

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA, INC., FOR USE OF A PORTION OF THE FIENBERG/FISHER ELEMENTARY SCHOOL CAMPUS

Since March 1981, Jewish Community Services of South Florida, Inc. (JCS), has leased a portion of the Fienberg/Fisher Elementary School (School) campus to provide recreational and social service programs to the elderly living in Miami Beach and surrounding areas. The leased area is located across the street from the main portion of the School campus (see location map), and consists of an asphalt parking lot and two buildings containing a total of approximately 7,573 square feet (Demised Premises). As provided under the terms of the lease agreement, JCS is to use the Demised Premises solely for recreational and community programs serving the elderly and related administrative purposes and for no other purpose. JCS has now requested that the terms of the lease agreement be amended to allow it to use a portion of the Demised Premises to operate the Safety Net Program (Program). The purpose of the Program is to provide employment assistance and job training services to individuals who are homeless or at risk of becoming homeless in order to promote self-sufficiency. A portion of the Demised Premises will be used to operate the Program during the hours of 8:30 a.m. to 12:00 p.m., Monday through Friday. The principal of the School and the Region Superintendent for Region II have expressed their willingness to allow JCS to operate the Program within the Demised Premises.

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

- JCS may use a portion of the Demised Premises to operate the Program during the hours of 8:30 a.m. to 12:00 p.m., Monday through Friday;
- individuals shall be referred to the Program by City of Miami Beach case managers, police officers and other public service professionals and/or agencies, and no individuals shall have direct access to the Program without such a referral;
- the Demised Premises shall at no time be used as a homeless shelter or community center for the homeless;
- if JCS's operation of the Program creates a condition deemed to be incompatible with or detrimental to the operation of the School, as determined solely by the District, JCS shall discontinue operating the Program within ten (10) days after having received written notice of same from the District; and
- all other terms and conditions of the 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 principal of the School, Region Superintendent for Region II and Deputy Superintendent of School Operations recommend approval of the proposed 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 Jewish Community Services of South Florida, Inc., for use of a portion of the Fienberg/Fisher Elementary School campus, under the terms and conditions set forth above.

MMC:rr

LOCATION MAP

