

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

**SUBJECT:                    AUTHORIZE THE SUPERINTENDENT TO EXPLORE EXPANSION OF THE CURRENT COLLABORATION WITH MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT TO INCLUDE THE RELATED URBAN DEVELOPMENT GROUP FOR PROVISION OF EXPANDED PARKING FACILITIES AT SOUTHSIDE K-8 CENTER ANNEX AND POTENTIAL REDEVELOPMENT OPPORTUNITIES AT THE FORMER J.R.E. LEE EDUCATION CENTER, LOCATED AT 6521 S.W. 62 AVENUE, SOUTH MIAMI**

**COMMITTEE:                FACILITIES AND CONSTRUCTION**

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

Background

On January 25, 2017, the Board approved Agenda Item F-4 authorizing the Superintendent to pursue a partnership with the Related Urban Development Group (“Developer”), the Miami-Dade County Public Housing Department (“County”) and the City of Miami to develop the grades 6-8 Annex for Southside K-8 Center (“Project”).

At its meeting of July 25, 2018, the Board authorized the Superintendent to finalize negotiations and execute a Ground Lease Agreement, a Project Work Letter and a Sublease Agreement (collectively, the “Project Agreements”) with the County to provide for construction the Southside K-8 expansion on County-owned land, located at 945 S.W. 3 Avenue, Miami, Florida and facilitate development of 10 County-funded affordable and/or workforce housing units designated for District employees. The Board has since commissioned a Project Architect and commenced design of the project, including the required on-site parking facilities. Nevertheless, due to the urban nature of the campus, supplemental parking would be highly desirable.

As the District proceeds with the Project, the Developer will be constructing a new affordable and/or workforce housing project and parking garage, the Gallery at West Brickell (“Gallery”), on adjacent County-owned land. Based on preliminary discussions, an opportunity exists for the Developer to construct additional capacity within the Gallery garage to augment the school’s parking. Conceptually, this would entail collaboration on traffic and zoning as well as an agreement for the long-term use of a

portion of the Gallery parking garage, under terms and conditions acceptable to both parties.

Concurrently, the Developer has expressed interest in co-locating workforce housing, with preference for District employees, at other Board-owned locations and improve or replace the educational facility on such site(s) at no cost to the District. One candidate location is the J.R.E. Lee Education Center, located at 6521 S.W. 62 Avenue, South Miami which is in close proximity to the Metrorail thus positioning the site to become a transit-oriented development – a prioritized development strategy for the County.

In order to explore the feasibility of the above concepts, negotiations among the Developer, the County and the District would be required. If negotiations are successful, any tentative agreements would be brought to the Board for consideration at a future meeting. Staff is therefore seeking authorization to:

- Explore an expansion of the current collaboration with all parties to provide for additional parking capacity for the Project;
- Establish the value of the supplemental parking capacity for the Project;
- Collaborate with Developer and County on zoning, traffic and any required project submittals to other governmental entities Assess the most effective approach to a parking agreement between the parties;
- Establish the scope and value of proposed improvements to educational facilities at the J.R.E. Lee campus;
- Explore the expansion of the collaboration with all parties whereby the Developer would construct affordable and/or workforce housing, with preference for District employees, on a portion of the J.R.E. Lee campus; and
- Present for the Board's consideration all relevant documents and recommendations at a future meeting.

**RECOMMENDED:**

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

- A) Explore expansion of the current collaboration with Miami Dade County Public Housing and Community Development to include the Related Urban Development Group under which the Developer will:
  - 1. make available to the District on a long-term basis expanded parking facilities for the Southside K-8 Center Annex; and
  - 2. redevelop the J.R.E. Lee campus with new educational facilities, at no cost to the District and affordable and/or workforce housing, with preference for District employees.
- B) Collaborate with Developer and County on zoning, traffic and any required project submittals to other governmental entities; and
- C) Bring back all relevant agreements and any final recommendations for the Board's consideration at a future meeting.

JGT:VA