

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-150, F.R.V. DEVELOPMENT, INC., LOCATED NORTH OF S.W. 184 STREET AND EAST OF S.W. 109 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

F.R.V Development, Inc. (applicant), is requesting a zoning change from AU (Agricultural) to RU-3M (Minimum Apartment House), on 4 acres located north of S.W. 184 Street and east of S.W. 109 Avenue (see location map). The proposed 48-unit residential development is estimated to generate 33 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%. Please note that only one school facility impacted by the proposed development (senior high school) meets 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 senior high school level 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 \$124,848. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation will not be reduced on a pro-rata basis and will remain the same.

The donation is to be utilized for capital improvements at the impacted school (Miami Southridge Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced school, 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., 03-150, FRV Development, Inc., located north of S.W. 184 Street and east of S.W. 109 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$10,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-150, F.R.V. Development, Inc. (CC14)

REQUEST: Zone change from AU to RU-3M

ACRES: 4 acres

LOCATION: North of S.W. 184 Street and East of S.W. 109 Avenue

UNITS: 48 units

ESTIMATED STUDENT POPULATION: 33 students *

ELEMENTARY: 15

MIDDLE: 8

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 S.W. 109 Ave.
Access Center VI

MIDDLE: Richmond Heights Middle - 15015 S.W. 103 Ave.
Access Center VI

SENIOR HIGH: Miami Southridge Senior - 19355 S.W. 114 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
Pine Lake Elem.	802/ 817*	775	103%/ 105%*	18	101%/ 103%*
Richmond Hghts. Middle	1616/ 1624*	1207	134%/ 135%*	284	108%/ 109%*
Miami Southridge Sr.	4184/ 4194*	2372	176%/ 177%*	309(a)	156%/ 156%*

* includes proposed development

(a) 14 modular classrooms proposed on site, 11 existing relocatables targeted for removal (FY 02-03).

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do 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. Miami, FL 33177	Construction	Fall/2003

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

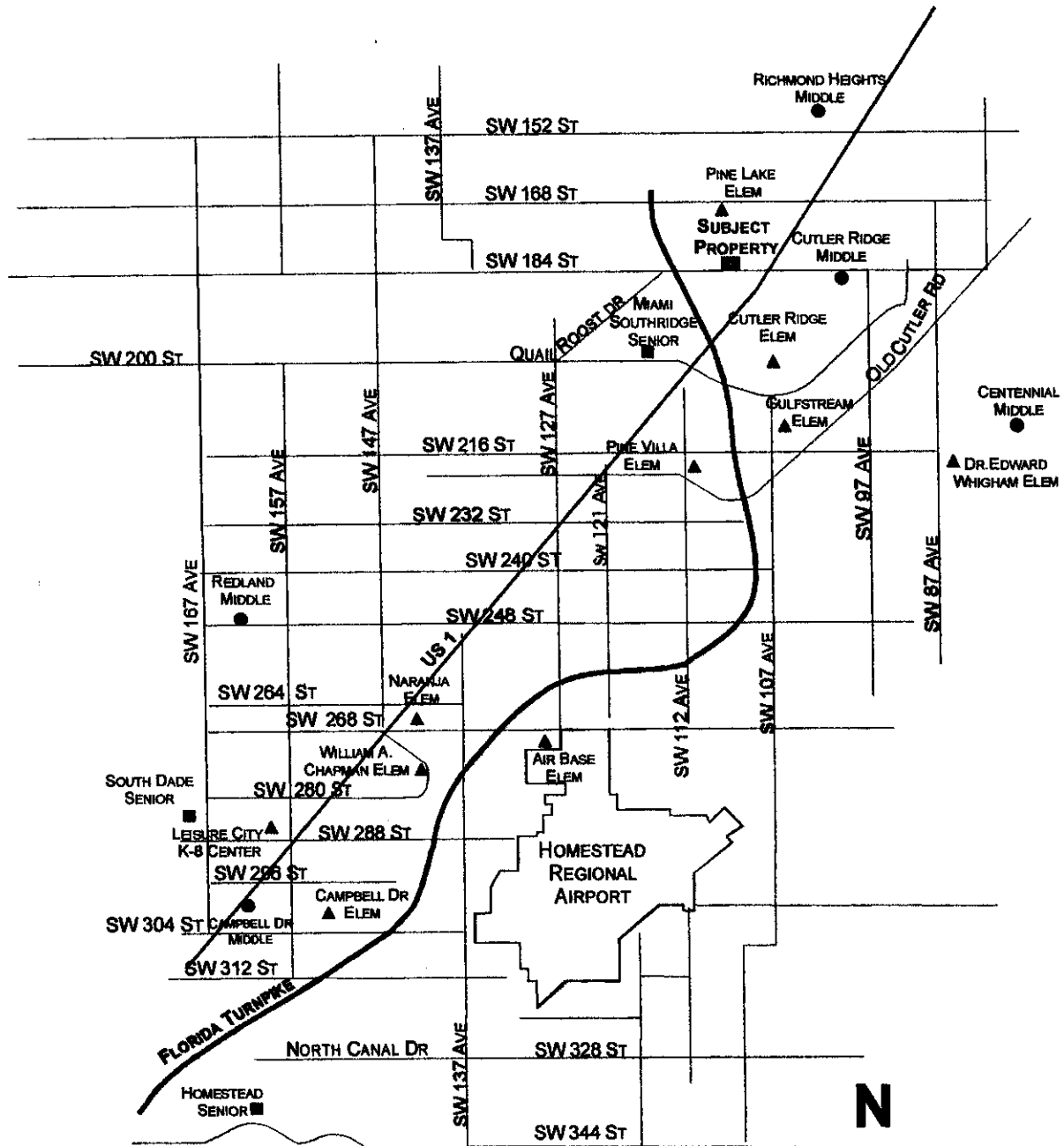
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$192,489.

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	15 x	\$ 13,221	=	\$ 198,315
MIDDLE	8 x	\$ 15,159	=	\$ 121,272
SENIOR	10 x	\$ 20,060	=	\$ 200,600
Total Potential Capital Cost				\$ 520,187

* 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



F.R.V. DEVELOPMENT
PG.HJ
229