

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

SUBJECT: AUTHORIZE THE SUPERINTENDENT TO:

- 1) EXECUTE AN OWNERSHIP AFFIDAVIT ATTESTING TO OWNERSHIP BY THE BOARD OF THE FLORAL HEIGHTS ELEMENTARY SCHOOL PROPERTY ("PROPERTY"), LOCATED AT 5120 N.W. 24 AVENUE, MIAMI, FLORIDA 33142, AND AUTHORIZING MIAMI-DADE COUNTY AND NEIGHBORS AND NEIGHBORS ASSOCIATION, INC. ("NANA"), AS PROSPECTIVE TENANT AND SUB-TENANT, RESPECTIVELY, ON THE PROPERTY, TO FILE AN APPLICATION FOR PUBLIC HEARING ON BEHALF OF THE SCHOOL BOARD, FOR THE SPECIFIC AND LIMITED PURPOSE OF INCLUDING THE PROPERTY WITHIN THE MODEL CITY URBAN CENTER DISTRICT, IN ORDER TO ALLOW NANA TO SECURE THE NECESSARY LICENSES TO OPERATE AT THIS LOCATION; AND
- 2) EXECUTE ANY OTHER DOCUMENTS THAT MAY BE REQUIRED TO FACILITATE INCLUSION OF THE PROPERTY WITHIN THE MODEL CITY URBAN CENTER DISTRICT

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

The Board, at its meeting of December 2, 2015, authorized entering into a lease agreement with Miami-Dade County ("County"), for use of the former Floral Heights Elementary School facility, located at 5120 N.W. 24 Avenue, Miami, Florida 33142 ("Property"), with provisions for the County to sub-lease all or portions of the Property to one or more qualified not-for-profit entities providing County programs to the community.

Terms and conditions of the proposed lease agreement with the County have been finalized, and negotiations have been ongoing between County and District staff to

complete a proposed sub-lease between the County and Neighbors and Neighbors Association, Inc. ("NANA"), a not-for-profit 501(c)3 organization. The proposed sub-lease requires NANA to secure all federal, state, county, municipal and/or other permits, licenses, use approvals, occupational licenses, certificates and/or approvals, including, but not limited to zoning approvals, if needed. The County has now advised that, in compliance with County Zoning criteria, non-District users of a Board-owned property may only operate if in compliance with the appropriate Zoning classification. The Property is zoned R-2 (Multi-family Residential), and would preclude NANA from acquiring its County issued Occupational License. County staff have advised that, rather than seeking Board authorization for the County to rezone the Property, which could take as long as seven or eight months, at considerable cost, this requirement can be met by including the Board-owned land within the nearby Model City Urban Center District ("MCUCD"), a two to three month process. The County has advised that inclusion of the Property within the MCUCD will allow NANA to operate at the site, and will not impact the current zoning or future District operations on the Property. The County, through NANA, will facilitate the process of including the Property within the MCUCD, at no cost to the District. As such, it will be necessary for the Board to authorize the Superintendent to execute an Ownership Affidavit attesting to ownership by the Board of the Property, and authorizing the County and NANA, as prospective tenant and subtenant, respectively, on the Property, to file an application for public hearing to include the site within the MCUCD.

The Chief Facilities Officer recommends that the Board authorize the Superintendent to execute the Ownership Affidavit. The document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management for legal sufficiency and risk management issues, respectively, and found to be in compliance.

RECOMMENDED:

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

- 1) execute an Ownership Affidavit attesting to ownership by the Board of the Floral Heights Elementary School property ("Property"), located at 5120 N.W. 24 Avenue, Miami, Florida 33142, and authorizing Miami-Dade County and Neighbors and Neighbors Association, Inc. ("NANA"), as prospective tenant and subtenant, respectively, on the Property, to file an application for public hearing on behalf of the School Board, for the specific and limited purpose of including the Property within the Model City Urban Center District, in order to allow NANA to secure the necessary licenses to operate at this location; and
- 2) execute any other documents that may be required to facilitate inclusion of the Property within the Model City Urban Center District.

MAL: