

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF LAND FOR
THE EXPANSION OF HIALEAH SENIOR HIGH SCHOOL (STATE
SCHOOL "GGG")**

Due to the overcrowded conditions at Hialeah Senior High School and the need to provide additional educational facilities for its students (designated in the state survey as State School "GGG"), District staff has identified six properties located immediately adjacent to the Hialeah Senior High School site (see attached location map) that could be used for site expansion purposes. Each of the parcels contains a single family home and the six properties encompass a total area of 1.04 acres. School Operations has confirmed that the properties are suitable for the expansion of the Hialeah Senior High School site.

Pursuant to Florida Statutes, Section 235.193(5) these properties were submitted to the City of Hialeah (City) for a determination of consistency with the Hialeah Comprehensive Plan (HCP). The City has indicated that the land is designated "Residential Communities-Low-Medium Density" on the HCP Future Land Use Plan map. Land in this classification can be used for neighborhood and community-serving uses such as schools.

Pursuant to land acquisition procedures, proposed land purchases which could exceed \$500,000, require authorization from the Board prior to the commencement of negotiations. If authorization is received, a Management Team meeting will be held to identify the specific parameters and strategies to be used in the negotiations. Negotiations will be based on the fair market value of the land as determined by District appraisals. If negotiations are successful, an agenda item for authorization to execute a purchase and sale agreement will be presented to the Board for its consideration.

The land is legally described as:

Parcel "A"

The east 50 feet of west 162.85 feet of the north ½ of Tract 6, West Miami Heights Rev PL #1, Section 6, Township 53 South, Range 41 East, as recorded in Plat Book 32, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel "B"

The east 65 feet of west 112.85 feet of the north ½ of Tract 6, West Miami Heights Rev PL #1, Section 6, Township 53 South, Range 41 East, as recorded in Plat Book 32, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel "C"

The west 47.85 feet of the north ½ of Tract 6, West Miami Heights Rev PL #1, Section 6, Township 53 South, Range 41 East, as recorded in Plat Book 32, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel "D"

The west 62.85 feet of south ½ of Tract 6, West Miami Heights Rev PL #1, Section 6, Township 53 South, Range 41 East, as recorded in Plat Book 32, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel "E"

The east 50 feet of west 112.85 feet of the south ½ of Tract 6, West Miami Heights Rev PL #1, Section 6, Township 53 South, Range 41 East, as recorded in Plat Book 32, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel "F"

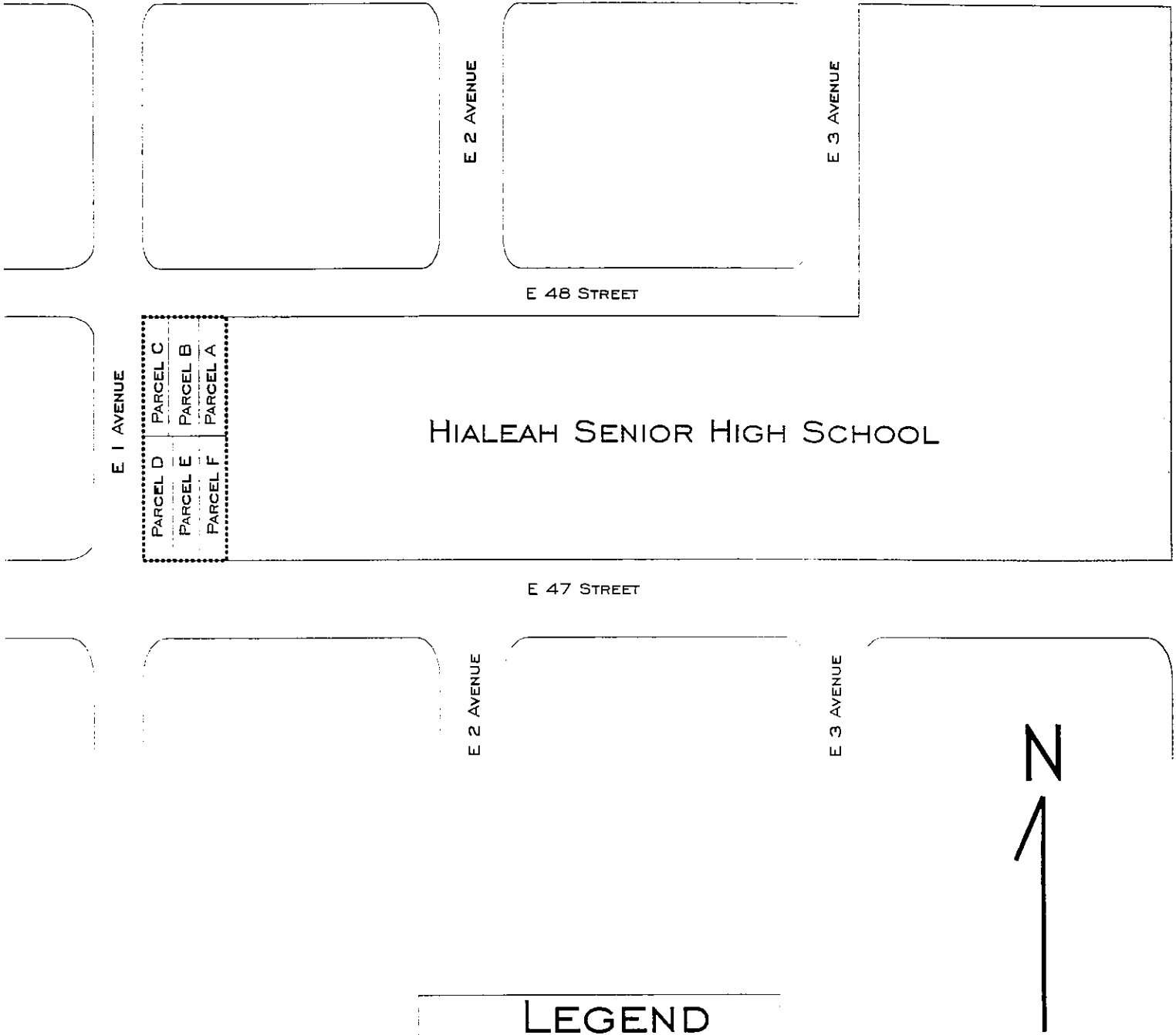
The east 50 feet of west 162.85 feet of the south ½ of Tract 6, West Miami Heights Rev PL #1, Section 6, Township 53 South, Range 41 East, as recorded in Plat Book 32, Page 69, of the Public Records of Miami-Dade County, Florida.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to secure appraisals, surveys and environmental assessments for certain lands within the City of Hialeah, Florida, as described above and to negotiate for the purchase of same.

JEM:ms

LOCATION MAP



E 1 AVENUE

PARCEL D
PARCEL E
PARCEL F
PARCEL C
PARCEL B
PARCEL A

HIALEAH SENIOR HIGH SCHOOL

E 2 AVENUE

E 3 AVENUE

E 48 STREET

E 47 STREET

E 2 AVENUE

E 3 AVENUE



LEGEND

 PROPOSED EXPANSION AREA
(1.04 ACRES)