

March 7, 2018

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

**SUBJECT:** THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT TO FURTHER EXPLORE A POSSIBLE COLLABORATION BETWEEN THE BOARD AND THE TOWN OF MIAMI LAKES, COLLECTIVELY THE PARTIES, FOR THE JOINT DEVELOPMENT AND USE OF BOARD-OWNED LANDS FOR THE MUTUAL BENEFIT OF THE PARTIES, AND BRING BACK AN ITEM TO THE BOARD AT THE APPROPRIATE TIME

**COMMITTEE:** FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC BLUEPRINT:** EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

The Town of Miami Lakes (the "Town") recently approached the District to gauge interest in pursuing a possible collaboration between the School Board (the "Board") and the Town for the joint development and use of Board-owned lands at three separate locations. These include:

- Conveyance to the Town of an approximate 1.7-acre vacant Board-owned site previously improved by and currently leased to the Town for use as part of its Royal Oaks Park, in exchange for a \$400,000 investment by the Town to develop an approximate 3.6-acre unimproved portion of the Bob Graham Education Center for recreational uses, including lighting and turf/landscaping, and to maintain same in perpetuity, at no cost to the Board. The Town and school would utilize the developed playfield under a proposed Joint Use Agreement;
- The Town currently utilizes an approximate 20.5-acre portion of the playfield adjacent to Miami Lakes Middle School as Miami Lakes Optimist Park under a Joint Use Agreement. The Town anticipates expending over \$4,000,000 in the near term for extensive capital improvements, and has requested that the Board replace the Joint Use Agreement with a long-term land lease; and
- The Town has requested use of the gymnasium and exterior recreational amenities at the Miami Lakes Education Center and Technical College. The proposed use would be facilitated under a Joint Use Agreement.

District staff have held preliminary discussions with the Town, and advised that, subject to School Board approval to further explore such a collaboration, it would be the

District's intent to generate an Interlocal Agreement between the Town and Board to establish the general goals and obligations of the Parties, as well as separate agreements for each location to address operational, risk management and other terms and conditions specific to the site.

If the Board approves the present Item, the District will start working on the terms and conditions of the various agreements. If successful, staff will bring a report to the Board at a future meeting, seeking authorization to proceed.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to further explore a possible collaboration between the Board and the Town of Miami Lakes, collectively the Parties, for the joint development and use of Board-owned lands for the mutual benefit of the Parties, and bring back an item to the Board at the appropriate time.

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