

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

**SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT TO FURTHER EXPLORE COLLABORATIVE OPTIONS FOR SCHOOL CAPACITY AMPLIFICATION WITH THE CITY OF MIAMI AND THE BRICKELL DEVELOPMENT COMMUNITY, AND REPORT BACK TO THE BOARD WITH SPECIFIC RECOMMENDATIONS**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

As part of the real estate market resurgence in South Florida, the City of Miami (City) has been experiencing a significant increase in residential and mixed use high rise development activity in the Brickell corridor and in the Downtown core. The City's adoption of the Miami 21 zoning code facilitates a significant increase in residential density and building height through a variety of vehicles, including purchase of TDR (Transfer of Development Rights) credits. Current and proposed developments are expected to bring thousands of residential units on line over the next decade. While there are a number of school facilities serving these areas, including Southside Elementary, and despite the fact that many of the units may be acquired by foreign entities as investment property, anecdotally, the City and the development community believe some will become home to young families with children looking for an urban lifestyle. Over time, this is expected to create a strain on available school capacity.

The District is exploring opportunities to participate more closely in the review process of one such high rise condominium development in the Brickell area where the developer is planning to purchase additional density via TDR on the open market. An alternative vehicle under consideration is a contribution by the developer of the market value of the TDR. This contribution would be passed on to the School Board for school capacity amplification in the subject area. Preliminary discussions have been encouraging and may open the door for additional similar future collaborations.

This item does not appear in the regularly published Agenda. There is good cause to vary from the published Agenda because after publication of the Board's Agenda, the District was made aware of this potential collaborative opportunity. The City is due to

**GOOD CAUSE**  
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consider the developer's zoning application at its April 23, 2015 meeting and at that time discuss the possible collaboration generally outlined herein. Since that meeting will precede the School Board's May meeting, this item is required in order for District staff to appropriately represent the Board's position.

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**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to further explore collaborative options for school capacity amplification with the City of Miami and the Brickell development community, and report back to the Board with specific recommendations.

JGT:ah

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