

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

SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT TO FINALIZE DUE DILIGENCE WITH NORTH BAY VILLAGE (“VILLAGE”) AND NEGOTIATIONS OF FINAL AGREEMENT(S) FORMALIZING THE COLLABORATION BETWEEN THE VILLAGE AND SCHOOL BOARD FOR THE DEVELOPMENT AND OPERATION OF A SOCCER/COMMUNITY CENTER COMPLEX, TO BE CONSTRUCTED PARTLY ON VILLAGE PROPERTY AND ON THE ADJACENT CAMPUS OF TREASURE ISLAND ELEMENTARY SCHOOL, LOCATED AT 7540 EAST TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background

On November 16, 2022, the Board approved Agenda Item F-5 authorizing the Superintendent to enter into discussions with North Bay Village (“Village”) to explore a possible collaboration between the Village and School Board for the development and operation of a Soccer/Community Center Complex, to be constructed partly on Village property and on the adjacent campus of Treasure Island Elementary School (“TIES”), located at 7540 East Treasure Drive, North Bay Village, Florida, with a report and recommendation to be brought to the Board as details of such a collaboration are developed.

Subsequent discussions have clarified the Village’s plan including the improvements and program enhancements proposed which include new amenities and offerings at TIES, such as:

- Five (5) state-of-the-art, illuminated, multipurpose fields
- A perimeter exercise path for residents of all ages and abilities
- A plug-and-play after-school program for TIES students and recreational programming run by Asociacion De Futbol Argentino, (AFA) sports professionals

These improvements will enhance the TIES facility for students and families. The administration recommends proceeding in formalizing the collaboration with the Village

including completion of required due diligence and negotiation of final agreements. Due diligence will include an appraisal of the site, assessment of revenue generation opportunities by all parties, and review of tax implications based upon proposed utilization. The Village has transferred \$75,000 to the District to fund the costs of this due diligence. The District will transfer the balance of unused funds back to the Village once agreements are finalized and submitted to both Boards for consideration.

Additionally, the Village seeks to extend hours of use of the TIES fields until midnight every day of the week. AFA and the Village have agreed to scale the times of field use so that play ends approximately at 11pm and that the property cleanup (which should not create discernible noise) takes place 11pm-midnight.

The Village, with the District, will host a community meeting on June 24, 2023, at TIES to provide a project overview and to gather community feedback about the project, the operational plan and proposed hours of use. The feedback gathered will further inform District negotiations.

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

- 1) finalize required due diligence with North Bay Village (“Village”) informing the collaboration between the Village and School Board for the development and operation of a soccer/community center complex, to be constructed partly on village property and on the adjacent campus of Treasure Island Elementary School, located at 7540 East Treasure Drive, North Bay Village, Florida
- 2) finalize negotiations on all necessary agreements and bring them back to the Board for review and approval