

Office of Superintendent of Schools
Board Meeting of November 18, 2015

November 4, 2015

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

SUBJECT: 1) RENEW THE USE AGREEMENT BETWEEN THE SCHOOL BOARD AND THE CITY OF MIAMI BEACH ("CITY"), FOR STAFF PARKING AT NORTH BEACH ELEMENTARY SCHOOL, LOCATED AT 4100 PRAIRIE AVENUE, MIAMI BEACH, FOR THE PERIOD COMMENCING JULY 23, 2016, AND ENDING JULY 22, 2021;

2) AUTHORIZE THE SUPERINTENDENT TO GRANT OR DENY ALL APPROVALS REQUIRED UNDER THE USE AGREEMENT, INCLUDING PLACING THE CITY IN DEFAULT, AND RENEWING, EXTENDING, CANCELLING OR TERMINATING THE AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background

Since July 2001, the Board has leased parking spaces from the City of Miami Beach ("City") for use by staff at North Beach Elementary School ("School"), located at 4100 Prairie Avenue, Miami Beach (see location map). Under the terms of the Use Agreement ("Agreement"), the School has the right to use 15 metered parking spaces along 42nd Street ("Metered"), and 15 dedicated parking spaces in the City surface lot on 42nd Street ("Dedicated"), for a total of 30 parking spaces. The current term of the Agreement expires July 22, 2016, and the Board may, with the mutual consent of the City, renew the Agreement for a five-year period commencing July 23, 2016 and ending July 22, 2021. The City has agreed to renew the Agreement, under the same terms and conditions.

Under the terms of the Agreement, there is no charge to the District for the 15 Metered spaces. The District currently pays \$35 per space per month for the 15 dedicated spaces; however, rent is only charged for six months each year, resulting in an effective annual rental rate of \$3,150.

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Proposed Renewal

Given the School's continuing need for off-site parking facilities to serve staff, and the lack of any alternate Board-owned locations to accommodate this need, the Deputy Superintendent/Chief Operating Officer, School Operations, recommends the Agreement be renewed for the five-year period commencing July 23, 2016 and ending July 22, 2021. All terms and conditions of the Agreement will remain unchanged, including:

- the total number of parking spaces available to the School shall be 30, and shall consist of 15 Metered parking spaces along 42nd Street and 15 Dedicated parking spaces in the City surface lot on 42nd Street;
- the current rental rate is \$35 per parking space per month for the 15 Dedicated spaces, with rent only charged for six months of each year, resulting in an effective annual rental rate of \$3,150. There shall be no charge to the District for use of the 15 Metered spaces;
- unlimited five year renewal option periods, with the mutual consent of the District and the City;
- the District shall have use of the Metered parking spaces from 7:00 a.m. to 7:00 p.m., Monday through Friday, year round;
- the District shall have use of the Dedicated parking 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 for work, but in no event more than a maximum of 10 months each year;
- the City, on an annual basis, may conduct a review of parking usage within the surface lot. In the event the City determines that the District's use of the Dedicated parking spaces in the surface lot prohibits the City from meeting increased public demand for this parking facility, resulting in a loss of revenue to the City, the City may require an increase in rent. The City shall notify the District in writing of any such increase in rent, and the increase shall be effective 180 days after receipt of the notice, subject to Board review and approval;
- the City shall provide decals to the District, and erect proper signage in order to clearly specify and make available the parking spaces to the District during the District's period of use. All unauthorized vehicles in the demised premises during the District's period of use, shall be removed by the City; and
- either party may cancel the Agreement at any time with 180 days prior written notice.

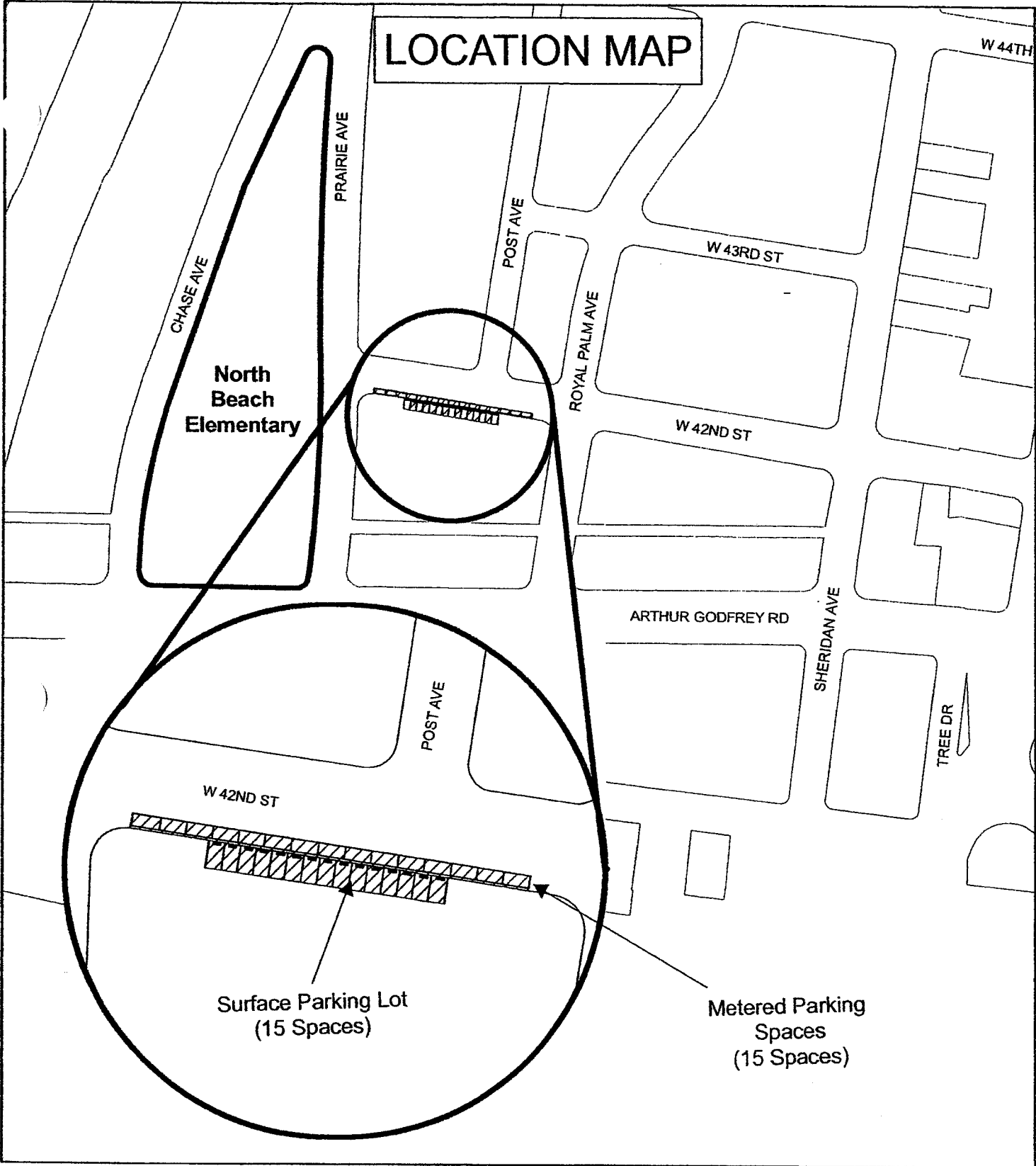
RECOMMENDED:

That The School Board of Miami-Dade County, Florida:

- 1) renew the Use Agreement between the School Board and the City of Miami Beach ("City"), for staff parking at North Beach Elementary School, located at 4100 Prairie Avenue, Miami Beach, for the period commencing July 23, 2016, and ending July 22, 2021, at an annual rental rate of \$3,150, and under, substantially, the other terms and conditions set forth above;
- 2) authorize the Superintendent to grant or deny all approvals required under the Use Agreement, including placing the City in default, and renewing, extending, canceling or terminating the Agreement.

IB:

LOCATION MAP



LEGEND



Demised Premises
(Total of 30 Parking Spaces)



Not to scale