

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

**SUBJECT:** THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT TO FURTHER EXPLORE A POSSIBLE COLLABORATION BETWEEN THE BOARD AND THE CITY OF HIALEAH, COLLECTIVELY THE PARTIES, THROUGH WHICH A BOARD-OWNED ASSET COULD BE MONETIZED FOR THE PARTIES' MUTUAL BENEFIT AND BRING BACK AN ITEM TO THE BOARD AT THE APPROPRIATE TIME

**COMMITTEE:** FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC BLUEPRINT:** EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

The City of Hialeah ("City") recently approached the District to gauge interest in pursuing a possible collaboration between the School Board ("Board") and the City through which the land use and zoning of the northernmost twelve acres of the Hialeah Middle School campus, located at 6027 East 7 Avenue, in the City proper, could be modified by the City, at no expense to the Board, to incentivize additional residential development, as part of the City's overarching goal to grow its population and encourage the influx of new families (see attached letter from the City Mayor). Aside from the potential monetization of a Board asset, a key element of interest to the Board is the likelihood that any new incoming families would create and sustain demand for District owned and operated schools, including Hialeah Middle and Amelia Earhart Elementary, co-located on the subject campus.

In total, the elementary/middle school campus is approximately 34.8 acres in area (see location map). If the Board approves this item, the next set of discussions with the City would include an assessment of acreage that might potentially be suitable for the collaboration ("Parcel"), as well as additional research with City staff on the various steps that would be spearheaded by the City to identify appropriate land use and zoning designations for the Parcel, all applicable processes, including possible re-platting, and anticipated timelines. Eventually, in order to achieve the full benefit of the Parcel's monetization, and assuming a positive outcome of the various City initiated processes, the Board would need to issue a future competitive Invitation to Bid for the Parcel.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to further explore a possible collaboration between the Board and the City of Hialeah, collectively the Parties, through which a Board-owned asset could be monetized for the Parties' mutual benefit and bring back an item to the Board at the appropriate time.

JGT:sj



*Carlos Hernandez*  
*Mayor - Alcalde*  
*City of Hialeah*

Mr. Alberto M. Carvalho  
Superintendent of Schools  
Miami-Dade County Public Schools  
1450 N.E. Second Avenue, Suite 912  
Miami, Florida 33132

Dear Mr. Carvalho,

I am reaching out to you to bring to your consideration an innovative approach to one of MDCPS sites within the City of Hialeah. I envision a residential development on the twelve acres owned by MDCPS at the northern portion of the site of the Hialeah Middle Community School, which will benefit the community, parents and students.

It is my commitment as the Mayor of the City of Hialeah to stimulate the development of diverse housing types that are affordable and conveniently located in order to retain and attract young families to the community. Since proximity to schools and parks is an important consideration for young families I see the northern portion of the Hialeah Middle Community School site parcel, as an outstanding opportunity for redevelopment. My vision at this site that is currently underutilized is a residential development with diverse unit types ranging from low to high density, designed to be compatible with the existing low density residential neighborhood to the west and scaling up as it extends east to LeJeune Road. The residential development would benefit from the proximity to the school and to Amelia Earhart Park and the school would benefit from the increased student population, from the revenue it would obtain by selling the now underutilized land, as would the City, and just as importantly, the community, parents and students.

To market the land at its highest and best use the site would need to be re-platted, the land use changed to the maximum allowed density and rezoned consistently. The City of Hialeah is willing to take a proactive role in the process by initiating the land use change and rezoning and facilitating the re platting process.

I look forward to working proactively together and in directing my staff to work with MDCPS staff, to ensure the successful implementation of this idea and make it a reality in the very near future.

Best Regards,

Carlos Hernandez  
City of Hialeah Mayor