

Business, Operations, Finance and Construction
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-111, BAILES COMMON, LLC, LOCATED AT THE SOUTHEAST CORNER OF SW 228 STREET AND SW 115 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Bailes Common, LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on approximately 5 acres located at the southeast corner of SW 228 Street and SW 115 Avenue (see location map). The proposed additional 29-unit residential development is estimated to generate 17 students (see attached school impact analysis). The existing 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 only one of the school facilities 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 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 \$6,000, in addition to educational facilities impact fees estimated at \$73,440. 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 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. 04-111, Bailes Common, LLC, located at the southeast corner of SW 228 Street and SW 115 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$6,000.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-111, Bailes Common LLC (CC15)
REQUEST: Zone change from AU to RU-1M(a)
ACRES: 5 acres
LOCATION: Southeast Corner of S.W. 228 Street and S.W. 115 Avenue
UNITS: 29 additional single-family units, as per site plan submitted by applicant (1 unit currently permitted under existing zoning classification, for a total of 30 units).

**ESTIMATED
STUDENT
POPULATION:** 17 students *

ELEMENTARY: 8

MIDDLE: 4

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

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

MIDDLE: Mays Middle - 11700 S.W. 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 S.W. 114 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 October, 2003:

	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.	630/ 638*	504	125%/ 127%*	186	91%/ 92%*
Mays Middle	1114/ 1118*	957	116%/ 117%	40	112%/ 112%*
Miami Southridge Sr.	3857/ 3862*	2536	152%/ 145%*	261	138%/ 138%*

* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, only the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of September 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
K-8 Center located in Palm Glade (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1604 student stations)	Pre-Planning	August 2009
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3600 student stations)	Pre-Planning	August 2009

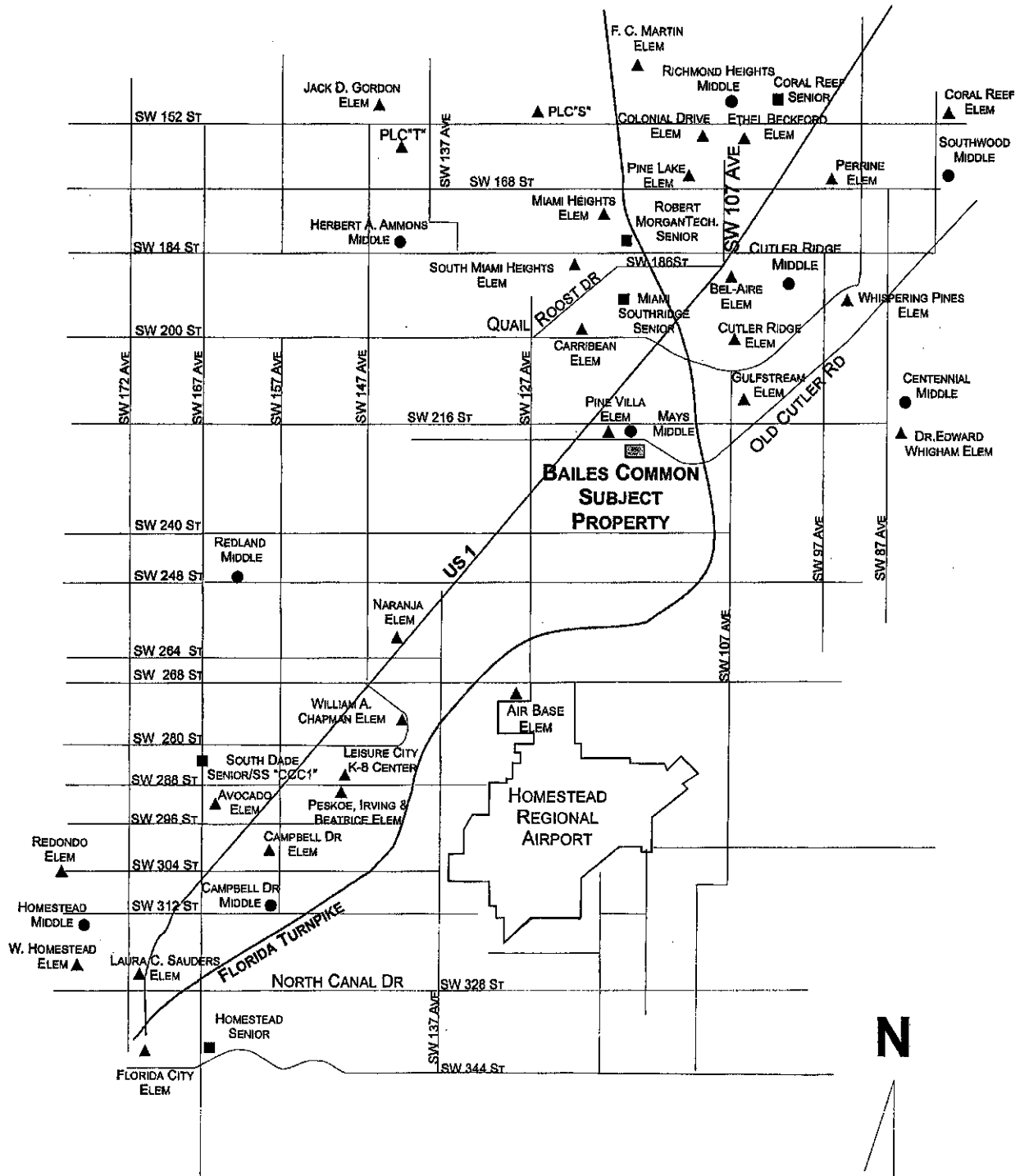
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$99,161.

CAPITAL COSTS: Based on the State's September-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	8	x	\$ 13,423	=	\$ 107,384
MIDDLE	4	x	\$ 15,390	=	\$ 61,560
SENIOR	5	x	\$ 20,365	=	\$ 101,825
Total Potential Capital Cost					\$ 270,769

* 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



BAILES COMMON
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