

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT:

- 1. TO WORK COLLABORATIVELY WITH THE CITY OF HIALEAH (CITY) TO FACILITATE INITIATION OF LAND USE AND ZONING CHANGES FOR THE NORTHERNMOST APPROXIMATE 9.9 ACRES OF THE HIALEAH MIDDLE SCHOOL CAMPUS, LOCATED AT 6027 EAST 7 AVENUE (SITE), INCLUDING ASSOCIATED COSTS ; AND**
- 2. TO EXECUTE ANY DOCUMENTS NECESSARY TO FACILITATE PLATTING, AS WELL AS LAND USE AND ZONING MODIFICATIONS; AND**
- 3. TO OBTAIN APPRAISALS FOR THE SITE, TO REFLECT THE PROPOSED LAND USE AND ZONING MODIFICATIONS; AND**
- 4. IF THESE PROCESSES PROVE SUCCESSFUL, TO BRING FORTH AN ITEM TO THE BOARD AT A SUBSEQUENT MEETING WITH RECOMMENDED ACTION PRIOR TO ISSUING AN INVITATION TO BID FOR THE SITE, INCLUDING ESTABLISHMENT OF FAIR MARKET VALUE**

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

The Board, at its meeting of October 11, 2017, authorized the Superintendent to further explore a possible collaboration between the Board and the City of Hialeah (City), through which the northernmost approximate 9.9 acres of the Hialeah Middle School campus, located at 6027 East 7 Avenue (Site), could be monetized.

The proposed development would be structured to incentivize additional residential development as part of the City's overarching goal to grow its population and encourage the influx of new families, monetize a Board asset, and create and sustain additional demand for District owned and operated schools, including Hialeah Middle and Amelia Earhart Elementary, co-located immediately adjacent to the Site.

As part of this initiative, the City would initiate and spearhead the processes to modify the Site's current land use and zoning designations to allow for medium density residential development, as well as facilitate the platting process for the Site. City staff estimated the timeline to complete all the required processes at approximately one year, including but not limited to platting of the Site as well as land use and zoning modifications to facilitate future development of the Site for its envisioned purpose. As part of its contribution to the process, the City has indicated it would waive fees normally assessed by the City for public hearings, administrative fees, etc., estimated by the City at approximately \$12,820. The costs associated with the platting process, namely preparation of the plat by a surveyor, fees for County review of the plat and required public notices estimated at \$29,000, would be borne by the Board.

If the Board approves the present Item, the District will start working on the various aspects of the initiative, including preparation of the plat, any paperwork required for the City's proposed land use and zoning modifications, and the requisite appraisals. If successful, staff will bring a report to the Board at a future meeting, to establish the Site's fair market value prior to issuance of an Invitation to Bid.

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

1. to work collaboratively with the City of Hialeah (City) to facilitate initiation of land use and zoning changes for the northernmost approximate 9.9 acres of the Hialeah Middle School campus, located at 6027 East 7 Avenue (Site), including associated costs; and
2. to execute any documents necessary to facilitate platting, as well as land use and zoning modifications; and
3. to obtain appraisals for the Site, to reflect the proposed land use and zoning modifications; and
4. if these processes prove successful, to bring forth an item to the Board at a subsequent meeting with recommended action prior to issuing an Invitation To Bid for the Site, including establishment of Fair Market Value.