



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner David Suarez

DATE: May 21, 2025

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE – DISCUSS POSSIBLE INCLUSION OF A CHARTER OR PRIVATE SCHOOL WITHIN THE 72ND STREET COMMUNITY CENTER PROJECT.

RECOMMENDATION

BACKGROUND/HISTORY

In 2018, the voters approved a General Obligation Bond (G.O. Bond) program that included the 72nd Street Community Complex Project as a key component. City staff, in coordination with the Design Criteria Professional (DCP), developed a comprehensive feasibility study and Design Criteria Package, informed by input from stakeholders and the community. The proposed program featured a multi-level mixed-use facility including a 500-space parking structure, 50-meter competition pool with support amenities, 25-meter multi-purpose pool, a 7,500 SF Miami-Dade County library, 5,000 SF community center, 7,500 SF fitness center, 5,000 SF of commercial/retail space, 60,000 SF of active green space, and a jogging path.

Following challenges with initial procurement, a new RFQ was issued in December 2022, and Wannemacher Jensen Architects, Inc. (WJA) was selected in 2023 to provide architectural and engineering design services. While the conceptual design initially exceeded the \$70 million construction budget, multiple rounds of redesign and value engineering were undertaken. By September 2024, a 30% schematic design was submitted, with construction costs still approximately 14% over budget, though offset by cost-saving strategies.

In response to community input and City Commission directives at the December 11, 2024 meeting, the conceptual design was updated to include a fifth level of parking, rooftop pickleball courts, and other enhancements such as a Myrtha stainless steel pool system. Further community outreach efforts—including presentations to the General Obligation Bond Oversight Committee, the Parks and Recreation Board, the Committee for Quality Education, and the North Beach CRA Advisory Committee—demonstrated broad support for the revised plan.

At the February 12, 2025 public meeting, community feedback was received on topics ranging from parking and shade canopy to the feasibility of a full running track and artistic treatments to the garage façade. The design was subsequently finalized for the May 15, 2025 Design Review Board meeting, with refinements reflecting stakeholder and community feedback.

ANALYSIS

Many would-be residents of the City of Miami Beach have expressed concerns regarding the dearth of schools. In fact, there are ordinances reflecting proposed amendments to the Land Development Regulations to incentivize the construction of new schools being presented for first reading at the May 21, 2025 meeting of the Mayor and City Commission. Given the multi-use

nature of the 72nd Street Community Center project, I believe it is an appropriate location for the possible addition of a school. Accordingly, I would like to discuss with my colleagues on the Committee whether a charter or private school use could be accommodated within the existing site plan or future phases of the 72nd Street Community Center Project. Staff should assess zoning implications, operational feasibility, potential impacts on current programming and site design, and community interest in such a use.

FISCAL IMPACT STATEMENT

To be determined. Fiscal implications would depend on the scale, partnership model, and operational integration of any proposed school use.

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

The Administration should evaluate whether the inclusion of a charter or private school could enhance community benefit and further activate the 72nd Street Community Center site, and present its findings to the Committee for consideration and direction.

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

Yes

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s): N/A

Department

Office of Commissioner David Suarez

Sponsor(s)

Commissioner David Suarez

Co-sponsor(s)

Condensed Title

Ref: LUSC - Inclusion of Charter/Private School within 72nd Street Community Complex.
(Suarez)

Previous Action (For City Clerk Use Only)