

Dr. Michael A. Lewis, Deputy Superintendent
Office of School Leadership & Performance

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE AND EXECUTE A MUTUAL MANAGEMENT PLAN (MMP) AND SHARED FACILITY PLAN (SFP) WITH SUCCESS ACADEMY CHARTER SCHOOLS - FLORIDA, INC., AN APPROVED SCHOOL OF HOPE OPERATOR, TO BE CO-LOCATED WITHIN DISTRICT-OWNED PROPERTIES

COMMITTEE: PERSONNEL, STUDENT, SCHOOL & COMMUNITY SUPPORT

LINK TO STRATEGIC PLAN: INFORMED, ENGAGED AND EMPOWERED STAKEHOLDERS

OVERVIEW OF SCHOOLS OF HOPE

Pursuant to Section 1002.333, Florida Statutes, "Persistently Low-Performing Schools," as amended by Senate Bill 2510 (2025), a "School of Hope" is a charter school operated by an approved "Hope Operator". These operators are authorized to serve students from the attendance zones of persistently low-performing schools or those residing in Florida Opportunity Zones. Under Rule 6A-1.0998271, Florida Administrative Code (F.A.C.), districts are required to provide approved Hope Operators in good standing with access to district-owned facilities that are underutilized, vacant, or surplus at no rental cost.

FACILITY REQUEST AND SELECTION PROCESS

The process for securing a co-location site begins with a "Building Notice." Success Academy Charter Schools - Florida, Inc. ("Success Academy"), an approved Hope Operator, submitted a total of seven (7) Building Notices to co-locate within District-owned school facilities of which the following five (5) have proceeded to the negotiation of the Mutual Management Plan (MMP) and the Shared Facility Plan (SFP) as set forth in Section 1002.333, Florida Statutes and Rule 6A-1.0998271, Florida Administrative Code (F.A.C.).

**Revised Good Cause
D-64**

School Name	Address	Region Voting District	Building Notice Operator Projected Enrollment	Tentative Room Allocation
Hialeah-Miami Lakes Senior High School	7977 West 12 th Avenue, Hialeah, FL 33014	North VD4	900	45
Homestead Senior High School	2351 SE 12 th Avenue, Homestead, FL 33034	South VD9	750	32
Miami Jackson Senior High School	1751 NW 36 th Street, Miami, FL 33142	Central VD2	900	40
North Miami Senior High School	13110 NE 8 th Avenue, North Miami, FL 33161	North VD 1	900	39
Westland Hialeah Senior High School	4000 West 18 th Avenue, Hialeah, FL 33012	North VD 4	750	30

PURPOSE OF THE MUTUAL MANAGEMENT PLAN AND SHARED FACILITY PLAN

The Mutual Management Plan (MMP) establishes the operational governance, decision-making authority, and standard operating procedures required to ensure safe and efficient shared use of these campuses. The MMP works in tandem with the **Shared Facilities Plan (SFP)**. The SFP dictates Space Allocation Framework; Shared Common Space; Ingress, Egress, and Campus Operations While the Shared Facilities Plan defines "what" space is allocated to each school, the MMP governs "how" those spaces are managed, including, but not limited to:

- **Communication Protocols and Escalation Pathways: Campus Coordination Teams (CCT):** Site-level bodies composed of the District Principal and Hope School Leader to coordinate routine operations.
- **Safety and Security Coordination Protocols:** Coordination of Safe School Officers, emergency response protocols, and integrated camera/access systems.
- **Elected Services:** Documentation of the Operator’s election to receive District maintenance services, school safety services, student transportation services, custodial services, nursing services, and food related services.

- **Cost Responsibility and Reimbursement Models:** Consistent with Rule 6A-1.0998271(6)(c)(1)(e), F.A.C., and in lieu of billing based on additional incremental costs calculated pursuant to Rule 6A-1.0998271(6)(c)(1)(d), F.A.C., the District and the Operator agree to a fixed \$700 per-student amount for utilities, nursing services, food services, and custodial services. Additionally, the Operator will remit to the District any funds allocated for Florida Safe Schools and Transportation from the state.
- **Duration and Renewability:** MMP is annual and renewable, with timelines for amendment before each renewal.

Authorizing the Superintendent to finalize and execute the MMP and SFP allows for the execution of operational details necessary to meet statutory requirements and implementation timelines.

FINANCIAL IMPACT TO THE DISTRICT

The financial impact includes the loss of revenue associated with loss of FTE enrollment funding, as well as increased operational costs associated with maintenance, utilities, custodial services, transportation, and security, as elected by the Operator under Section 1002.333, F.S. and Rule 6A-1.0998271, F.A.C. The District and Success Academy have agreed to a \$700 per student annual fee to cover these expenses, and the Operator will remit to the District any funds allocated for Florida Safe Schools and Transportation from the state as allowed in Rule 6A-1.0998271. However, these are insufficient to cover all proportional costs the District will incur, and as such these requirements may result in ongoing, unreimbursed costs to the District. Capital Outlay will be retained by the District and the District will include the Hope Operator's actual student enrollment in its capital outlay full-time equivalent (FTE) calculations, which is also insufficient to meet the District's current capital needs.

NEXT STEPS TOWARD OPERATION

The execution of this MMP and the associated SFP are critical regulatory milestones. However, the final stage of the process involves the submission of a formal Notice of Intent and the execution of a Performance-Based Agreement (PBA) with the selected Charter School Authorizer. The PBA will serve as the primary charter contract governing school performance and accountability, and its finalization is required before Success Academy can officially commence educational operations at the five designated sites currently scheduled for August 2027 with building access for modifications for their programs June 2026.

This item and proposed Agreements have been reviewed by the Office of the General Counsel as to form and legal sufficiency. This item does not appear on the published Agenda. There exists good cause to vary from the published Agenda because time is of the essence to meet applicable statutory deadlines. A copy of the agreement can be accessed electronically through the link below and will be available for inspection by the

public in the Office of Board Recording Secretary, Room 924, and in the Citizen Information Center, Room 158, 1450 NE Second Avenue, Miami, Florida 33132.

Success Academy Mutual Management Agreement:

- <https://pdfs.dadeschools.net/Bdarch/2026/Bd042226/agenda/SA-MDCP-MMP-Final-4.19.2026.pdf>

Success Academy Shared Facility Plan Agreements:

- <https://pdfs.dadeschools.net/Bdarch/2026/Bd042226/agenda/Hialeah-Miami-Lakes-SHS-SFP-Exhibit-A.pdf>
- <https://pdfs.dadeschools.net/Bdarch/2026/Bd042226/agenda/Homestead-SHS-SFP-Exhibit-A.pdf>
- <https://pdfs.dadeschools.net/Bdarch/2026/Bd042226/agenda/Miami-Jackson-SHS-SFP-Exhibit-A.pdf>
- <https://pdfs.dadeschools.net/Bdarch/2026/Bd042226/agenda/North-Miami-SHS-SFP-Exhibit-A.pdf>
- <https://pdfs.dadeschools.net/Bdarch/2026/Bd042226/agenda/Westland-Hialeah-SFP-Exhibit-A.pdf>

School Board approval of this item does not reflect or constitute a finding of need, justification, or endorsement for any charter school as proposed in the item but only that it meets the statutory requirements for School Board approval under section 1002.333, F.S., Rule 6A-1.0998271, F.A.C., and Policy 9800. The link is incorporated by reference in this Board Item.

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

1. Execute a Mutual Management Plan and Shared Facility Plan (Agreements) with Success Academy Charter Schools – Florida, Inc. (Success Academy), an approved Hope Operator, to ensure compliance with Section 1002.333, F.S., and to establish the operational terms governing the co-location and operation of Hialeah-Miami Lakes Senior High School.
2. Execute a Mutual Management Plan and Shared Facility Plan (Agreements) with Success Academy Charter Schools – Florida, Inc. (Success Academy), an approved Hope Operator, to ensure compliance with Section 1002.333, F.S., and to establish the

operational terms governing the co-location and operation of Miami Jackson Senior High School.

3. Execute a Mutual Management Plan and Shared Facility Plan (Agreements) with Success Academy Charter Schools – Florida, Inc. (Success Academy), an approved Hope Operator, to ensure compliance with Section 1002.333, F.S., and to establish the operational terms governing the co-location and operation of North Miami Senior High School.
4. Execute a Mutual Management Plan and Shared Facility Plan (Agreements) with Success Academy Charter Schools – Florida, Inc. (Success Academy), an approved Hope Operator, to ensure compliance with Section 1002.333, F.S., and to establish the operational terms governing the co-location and operation of Westland Hialeah Senior High School.
5. Execute a Mutual Management Plan and Shared Facility Plan (Agreements) with Success Academy Charter Schools – Florida, Inc. (Success Academy), an approved Hope Operator, to ensure compliance with Section 1002.333, F.S., and to establish the operational terms governing the co-location and operation of Homestead Senior High School.
6. Execute amendments to the Agreements within the authority granted to the Superintendent by the Board in the Agreements, including building remodification activities by Success Academy to serve their programmatic requirements within the premises, routine coordination, and use of the premises, or for any other routine operational issues; and,
7. Grant or deny any approvals required by the Agreements, including without limitation, amending any of the exhibits to the Agreements, placing Success Academy in default, and renewing, extending, cancelling, or terminating the Agreements, as provided in the Agreements.

8. To provide a written update to the School Board, on an annual basis and no less than 30 days prior to the anniversary date of the execution of the Agreement, on the Fiscal, Educational, Operational, and related impacts of the co-location of Success Academy in District schools.

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ACTION