

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-305, H.R. REALTY AND INVESTMENTS, INC., LOCATED NORTH OF S.W. 232 STREET AND EAST OF S.W. 107 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

H.R. Realty and Investments, Inc. (applicant), is requesting a zoning change from EU-M (Estates Modified Single Family) to RU-3M (Minimum Apartment House), on 60 acres located north of S.W. 232 Street and east of S.W. 107 Avenue (see location map). The proposed additional 29-unit residential development is estimated to generate 18 students (see attached school impact analysis). The existing EU-M zoning presently allows the applicant to build 145 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 all the levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$72,000, in addition to educational facilities impact fees estimated at \$425,952. 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 (Pine Villa Elementary School, Centennial Middle School and/or Miami Southridge 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. 02-305, H.R. Realty and Investments, Inc., located north of S.W. 232 Street and east of S.W. 107 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$72,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-305, H. R. Realty & Investments, Inc. (CC15)

REQUEST: Zone change from EU-M to RU-3M

ACRES: 60± acres

LOCATION: North of S.W. 232 Street and East of S.W. 107 Avenue

UNITS: 29 additional units as per proffered covenant (145 units currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION:

18 students *

ELEMENTARY: 8

MIDDLE: 5

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 S.W. 117 Ct.
Access Center VI

MIDDLE: Centennial Middle - 8601 S.W. 212 St.
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 Villa Elem.	711/ 719*	561	127%/ 128%*	210	92%/ 93%*
Centennial Middle	1203/ 1208*	913	132%/ 132%*	114	117%/ 118%*
Miami Southridge Sr.	4184/ 4189	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 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>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	Fall/2003

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

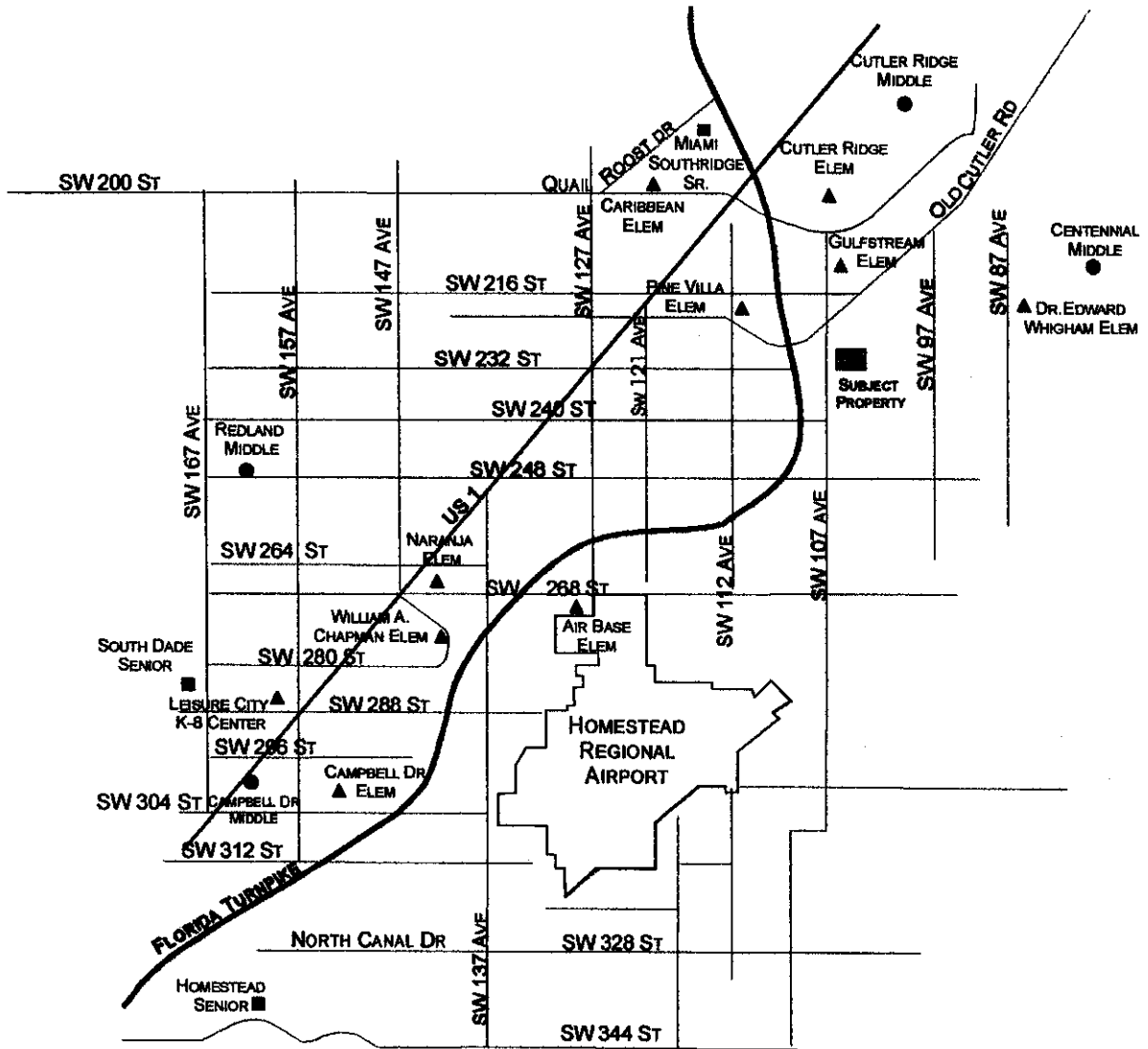
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$104,994.

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	8 x \$ 13,221 = \$ 105,768
MIDDLE	5 x \$ 15,159 = \$ 75,795
SENIOR	5 x \$ 20,060 = \$ 100,300
Total Potential Capital Cost	\$ 281,863

* 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



H.R. REALTY
PG.AH
223