

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

**SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, RECEIVE A REPORT REGARDING ONGOING WORK WITH THE OMNI CRA AND MIAMI-DADE COUNTY PUBLIC HOUSING COMMUNITY DEVELOPMENT AND AUTHORIZE THE SUPERINTENDENT TO INITIATE NEGOTIATIONS, AND REPORT BACK TO THE BOARD AT A FUTURE MEETING WITH THE APPROPRIATE DOCUMENTS FOR ITS CONSIDERATION**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction

At its September 6, 2017 meeting, the Board authorized the Superintendent to: 1) pursue partnerships in order to amplify educational capacity in the Brickell area, generally south of the Miami River, as a satellite campus to Southside Elementary School, 2) implement facility and educational enhancements at Phillis Wheatley Elementary School, and 3) create affordable and/or workforce housing opportunities to include District staff. After completion of extensive negotiations by District and Miami-Dade County (“County”) staff, the Board, at its meeting of July 25, 2018, authorized the Superintendent to execute a Ground Lease Agreement, a Project Work Letter and a Sublease Agreement, each by and between the School Board and the County (collectively, the “Project Agreements”). The Project Agreement provides for use by the parties of County-owned land, located at 945 S.W. 3 Avenue, Miami, Florida 33130, as an educational component to serve as the grades 6-8 annex to Southside Elementary School as it transitions to a full K-8 facility (“Southside Expansion Project”), a ten unit residential component to be operated by the County for affordable and/or workforce housing opportunities for School Board teachers and other employees, and the associated parking facility to service all staff and residents working or living at the site.

Additional Information

Given the successful completion of negotiations between the parties and execution of the above referenced Project Agreements, District, Omni CRA and County staff are desirous of initiating further discussions to explore public funding for facility and educational enhancements at Phillis Wheatley Elementary School, in conjunction with opportunities for development of a portion of the Phillis Wheatley campus for affordable

and/or workforce housing by the County (“Proposed Wheatley Project”).

The Proposed Wheatley Project differs from the Southside Expansion Project, in that the development is intended to be mixed use in nature and potentially includes space for District offices. In addition, the proposed development may require zoning modification, as well a determination of impact on District procurement issues, developer responsibilities and revenue generation.

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:

- 1) receive a report regarding ongoing work with the Omni CRA and Miami-Dade County Public Housing and Community Development regarding redevelopment of Phillis Wheatley Elementary School for benefit of the adjacent Overtown community stakeholders; and
- 2) authorize the Superintendent to initiate negotiations, and report back to the Board at a future meeting with the appropriate documents for its consideration.

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