

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

**SUBJECT:            AUTHORIZE THE SUPERINTENDENT TO:**

- 1. NEGOTIATE WITH MIAMI-DADE COUNTY (“COUNTY”) AND DEVELOP APPROPRIATE DOCUMENTS FOR CONSIDERATION BY THE BOARD AT A FUTURE MEETING, TO ACHIEVE THE FOLLOWING:**
  - A. SCHOOL CAPACITY AMPLIFICATION TO SERVE THE BRICKELL AREA GENERALLY SOUTH OF THE MIAMI RIVER THROUGH CONSTRUCTION BY THE BOARD OF AN EDUCATIONAL FACILITY ON THE COUNTY-OWNED PUBLIC HOUSING SITE LOCATED AT 945 S.W. 3 AVENUE, MIAMI, FLORIDA, 33130 (“SITE”) ADJACENT TO THE GALLERY AT WEST BRICKELL;**
  - B. AFFORDABLE AND/OR WORKFORCE HOUSING OPPORTUNITIES FOR DISTRICT EMPLOYEES THROUGH CONSTRUCTION BY THE BOARD AND FUNDING BY THE COUNTY OF APARTMENTS ON THE SITE;**
- 2. PURSUE WITH THE COUNTY, THE OMNI CRA (“CRA”) A PARTNERSHIP WHICH WOULD INCLUDE EDUCATIONAL FACILITY ENHANCEMENTS AT PHILLIS WHEATLEY ELEMENTARY SCHOOL FOR THE BENEFIT OF THE ADJACENT OVERTOWN COMMUNITY AND STAKEHOLDERS, IN EXCHANGE FOR DEVELOPMENT BY THE COUNTY OF A PORTION OF THE SITE FOR AFFORDABLE AND/OR WORKFORCE HOUSING AND RELATED AMENITIES, AND REPORT BACK TO THE BOARD AT A FUTURE MEETING WITH THE APPROPRIATE DOCUMENTS FOR ITS CONSIDERATION**

**COMMITTEE:           FACILITIES AND CONSTRUCTION**

**REVISED  
F-4**

**LINK TO STRATEGIC  
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction

At the January 25, 2017 meeting, Item F-4 approved by the Board, authorized the Superintendent to pursue partnerships for development of a future educational facility to serve the Brickell area, generally south of the Miami River (“subject area”). This item builds upon prior Board Action on April 15, 2015 and September 7, 2016 addressing the need for educational offerings to serve the emerging high density residential areas in downtown neighborhoods both north and south of the River. This work was developed in close communication with stakeholders including parents of Southside elementary who have advocated and moved forward their interests in expanding the elementary school into a K-8 center. Since that time, a more comprehensive concept has evolved that would accomplish three goals, namely: 1) amplify educational capacity in the subject area as a satellite campus to Southside elementary 2) implement facility and educational enhancements at Phillis Wheatley Elementary School, and 3) create affordable and/or workforce housing opportunities to include District staff.

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Additional Information

Generally, the proposed collaboration envisions the following:

- Miami-Dade County (“County”) would make available to the District, on a long-term ground lease basis and at no cost to the Board, approximately 0.233 acres of the property located at 945 S.W. 3 Avenue, for construction of a secondary facility to serve the Brickell area, generally south of the Miami River. The facility, which would house between 600-800 secondary students, would be co-located with at least one floor of affordable and/or workforce housing units, the construction of which would be funded through the County, to provide housing opportunities for District employees. The school would be operated by the Board and the housing units would be operated by the County’s Public Housing and Community Development Unit (PHCD). The Board’s Capital Plan currently includes a funding allocation for design and construction of the educational facility;
- The County, CRA and the District would explore public funding for facility and educational enhancements at Phillis Wheatley Elementary School, in conjunction with opportunities for development of a portion of the Wheatley campus for affordable and/or workforce housing by the County. Any residential units built under this scenario would be managed by the County PHCB.

If the Board approves the present Item, District staff will proceed to negotiate appropriate terms and conditions with all relevant parties and formulate the required documents for consideration by the Board at a future meeting.

**RECOMMENDED:**

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

1. negotiate with Miami-Dade County (“County”) and develop appropriate documents for consideration by the Board at a future meeting, to achieve the following:
  - A. school capacity amplification to serve the Brickell area generally south of the Miami River through construction by the Board of an educational facility on the County-owned public housing site located at 945 S.W. 3 Avenue, Miami, FL, 33130 (“Site”) adjacent to The Gallery at West Brickell;
  - B. affordable and/or workforce housing opportunities for District employees through construction by the Board and funding by the County of apartments on the site;
2. pursue with the County, and the Omni CRA (“CRA”) a partnership which would include educational facility enhancements at Phillis Wheatley Elementary School for the benefit of the adjacent Overtown community and stakeholders, in exchange for development by the County of a portion of the site for affordable and/or workforce housing and related amenities, and report back to the Board at a future meeting with the appropriate documents for its consideration.

JGT:LMM