

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-181, ADE INVESTMENT PROPERTIES, INC., LOCATED AT THE SOUTHEAST CORNER OF S.W. 292 STREET AND S.W. 180 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

ADE Investment Properties, Inc. (applicant), is requesting a zoning change from AU (Agricultural) to EU-1 (Estates 1 Family), on 9.6 acres located at the southeast corner of S.W. 292 Street and S.W. 180 Avenue (see location map). The proposed additional 5-unit residential development is estimated to generate 3 students (see attached school impact analysis). The AU zoning presently allows the applicant to build 1 unit.

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 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 at all school 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 \$3,600, in addition to educational facilities impact fees estimated at \$14,688. 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 all of the impacted schools (Avocado Elementary School, 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. 03-181, ADE Investment Properties, Inc., located at the southeast corner of S.W. 292 Street and S.W. 180 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$3,600.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-181, ADE Investment Properties, Inc. (CC14)
REQUEST: Zone change from AU to EU-1
ACRES: 9.6 acres
LOCATION: Southeast corner of SW 292 Street and SW 180 Avenue
UNITS: 5 additional units (1 unit currently permitted under existing zoning classification)

**ESTIMATED
STUDENT
POPULATION:** 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Avocado Elementary - 16969 SW 294 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

* 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 opening of schools, August, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Avocado Elem.	892/ 893*	591	151%/ 151%*	0	151%/ 151%*
Homestead Middle	1285/ 1286*	1029	125%/ 125%*	45	120%/ 120%*
South Dade Sr.	2713/ 2714*	1871	145%/ 145%*	283	126%/ 126%*

* includes proposed development

PLANNED RELIEF SCHOOLS IN THE AREA (information as of October, 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Addition @ Avocado Elem. (242 student stations)	Planning	N/A
Palm Glades K-8 (1506 student stations)	Pre-Planning	N/A
State School "SS1" (Redland and Homestead Middle School Relief) (1506 student stations)	Pre-Planning	N/A
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Pre-Planning	N/A
State School "TTT" (unfunded) (South Dade Sr. High School Relief) (3599 student stations)	Feasibility Study	N/A

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 \$17,499.

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

ELEMENTARY	1	x	\$ 13,294	=	\$ 13,294
MIDDLE	1	x	\$ 15,242	=	\$ 15,242
SENIOR	1	x	\$ 20,169	=	\$ 20,169
Total Potential Capital Cost					\$ 48,705

* 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

