

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO PURSUE AN INTERLOCAL AGREEMENT WITH THE TOWN OF BAY HARBOR ISLANDS FOR POSSIBLE JOINT DEVELOPMENT AND/OR USE OPPORTUNITIES IN CONNECTION WITH THE CONVERSION BY THE BOARD OF RUTH K. BROAD/BAY HARBOR ELEMENTARY SCHOOL, LOCATED AT 1155 93 ST, BAY HARBOR ISLANDS, TO A K-8 SCHOOL, AND DEVELOPMENT BY THE TOWN OF ADJACENT TOWN-OWNED LAND

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

The Town of Bay Harbor Islands (Town), at its December 12, 2005 Council meeting, authorized the Town Manager to enter into formal negotiations with the District for the possible joint development and/or use of facilities in connection with the conversion by the School Board (Board) of Ruth K. Broad/Bay Harbor Elementary School (School), located at 1155 93rd Street, to a K-8 facility, and the proposed development by the Town of Town-owned land located adjacent to the School, as a mixed use project to include off-street parking. As noted in the resolution, copy attached, the Town is interested in pursuing an Interlocal Agreement with the Board, through which the terms and conditions of such a partnership could be solidified.

Additional Information

District staff and Town representatives have been in discussions over the possibility of a partnership between the Board and the Town that would allow and facilitate the joint development and use of certain public facilities at and adjacent to the School. The Town is in the process of formulating a master plan for the property it currently owns adjacent to the School and preliminarily, it is contemplating development of its property as a mixed use, urban infill project that would include, among other uses, a structured parking garage, a portion of which could potentially be made available to the Board through a lease for use by the School; this would in turn allow the District to develop a more cohesive campus as part of its K-8 conversion, and enhance the existing open space and recreational facilities for the mutual benefit of the children and the community. Additionally, as noted in the attached resolution, the Town may contribute funding towards the construction of some of the new spaces and amenities proposed as part of the K-8 conversion, such as for example, the media center, multi-purpose rooms and recreational facilities; under the premise that they would be available for use by the Town during non-school hours.

This type of partnership is highly encouraged as it provides an unparalleled opportunity for public entities to optimize their resources through joint funding, development and use of valuable public facilities.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:

1. pursue an Interlocal Agreement with the Town of Bay Harbor Islands for possible joint development and/or use opportunities in connection with the conversion by the Board of Ruth K. Broad/Bay Harbor Elementary School, located at 1155 93 St, Bay Harbor Islands, to a K-8 school, and development by the Town of adjacent Town-owned land; and
2. report back to the Board at such time as the proposed terms and conditions of such Interlocal Agreement have been delineated, for further action by the Board.

ARC:arc

RESOLUTION NO. 1003

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE WITH THE SCHOOL BOARD FOR JOINT DEVELOPMENT AND USE OF THE RUTH K. BROAD BAY HARBOR ELEMENTARY SCHOOL SITE AND ADJACENT TOWN-OWNED PROPERTY AND TO HIRE CONSULTANTS AND LEGAL REPRESENTATION AS NEEDED.

WHEREAS, the Town Council (Council) of the Town of Bay Harbor Islands (Town) is responsible for the public health, safety, and welfare of the citizens of the Town of Bay Harbor Islands and those coming to the Town; and

WHEREAS, the Council of the Town is charged with preserving and maintaining the high quality and standards, and aesthetic beauty contained within the Town; and

WHEREAS, public education and public educational facilities within the Town is a goal strongly endorsed by the Council; and

WHEREAS, the Miami Dade County School Board (MDCS) is converting Ruth K. Broad Elementary to a K -8 facility, and will be renovating the school site to accommodate the new facility; and

WHEREAS, the Town owns the Right of Way and other property adjacent to the school property and there is an opportunity for the School Board and the Town to enter into a collaborative interlocal agreement for the joint development and use of the School and Town property; and

WHEREAS, the Town is interested in building a mixed use facility adjacent to the school site, to include parking, and the School District staff has expressed interest in the possibility of leasing parking in such a facility; and

WHEREAS, the Town may be willing to provide funding towards the proposed improvements at the school site, such as meeting rooms, media center, recreational/green space, etc. and make it appropriate for joint use for the Town; and

WHEREAS, School District and Town staff have conducted preliminary discussions on ways the School Board and the Town can work collaboratively on these projects.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bay Harbor Islands as follows:

Section 1. The Town Council directs and authorizes the Town Manager to enter into formal negotiations with the Miami-Dade County School District to develop and present to the Town Council and the School Board an interlocal agreement for joint development and use of the Ruth K. Broad Elementary School site and adjacent Town property.

Section 2. The Town Council authorizes the Town Manager to hire consultants and legal representation as needed.

PASSED and ADOPTED this 17th day of December, 2005.


MAYOR

ATTEST:


TOWN CLERK