENT TO LEASE AGREEMENT WITH  
FLORIDA EAST COAST RAILWAY COMPANY FOR PARKING AT THE  
DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL**

Since December 1990, the Board has leased railroad right-of-way from the Florida East Coast Railway Company (FEC) behind the Design and Architecture Senior High School for 25 faculty parking spaces. The current annual rent of \$3,350 has been effective since December 1995. The user has indicated a permanent need for parking to accommodate faculty; however, land options in the area are scarce. The FEC has notified staff of its intention to amend the existing lease effective December 18, 1999.

Pursuant to negotiating procedures, a Management Team (MT) meeting was held on November 8, 1999, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed lease agreement are as follows:

- the rent will be increased by \$350. The new annual rent of \$3,700 represents an increase of 2% per year since 1995; and
- FEC will be allowed access to the leased property for the purpose of examining and inspecting the condition of the leased property and to ensure compliance with the terms and conditions of the lease.

All other terms and conditions of the lease will remain unchanged. The term of the renewal option period will commence December 18, 1999 and will end on December 17, 2000. This renewal represents the tenth of an unlimited number of one-year renewal option periods available under the lease agreement. No physical improvements requiring District funds are necessary as a result of the proposed Board action.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of the Design and Architecture Senior High School and Region Superintendent for Region III recommend approval of the proposed lease renewal and amendment.

A copy of the 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 Florida East Coast Railway Company for 25 parking spaces at the Design and Architecture Senior High School at an annual rental amount of \$3,700, and under the terms and conditions set forth above.

KC:lbd

# LOCATION MAP

