

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

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO:

- 1. EXPLORE WITH THE CITY OF DORAL ("CITY") AND FLORDADE, LLC ("DEVELOPER"), ITS SUCCESSORS OR ASSIGNS, A PARTNERSHIP THROUGH WHICH THE SCHOOL BOARD WOULD BUILD AND SUBSEQUENTLY OWN AND OPERATE A K-8 FACILITY ON AN APPROXIMATE 4-ACRE SITE ("SCHOOL SITE") LOCATED WITHIN THE GRAND BAY SOUTH DEVELOPMENT, UNDER AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY AND DEVELOPER;**
- 2. EXPLORE WITH DEVELOPER A POSSIBLE PROPERTY TRADE, THROUGH WHICH THE SCHOOL SITE WOULD BE EXCHANGED FOR PROPERTY OWNED BY THE BOARD WITH ADDITIONAL CASH TO THE BOARD, ALL PURSUANT TO THE GOVERNING BOARD POLICY; AND**
- 3. BRING BACK TO THE BOARD A FOLLOW-UP ITEM FOR FINAL ACTION, SHOULD NEGOTIATIONS WITH THE CITY AND DEVELOPER BE FOUND TO BE IN THE BOARD'S BEST INTERESTS**

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

In 2005, the City of Doral (City) approved a Master Development Agreement (Development Agreement) which set forth the underlying terms and conditions for a mixed-use development containing approximately 2,840 residential units, generally located north of N.W. 78 Terrace and west of N.W. 102 Avenue. The Development Agreement, which was subsequently amended over time, most recently in 2014, includes a provision requiring the Developer to set aside an approximate 4-acre school site ("school") to facilitate the construction of a K-12 charter school with a capacity for 1,926 students. The Development Agreement also provides that the school is to be built in two phases, with the first phase to consist of 1,000 student stations with an occupancy date of the school year following issuance of the building permit for the unit constituting 50% of the total number of units; the second phase is to be in place for

occupancy in the school year following the issuance of the building permit for the last residential unit.

The current Developer is Flordade, LLC, an affiliate of Lennar Homes, LLC.

Additional Information

Lennar representatives and the District have discussed the possibility of a collaboration through which the District would explore assuming the role of the charter school by developing a District-owned/operated public school to serve the adjoining residential areas under acceptable amended terms and conditions, together with a trade with Lennar of the school site for Board-owned property located at the northwest corner of S.W. 45 Street and S.W. 157 Avenue, with cash back to the Board, all in accordance with the governing Board policy.

Should the Board approve this item, District staff will proceed with additional discussions with the City and Developer, and if successful, a Board item will be brought forth at a future meeting with all pertinent details for final action.

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

1. explore with the City of Doral ("City") and Flordade, LLC ("Developer"), its successors or assigns, a partnership through which the School Board would build and subsequently own and operate a K-8 facility on an approximate 4-acre site ("school site") located within the Grand Bay South development, under an Amended and Restated Master Development Agreement between the City and Developer;
2. explore with Developer a possible property trade, through which the school site would be exchanged for property owned by the Board with additional cash to the Board, all pursuant to the governing board policy; and
3. bring back to the Board a follow-up item for final action, should negotiations with the City and Developer be found to be in the Board's best interests

JGT:ARC