

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE THE NECESSARY AGREEMENTS TO:

- 1) CONVEY A PARCEL OF LAND APPROXIMATELY .31 ACRES IN SIZE AT LAWTON CHILES MIDDLE SCHOOL TO MIAMI-DADE COUNTY AND RECEIVE THE CONVEYANCE FROM MIAMI-DADE COUNTY OF AN EQUALLY SIZED PARCEL FROM THE ADJACENT SPANISH LAKES PARK, TO PROVIDE FOR THE CONSTRUCTION BY THE DISTRICT OF A PORTION OF A PARENT DROP-OFF ACCESS ROAD ACROSS THE PARK SITE TO SERVE STATE SCHOOL "U1" (RELIEF FOR JOELLA C. GOOD ELEMENTARY, PALM SPRINGS NORTH ELEMENTARY, SKYWAY ELEMENTARY AND CHARLES D. WYCHE ELEMENTARY SCHOOLS), LOCATED AT 7940 NW 194 STREET, AND
- 2) ALLOW SHORT TERM USE OF SPANISH LAKES PARK BY STATE SCHOOL "U-1" FOR RECREATIONAL PURPOSES

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

The District is currently constructing State School "U1" (School) and Early Childhood Center (ECC-1) on Board-owned land located in close proximity to Lawton Chiles Middle School (see location map). In order to maximize the parent drop-off area serving the School, the Miami-Dade County (County) Public Works Department has requested that the District create a stacking lane to accommodate approximately 180 vehicles, without using public right-of-way. This can be accomplished by constructing the stacking lane through the north portion of the Chiles Middle School campus and the adjacent County-owned Spanish Lakes Park (Park), with vehicles accessing the School's parent drop-off area through the School's parking lot (see location map). This proposed method of providing the access road was developed after considering all other options, and was deemed to be the most feasible.

Proposed Conveyance

The County Park Department was contacted, and indicated a willingness to work with the District to facilitate construction of the access road. Given the restrictions on using park land for other than park purposes, the County advised that the appropriate course of action would entail conveyance to the District of that portion of the Park impacted by the new road (13,522 square feet), with the Board to convey an equal portion of the adjacent Chiles Middle School campus to the County (see location map). Such a land swap would make both parties "whole" and have no negative impact on the continued use of either the Park or Chiles Middle School.

Proposed Short Term Agreement

In addition, it is anticipated that the District and County will enter into a joint use agreement to allow joint use of recreational facilities located on the Park, and on the adjacent schools. Given that terms of the proposed joint use agreement may not be finalized prior to the opening of the School, the County has agreed to a Short Term Agreement for temporary use of the Park. The Agreement will define the School's period of use, maintenance responsibilities and other operational issues, and indemnify the County to the limits of Florida Statutes. Terms of the final proposed joint use agreement will be brought to the Board at a subsequent meeting for approval.

The principals of Lawton Chiles Middle School and the School, and the Regional Center I Superintendent recommend the even exchange of land with the County, as described above, to facilitate the construction of an access road to the School, and entering into a Short Term Agreement for temporary use by the District of Spanish Lakes Park. The Short Term Agreement will be reviewed by the School Board Attorney's Office and Office of Risk and Benefits Management prior to its execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida authorize the Superintendent to finalize negotiations and execute the necessary agreements to:

- 1) convey a parcel of land approximately .31 acres in size at Lawton Chiles Middle School to Miami-Dade County and receive the conveyance from Miami-Dade County of an equally sized parcel from the adjacent Spanish Lakes Park, to provide for the construction by the District of a portion of a parent drop-off access road across the park site to serve State School "U1" (Relief for Joella C. Good Elementary, Palm Springs North Elementary, Skyway Elementary and Charles D. Wyche Elementary Schools), located at 7940 NW 194 Street; and
- 2) allow short term use of Spanish Lakes Park by State School "U- 1" for recreational purposes.

