

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: RENEWAL OF USE AGREEMENT WITH THE CITY OF MIAMI BEACH FOR USE OF PARKING SPACES FOR NORTH BEACH ELEMENTARY SCHOOL, LOCATED AT 4100 PRAIRIE AVENUE, MIAMI BEACH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Since July 2001, the Board has utilized 48 parking spaces located along 42nd Street, and within the 42nd Street surface parking lot, from the City of Miami Beach (City), for use by North Beach Elementary School (see location map). The current term of the Use Agreement will expire on July 22, 2006, and can be renewed by the mutual consent of the City and the District by providing the City with one year prior written notice. This proposed renewal represents the first of an unlimited number of five-year renewal option periods available under the Use Agreement.

All terms and conditions of the Use Agreement will remain unchanged, including the monthly rental rate of \$360, which is \$30 per space per month (\$4,320 annually). The term of the renewal option period will commence July 23, 2006, and will end July 22, 2011. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action. In addition to the rental rate, the following terms and conditions of the Use Agreement will remain unchanged:

- the District shall have use of 48 dedicated parking spaces (24 metered parking spaces along 42nd Street, and 24 parking spaces in the surface parking lot on 42nd Street);
- the District shall have use of the 24 metered parking spaces from 7:00 a.m. to 7:00 p.m. Monday through Friday;
- the District shall have use of the 24 surface lot spaces from 7:00 a.m. to 7:00 p.m., Monday through Friday; beginning on the earlier of September 1 or the date that teachers are to report to work, and ending on the earlier of June 30 or the last date that teachers report to work, but in no event more than a maximum of 10 months each year;
- the City is responsible for the payment of all utility costs and for all maintenance of the premises;
- either party may cancel the lease agreement at any time, without penalty, by providing the other party 180 days prior written notice. However, in the event the

City notifies the District of a rate increase, the District shall have the right to cancel the Use Agreement with 90 days prior written notice; and

- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this Use Agreement or to cancel the agreement.

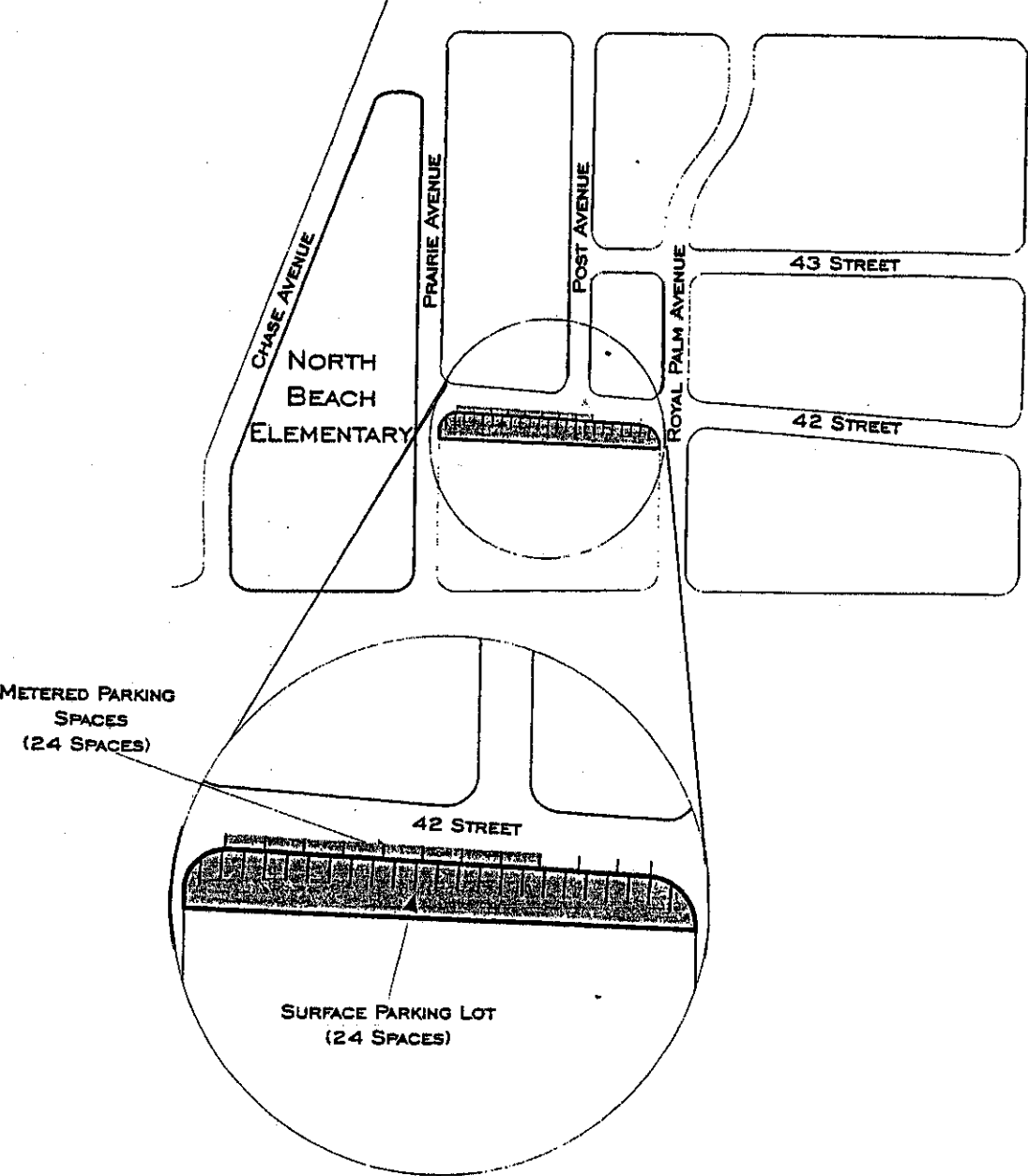
Staff contacted the Principal of North Beach Elementary School, the Region Center Superintendent for Region Center 2 and the Associate Superintendent of Regional Operations, who indicated a continuing need for these parking spaces to serve North Beach Elementary School for the five-year period commencing July 23, 2006 and ending July 22, 2011.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the renewal of the Use Agreement with the City of Miami Beach, for 48 parking spaces for North Beach Elementary School, at an annual rental amount of \$4,320. The term of the renewal option period will commence July 23, 2006, and will end July 22, 2011. All other terms and conditions of the lease agreement will remain unchanged.

CDR:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES
(TOTAL OF 48 PARKING SPACES)