

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

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO NEGOTIATE A MEMORANDUM OF UNDERSTANDING WITH THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY (CRA) TO ADVANCE A MULTI-PHASE REDEVELOPMENT PARTNERSHIP

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

With the Omni Redevelopment District Community Redevelopment Agency's (CRA) operational extension now secured through July 7, 2047, the CRA has forwarded a proposal to Miami-Dade County Public Schools (M-DCPS) for a public redevelopment partnership. The CRA's proposed, preliminary framework, reflects and responds to the District's continued advocacy—particularly regarding the relocation and expansion of iPreparatory Academy (iPrep), the redevelopment of the Phillis Wheatley campus, the delivery of workforce housing to support M-DCPS employees, and the importance of leveraging public assets to generate long-term fiscal value for educational purposes. The CRA's proposal outlines a multi-component strategy that provides flexibility in implementation while establishing a structured framework to guide future planning, coordination, and discussions between the M-DCPS and the CRA. It represents the most comprehensive opportunity to date to align a redevelopment strategy with M-DCPS priorities, consistent with the CRA's expressed interest in a direct public partnership.

The proposed effort contemplates the relocation and expansion of iPrep, relocation of administrative office facilities, shared structured parking to support educational and civic uses, and the redevelopment of the Phillis Wheatley Elementary School campus. It also encompasses the activation of approximately 13 acres of Board-owned land and 7 acres of City-owned land through coordinated planning, development, and future solicitations. Unlike earlier efforts—such as the previous development project not executed due to the expiration of the timeline allotted for the CRA to secure its operational extension, this proposal establishes a more holistic model aligned with M-DCPS priorities. The CRA would serve as a potential partner in planning, zoning, and financing with potential significant commitments of Tax Increment Financing (TIF) revenues to support the realization of M-DCPS priorities.

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As the Board considers this opportunity, it will be critical to define a path forward that ensures progress is timely, actionable, and aligned with the core goal of maximizing educational and community value. This includes identifying strategies that unlock the highest and best use of Board-owned land, enhance market viability, and structure implementation in a way that supports flexibility while providing an outline for coordinated decision-making. The objective is to convert shared priorities into tangible outcomes—supporting students, staff, and the broader community—through a focused, adaptable, and outcomes-driven redevelopment strategies.

M-DCPS staff will undertake due diligence on the proposal’s scope, financial structure, development approach, and alignment with M-DCPS goals. M-DCPS staff will bring forward recommendations to the Board on how best to proceed with unlocking the full assemblage of District-owned properties as expediently and strategically as possible, while also establishing clear principles to guide how the M-DCPS engages with interested partners moving forward. Any resulting agreement will be returned to the Board for full consideration and approval.

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

- 1) Review, consider, and where appropriate, develop and negotiate a framework that prioritizes education in the surrounding areas that is aligned with the District’s priorities including a newly constructed iPrep
- 2) Provide a monthly update, beginning in June 2025, on any agreed upon and recommended frameworks to be presented to the Board in a Facilities Construction Committee meeting;
- 3) Continue to review and conduct an assessment of educational needs in the targeted area, as well as, due diligence for a proposed framework, that prioritizes education in the surrounding areas including the construction of a new iPrep and determine any further consideration on a singular and/or broader development strategy including how to best leverage the full complement/assemblage of Board-owned properties within the targeted area no later than September 2025; and
- 4) Engage the Omni Redevelopment District Community Redevelopment Agency’s (CRA), when appropriate, regarding a singular and/or broader development strategy to leverage the full complement/assemblage of Board-owned properties within the targeted area.

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