

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-018, MARTINA BOREK, ET AL, LOCATED AT 12110 SW 248 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Martina Borek, et al (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on 15 acres located at 12110 SW 248 Street (see attached location map). The proposed 90-unit residential development would generate an estimated student population of 76 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance Miami-Dade County (County), and the development community are to collaborate to develop options which seek to address the impact of proposed residential development on public schools where the development would result in an increase in the schools' FISH % utilization (permanent and relocatable), beyond the threshold review level of 115%. All of the school facilities impacted by the proposed development meet the referenced threshold.

Additional Information

In connection with the rezoning request and to mitigate the impact of the proposed development on the public school system, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$91,200, in addition to educational facilities impact fees, estimated at \$293,760. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation would be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted schools (Naranja Elementary School, Redland Middle School and/or Homestead Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced schools, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

The Covenant will be reviewed by the School Board Attorney's Office prior to its execution.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a Declaration of Restrictions in connection with Miami-Dade County Application No. 03-018, Martina Borek, et al, located at 12110 SW 248 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$91,200.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-018, Martina Borek, et al (CC15)

REQUEST: Zone change from AU to RU-1M(a)

ACRES: 15 acres

LOCATION: 12110 SW 248 Street

NUMBER OF UNITS: 90 single-family units (no site plan provided)

ESTIMATED STUDENT POPULATION: 76 students*

ELEMENTARY: 35

MIDDLE: 19

SENIOR: 22

SCHOOLS SERVING AREA OF APPLICATION:

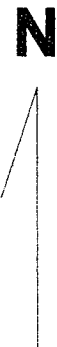
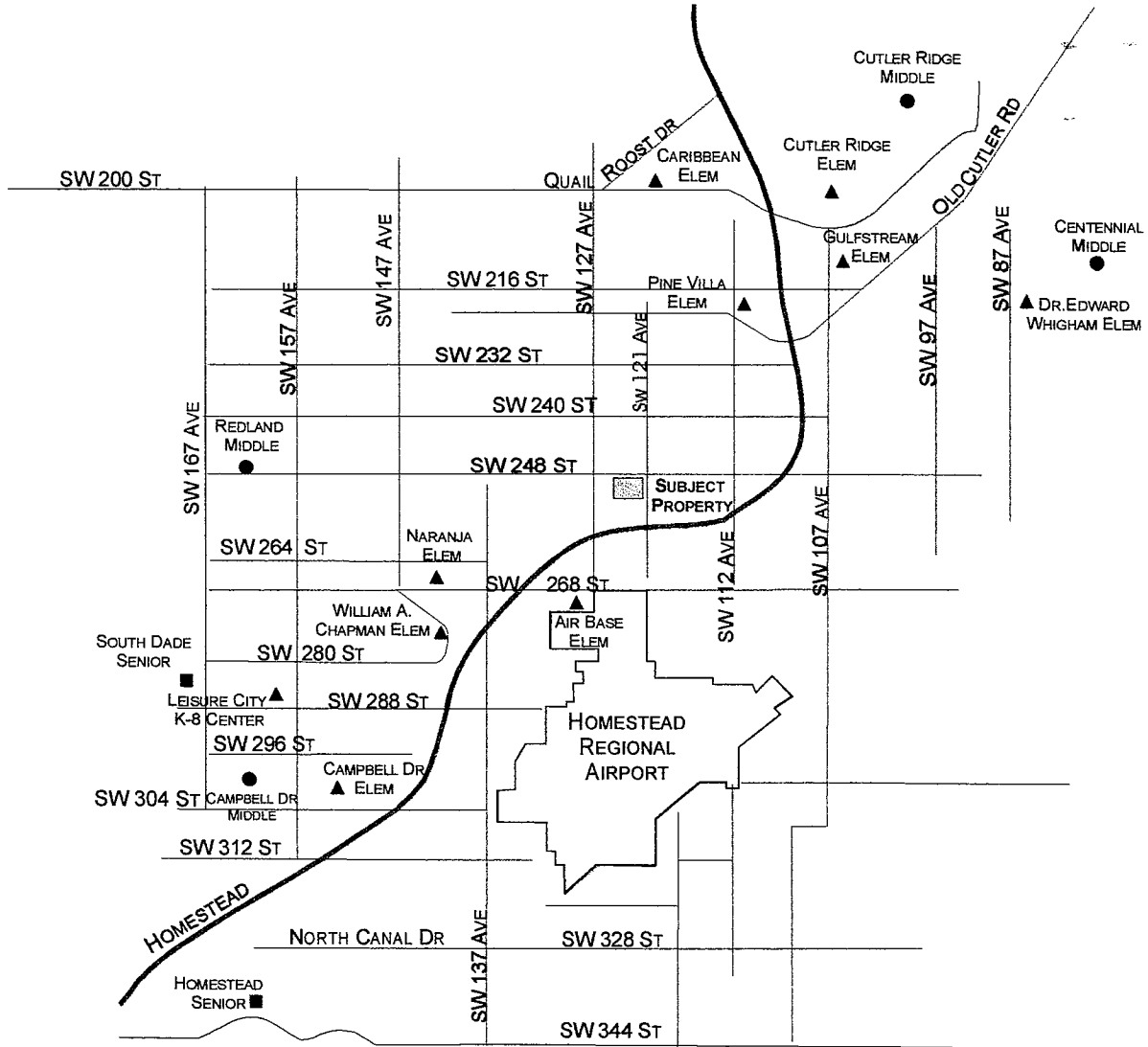
ELEMENTARY: Naranja Elementary - 13990 SW 264 St.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

LOCATION MAP



M. BOREK
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