

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE ELEMENTARY-MIDDLE SCHOOL EDUCATIONAL FACILITY GROUND LEASE BY AND BETWEEN THE SCHOOL BOARD AND THE CITY OF NORTH MIAMI (“CITY”), FOR USE OF CITY-OWNED LAND BY THE BOARD FOR THE CONSTRUCTION AND OPERATION OF THE DAVID LAWRENCE JR. K-8 CENTER, LOCATED AT 15000 BAY VISTA BOULEVARD, NORTH MIAMI, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background

Since January 2000, the Board has leased approximately 16-acres of land (“Demised Premises”) from the City of North Miami (“City”) under an Elementary-Middle School Educational Facilities Ground Lease (“Ground Lease”) for the construction and operation of the David Lawrence Jr. K-8 Center (“School”), located at 15000 Bay Vista Boulevard, North Miami, Florida. Miami-Dade County (“County”), in collaboration with the City, is in the process of designing an expansion of N.E. 151 Street, which roadway lies adjacent to a portion of the School. The City and County have approached the District to advise that a small portion of the existing Demised Premises (approximately 2,191 square feet, or 0.050 acres more or less) immediately abutting N.E. 151 Street, is required in order for the design of the expanded roadway to be completed, and the City is requesting that the City and Board amend the Ground Lease to modify the description of the Demised Premises accordingly. District staff met on site with representatives of the City, County and School Operations to verify that release of the subject 2,191 square feet from the existing Demised Premises will have no impact on ingress or egress at the School, or effect School operations in any other way.

Proposed Amendment to the Ground Lease

The Chief Operating Officer, School Operations, recommends amending the Ground Lease for this purpose. Accordingly, it is recommended that the Board authorize the Superintendent to finalize negotiations and execute an amendment to the Ground Lease, under, substantially, the following terms and conditions:

- The description of the Demised Premises shall be reduced by approximately 2,191 square feet (0.050 acres more or less), and the revised legal description shall be as set forth in the attached Exhibit “A-1”.

All other terms and conditions of the Ground Lease will remain unchanged, including:

- The initial term of the Ground Lease shall run through August 13, 2046;
- The Ground Lease may be extended at the mutual option of the City and the Board for three (3) additional terms of ten (10) years each;
- In addition to Damage & Destruction or an uncured Default by the City, the District has the right to cancel the Ground Lease with three (3) months prior written notice; and
- In addition to Damage & Destruction, the City only has the right to cancel the Ground Lease in the event of an uncured Default by the District.

The proposed Amendment to the Ground Lease will be reviewed by the School Board Attorney’s Office and the Office of Risk and Benefits Management for legal sufficiency and risk management issues, respectively, prior to its execution.

RECOMMENDED:

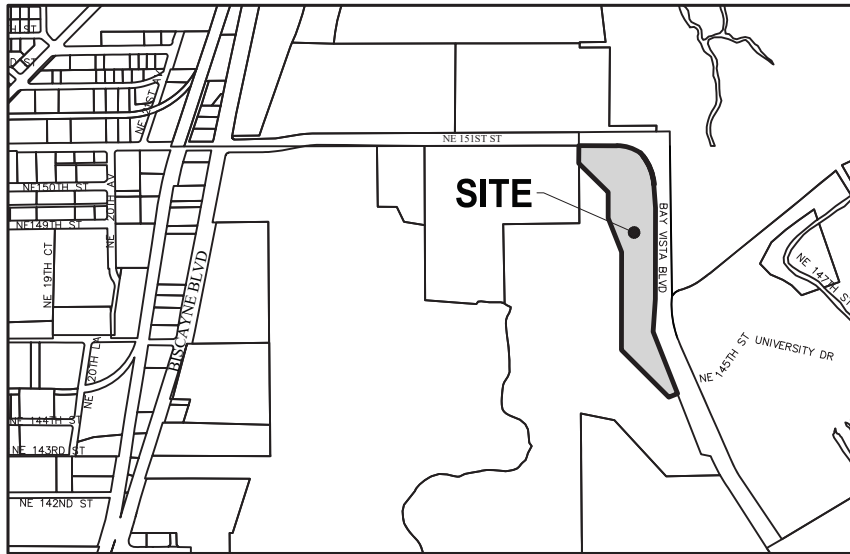
That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an amendment to the Elementary-Middle School Educational Facility Ground Lease by and between the School Board and the City of North Miami (“City”), for use of City-owned land by the Board for the construction and operation of the David Lawrence Jr. K-8 Center, located at 15000 Bay Vista Boulevard, North Miami, Florida, substantially in conformance with the terms and conditions set forth in the agenda item.

MAL

EXHIBIT "A-1"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
MIAMI-DADE COUNTY, FLORIDA**



LOCATION SKETCH

Miami-Dade County, Florida.
(NOT TO SCALE)



ABBREVIATIONS:

- R/W = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- RGE = RANGE
- SEC = SECTION
- TWP = TOWNSHIP
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- N. = NORTH
- S. = SOUTH
- E. = EAST
- L = LENGTH
- (L) = PER LEGAL
- (C) = CALCULATED FOR GEOMETRICAL CLOSURE
- R = RADIUS
- CL = CENTER LINE
- M = MONUMENT LINE
- Δ = DELTA

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES TO:

- THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS.
- WALTER J. HARVEY, ESQ., SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE.

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY



Selvin P Bruce
2021.11.17 13:02:33
-05'00'

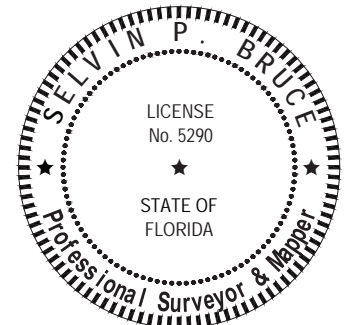
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305) 324-7671
CERTIFICATE OF AUTHORIZATION LB-0000129
SURVEYOR OF RECORD: SURVEYOR'S NAME, PSM 5290

SURVEYOR'S NOTES:

- THIS IS NOT A BOUNDARY SURVEY
- LEGAL DESCRIPTION OF THE LIMITS SHOWN HEREON WERE PROVIDED BY THE CLIENT.
- THIS SITE LIES IN SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON LEGAL DESCRIPTION OF MAIN PARCEL PROVIDED AND ARE REFERENCED TO THE LINE OF THE NW 1/4 OF SECTION 22 HAVING A BEARING OF S 02° 37' 49" E.



DATE: Nov 17, 2021 - 12:23pm EST FILE: F:\SURVEY\PROJECTS\87000's\87218 WSP- DAVID LAWRENC K-8 CENTER\2. CAD\2. DWG\87218.dwg

PROJECT: DAVID LAWRENCE K-8 CENTER

DRAWING No. 2327-SS-09

BY: SB

THIS IS NOT A SURVEY

DATE:
10/25/2021

REV DATE:

BEC ORDER #
03-87218

DRAWN BY
PM

CLIENT
WSP USA INC.

SHEET
1 OF 6



**SURVEYORS
ENGINEERS
PLANNERS**
• SINCE 1898 •

529 W. FLAGLER ST, MIAMI, FL 33130
TEL. (305) 324-7671

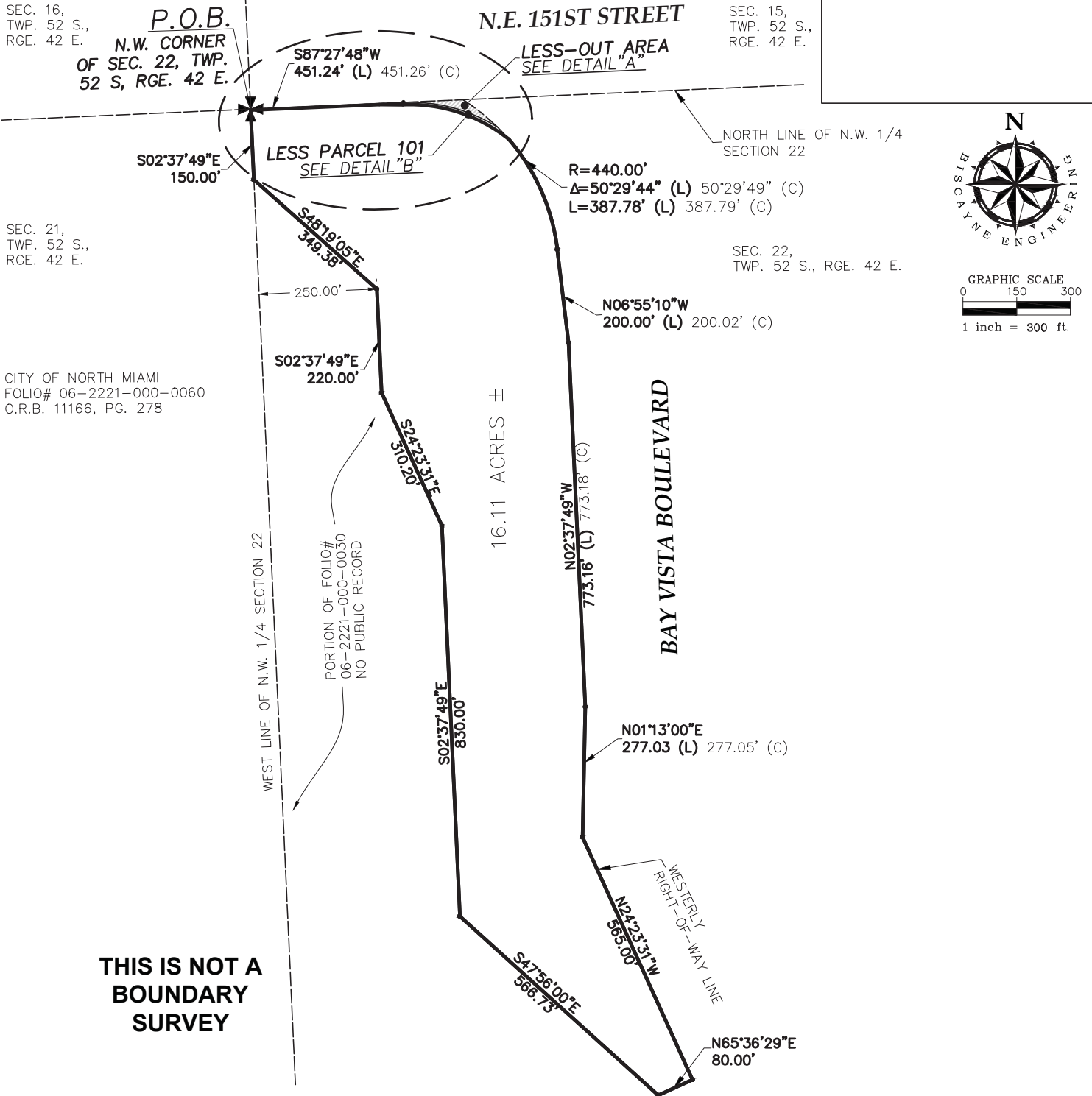
449 NW 35TH ST, BOCA RATON, FL 33431
TEL. (561) 609-2329

E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM

EXHIBIT "A-1"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
MIAMI-DADE COUNTY, FLORIDA**



DATE: Nov 17, 2021 - 12:23pm EST FILE: F:\SURVEY\PROJECTS\87000's\87218 WSP- DAVID LAWRENC K-8 CENTER\2. CAD\2. DWG\87218.dwg

PROJECT: DAVID LAWRENCE K-8 CENTER

DRAWING No. 2326-SS-24

BY: SB

THIS IS NOT A SURVEY

DATE:
10/25/2021

REV DATE:

BEC ORDER #
03-87218

DRAWN BY
PM

CLIENT
WSP USA INC.

SHEET
2 OF 6



**SURVEYORS
ENGINEERS
PLANNERS**
• SINCE 1898 •

529 W. FLAGLER ST, MIAMI, FL 33130
TEL. (305) 324-7671

449 NW 35TH ST, BOCA RATON, FL 33431
TEL. (561) 609-2329

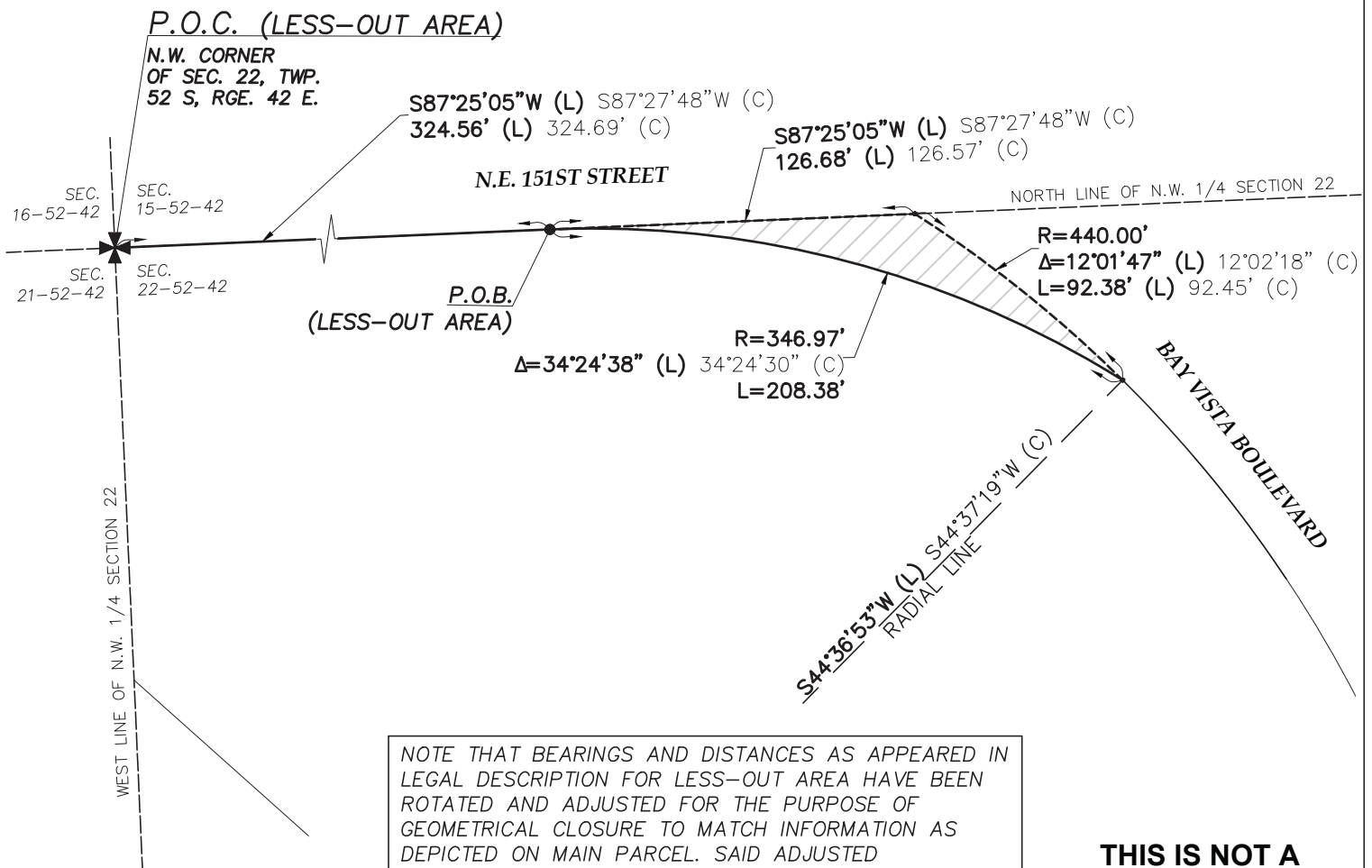
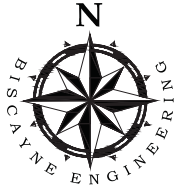
E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM

EXHIBIT "A-1"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
MIAMI-DADE COUNTY, FLORIDA

DETAIL "A"
(LESS-OUT AREA)
NOT TO SCALE



NOTE THAT BEARINGS AND DISTANCES AS APPEARED IN LEGAL DESCRIPTION FOR LESS-OUT AREA HAVE BEEN ROTATED AND ADJUSTED FOR THE PURPOSE OF GEOMETRICAL CLOSURE TO MATCH INFORMATION AS DEPICTED ON MAIN PARCEL. SAID ADJUSTED INFORMATION IS DEPICTED AND FOLLOWED BY (C) AS SHOWN HEREON.

**THIS IS NOT A
BOUNDARY
SURVEY**

DATE: Nov 17, 2021 - 12:23pm EST FILE: F:\SURVEY\PROJECTS\87000's\87218 WSP- DAVID LAWRENC K-8 CENTER\2. CAD\2. DWG\87218.dwg

PROJECT: DAVID LAWRENCE K-8 CENTER

DRAWING No. 2326-SS-24 BY: SB THIS IS NOT A SURVEY

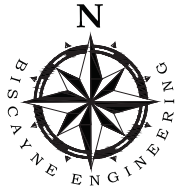
DATE: 10/25/2021	REV DATE:	BEC ORDER # 03-87218	DRAWN BY PM	CLIENT WSP USA INC.	SHEET 3 OF 6
---------------------	-----------	-------------------------	----------------	------------------------	-----------------

BISCAYNE ENGINEERING <small>SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •</small>	529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671	449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329
	E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM	

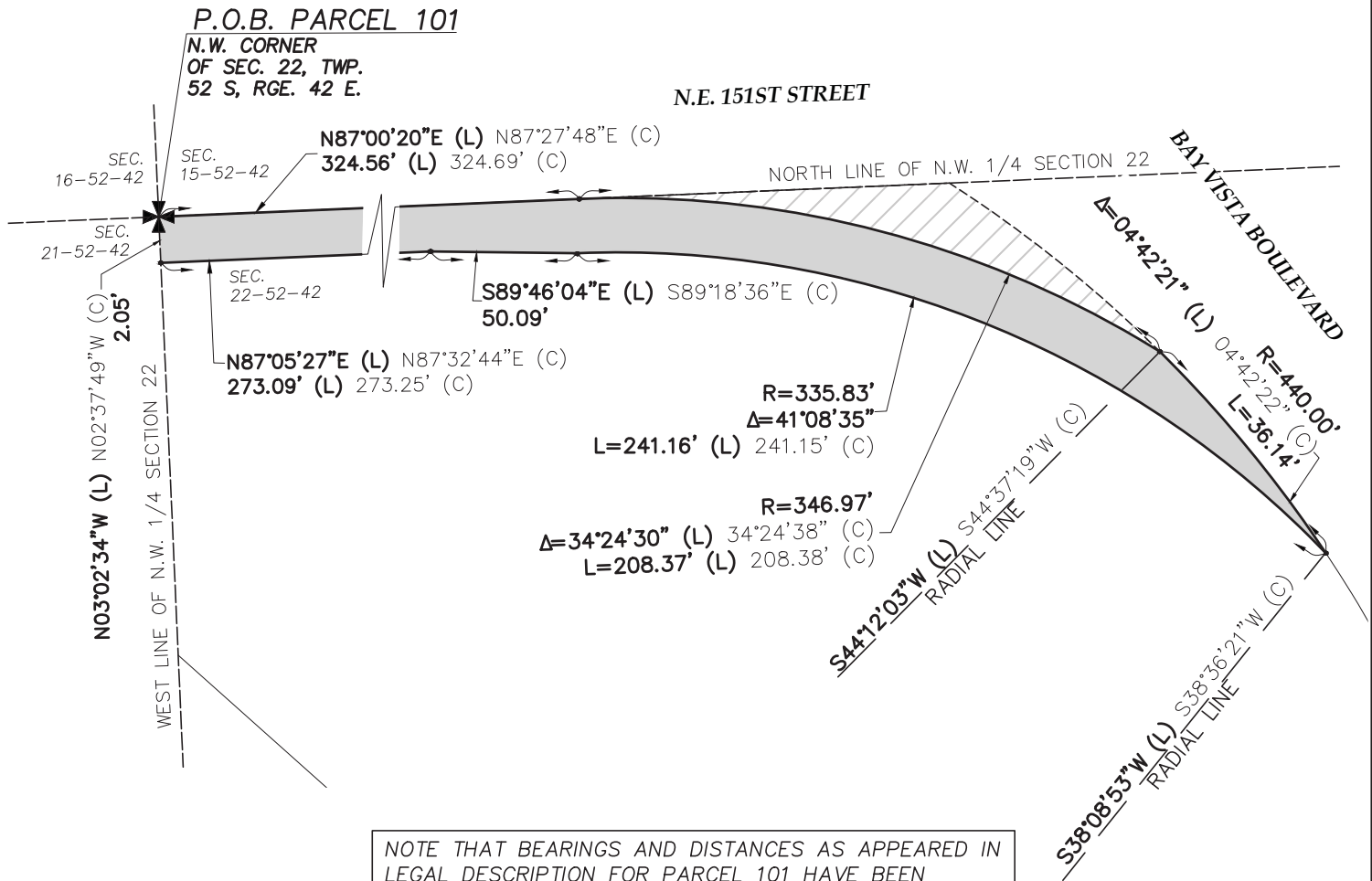
EXHIBIT "A-1"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
MIAMI-DADE COUNTY, FLORIDA



DETAIL "B"
(PARCEL 101)
NOT TO SCALE



**THIS IS NOT A
BOUNDARY
SURVEY**

NOTE THAT BEARINGS AND DISTANCES AS APPEARED IN LEGAL DESCRIPTION FOR PARCEL 101 HAVE BEEN ROTATED AND ADJUSTED FOR THE PURPOSE OF GEOMETRICAL CLOSURE TO MATCH INFORMATION AS DEPICTED ON MAIN PARCEL. SAID ADJUSTED INFORMATION IS DEPICTED AND FOLLOWED BY (C) AS SHOWN HEREON.

DATE: Nov 17, 2021 - 12:23pm EST FILE: F:\SURVEY\PROJECTS\87000's\87218 WSP- DAVID LAWRENC K-8 CENTER\2. CAD\2. DWG\87218.dwg					
PROJECT: DAVID LAWRENCE K-8 CENTER					
DRAWING No. 2326-SS-24			BY: SB		THIS IS NOT A SURVEY
DATE: 10/25/2021	REV DATE:	BEC ORDER # 03-87218	DRAWN BY PM	CLIENT WSP USA INC.	SHEET 4 OF 6
BISCAYNE ENGINEERS PLANNERS • SINCE 1898 •		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329	
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM			

EXHIBIT "A-1"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
MIAMI-DADE COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 52, SOUTH RANGE 42 EAST, OF MIAMI-DADE COUNTY FLORIDA AND SITUATED IN THE CITY OF NORTH MIAMI, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S02° 37' 49"E, ALONG THE WEST LINE OF SAID SECTION 22, FOR 150.00 FEET; THENCE S 48° 19' 05" E, FOR 349.38 FEET; THENCE S 02° 37' 49" E, ALONG A LINE 250.00 FEET; EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 22, FOR 220.00 FEET; THENCE S 24° 23' 31" E, FOR 310.20 FEET; THENCE S 02° 37' 49" E, ALONG A LINE 365.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 22, FOR 830.00 FEET THENCE S 47° 56' 00" E, FOR 566.73 FEET; THENCE N 65° 36' 29" E, FOR 80.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BAY VISTA BOULEVARD; THENCE N 24° 23' 31" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR 565.00 FEET; THENCE N 01° 13' 00" E, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 277.03 FEET; THENCE N 02° 37' 49" W, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 773.16 FEET; THENCE N 06° 55' 10" W, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 200.00 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 50° 29' 44", A RADIUS OF 440.00 FEET, FOR AN ARC DISTANCE OF 387.78 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 22; THENCE S 87° 27' 48" W, ALONG THE NORTH LINE OF SAID SECTION 22, FOR 451.24 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE NW 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 21; THENCE RUN N 87° 25' 05" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 22, FOR A DISTANCE OF 324.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE RUN EASTERLY TO SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 346.97 FEET, THROUGH A CENTRAL ANGLE OF 34° 24' 38", FOR AN ARC DISTANCE OF 208.38 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS S 44° 36' 53" W FROM SAID POINT OF INTERSECTION; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 12° 01' 47", FOR AN ARC DISTANCE OF 92.38 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 22; THENCE RUN S 87° 25' 05" W, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 22, FOR A DISTANCE OF 126.68 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT:

DATE: Nov 17, 2021 - 12:23pm EST FILE: F:\SURVEY\PROJECTS\87000's\87218 WSP- DAVID LAWRENC K-8 CENTER\2. CAD\2. DWG\87218.dwg

PROJECT: DAVID LAWRENCE K-8 CENTER					
DRAWING No. 2326-SS-24			BY: SB		THIS IS NOT A SURVEY
DATE: 10/25/2021	REV DATE:	BEC ORDER # 03-87218	DRAWN BY PM	CLIENT WSP USA INC.	SHEET 5 OF 6
 BISCAYNE ENGINEERING <small>SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •</small>		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329	
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM			

EXHIBIT "A-1"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

**PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
 MIAMI-DADE COUNTY, FLORIDA**

LEGAL DESCRIPTION:

PARCEL 101:

ALL THAT PART OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST, IN MIAMI DADE COUNTY, FLORIDA, THENCE N 87° 00' 20" E, WITH THE NORTHERLY LINE OF SECTION 22 AND SOUTHERLY RIGHT-OF-WAY LINE OF NE 151 STREET, FOR 324.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHERLY, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34° 24' 30", HAVING A RADIUS OF 346.97 FEET, AND AN ARC DISTANCE OF 208.37 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY OF BAY VISTA BOULEVARD ALSO BEING A POINT OF A NON-TANGENT CURVE WHICH RADIAL LINE BEARS S 44° 12' 03" W, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 42' 21", HAVING A RADIUS OF 440.00 FEET, AND AN ARC DISTANCE OF 36.14 FEET TO A POINT OF CUSP; THENCE ALONG THE ARC OF A REVERSED DIRECTION CURVE WHICH RADIAL LINE BEARS S 38° 08' 53"W, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND LEAVING THE WESTERLY RIGHT-OF-WAY OF BAY VISTA BOULEVARD, THROUGH A CENTRAL ANGLE OF 41° 08' 35", HAVING A RADIUS OF 335.83 FEET, AND AN ARC DISTANCE OF 241.16 FEET TO A POINT; THENCE N 89° 46' 04" W, FOR 50.09 FEET TO A POINT; THENCE S 87° 05' 27"W, FOR 273.09 FEET TO A POINT; THENCE N 03° 02' 34" W, FOR 2.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.

TOTAL AREA EXCLUDING LESS-OUT AREA AND PARCEL 101 IS 70,1743.47 SQUARED FEET OR 16.11 ACRES MORE OR LESS.

DATE: Nov 17, 2021 - 12:23pm EST FILE: F:\SURVEY\PROJECTS\87000's\87218 WSP- DAVID LAWRENC K-8 CENTER\2. CAD\2. DWG\87218.dwg

PROJECT: DAVID LAWRENCE K-8 CENTER					
DRAWING No. 2326-SS-24			BY: SB		THIS IS NOT A SURVEY
DATE: 10/25/2021	REV DATE:	BEC ORDER # 03-87218	DRAWN BY PM	CLIENT WSP USA INC.	SHEET 6 OF 6
 BISCAYNE ENGINEERING SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329	
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM			