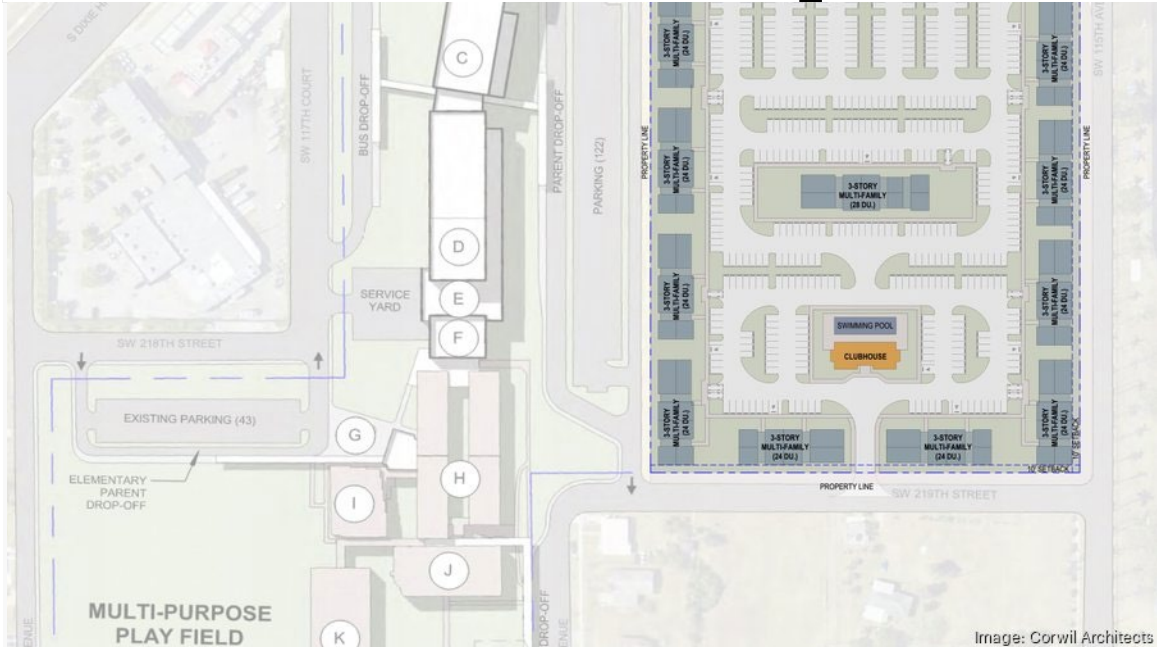


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Developer could build housing on Miami-Dade school campus



Atlantic Pacific Cos. filed a pre-application to build apartments at the Arthur & Polly Mays campus of Miami-Dade County Schools.
CORWIL ARCHITECTS.

By [Brian Bandell](#) – Real Estate Editor, South Florida Business Journal
Jul 23, 2026

Updated Jul 30, 2026 12:11pm EDT

- Atlantic Pacific Companies filed plans to build 364 affordable apartments on school property.
- Miami-Dade Schools is renovating the Arthur & Polly Mays campus by June 2029.
- The developer will lease 10.3 acres through a public-private partnership with the school board.

Atlantic Pacific Cos. has submitted plans to build affordable apartments on a Miami-Dade County Public Schools campus in Goulds.

7 / 23 / 2026

The Miami-based developer filed a pre-application with county officials for 10.3 acres of the 28.1-acre Arthur & Polly Mays Conservatory of the Arts campus at 11370 S.W. 216th St. This is a 6-12 magnet school. The facility was built in the 1950s.

Miami-Dade Schools issued an invitation to negotiate for a ground lease on this campus in 2025 that would combine construction of a new school facility with private development. As a result, the School Board commissioned James B. Pirtle Construction Co. and Silva Architects to work on the \$85 million renovation of the campus. They are in the process of combining Arthur & Polly Mays into the neighboring Arts and Pine Villa Elementary, as confirmed by school officials. That work will consist of demolishing 13 buildings and retrofitting 15 buildings, including a new 700-seat auditorium, with a completion date expected in June 2029.

In a news release in April about the construction award, Miami-Dade Schools said its procurement management department was in the process of leasing an adjacent parcel of land to a private developer through a public-private partnership to provide workforce housing for teachers, support staff, and the surrounding community.

In the letter of intent to the county, Atlantic Pacific said it intends to enter into a ground lease with the school board for multifamily development on the Arthur & Polly Mays site. The project would have 364 income-restricted apartments in three stories, 530 parking spaces, a clubhouse, and a pool. It would total 254,850 square feet.

The development would be on the east side of the educational facilities, according to the preliminary site plan by Corwil Architects. The application did not mention what the income requirements would be for the apartments.

“The proposed Project will provide much-needed affordable housing to the community and will be a positive addition to surrounding area,” attorney Ethan B. Wasserman stated in the application on behalf of Atlantic Pacific.

Officials at Atlantic Pacific declined comment, saying the project was in the preliminary stages.

Developers file pre-applications to receive feedback from county staff before submitting official applications.

https://www.bizjournals.com/southflorida/news/2026/07/23/workforce-housing-proposed-on-miami-dade-school.html?utm_source=newsletter&utm_medium=email&utm_campaign=newsletter_axioslocal_miami&stream=top

The coverage also published on Axios Miami e-Newsletter.

Here's the latest development news around the city.

A local developer is hoping to build affordable housing on a portion of a Arthur & Polly Mays Conservatory of the Arts, a Miami-Dade County Public School.

- Application plans include 364 income-restricted apartments in a three-story building, a clubhouse and a pool. It will also include parking spaces, according to the South Florida Business Journal.
- Plans for the development, which will be located on the east side of the facilities, didn't include income requirements.
- The Conservatory was already slated to be combined with Pine Villa Elementary in an effort to address low enrollment.