

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-078, OSCAR AND MARIA VILLEGAS, LOCATED ON THE SOUTHEAST CORNER OF S.W. 192 AVENUE AND S.W. 316 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Oscar and Maria Villegas (applicant), is requesting a zoning change from EU-M (Estate Modified Single Family) to RU-1 (Single Family Residential), on 10 acres located on the southeast corner of S.W.192 Avenue and S.W. 316 Street (see location map). The proposed additional 17-unit residential development is estimated to generate 11 students (see attached school impact analysis). The existing EU-M zoning presently allows the applicant to build 29 units.

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%. Please note that only two school facilities impacted by the proposed development (middle and senior high schools) 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 at the middle and senior high school levels only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board.

Pursuant to the Covenant, the applicant will donate the amount of \$10,000, in addition to educational facilities impact fees estimated at \$112,608. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation will be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted schools (Homestead Middle School and South Dade 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 recordation.

**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. 03-078, Oscar and Maria Villegas, located at the southeast corner of S.W.192 Avenue and S.W. 316 Street for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$10,000.

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## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-078, Oscar and Maria Villegas (CC14)

**REQUEST:** Zoning change from EU-M to RU-1

**ACRES:** 10 acres

**LOCATION:** Southeast corner of S.W. 192 Avenue and S.W. 316 Street

**NUMBER OF UNITS:** 17 additional units (29 currently permitted under existing zoning classification)

**ESTIMATED STUDENT POPULATION:** 11 students\*

**ELEMENTARY:** 5

**MIDDLE:** 3

**SENIOR:** 3

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** West Homestead Elementary - 1550 S.W. 6 St.  
Access Center VI

**MIDDLE:** Homestead Middle - 650 N.W. 2 Ave.  
Access Center VI

**SENIOR HIGH:** South Dade Senior - 28401 S.W. 167 Ave.  
Access Center VI

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
West Homestead Elem.	859/ 864*	967	89%/ 89%*	68	83%/ 83%*
Homestead Middle	1385/ 1388*	1029	135%/ 135%*	45	129%/ 129%*
South Dade Sr.	2824/ 2827*	1871	151%/ 151%*	283	131%/ 131%*

\* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of July 2003):**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 S.W. 122 Avenue Miami, FL 33177	Construction	August/2003

\*Note: The attendance boundaries for S/S "HHH" have not been established

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$64,163.

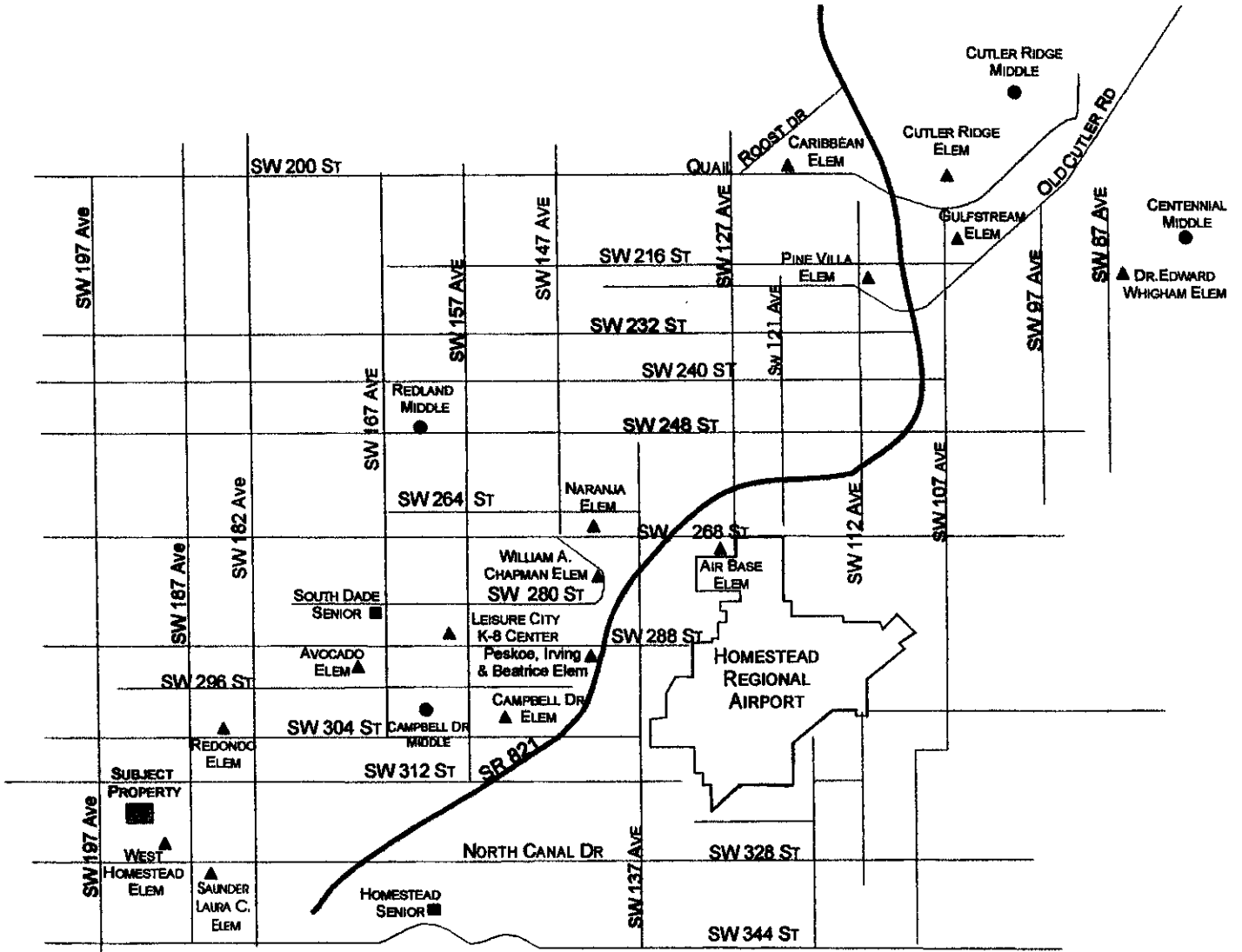
**CAPITAL COSTS:** Based on the State's July-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5 x	\$ 13,221	=	\$ 66,105
MIDDLE	3 x	\$ 15,159	=	\$ 45,477
SENIOR	3 x	\$ 20,060	=	\$ 60,180

**Total Potential Capital Cost** **\$ 171,762**

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

# LOCATION MAP



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O. VILLEGAS  
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