

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-186, PROVINCIAL REALTY, INC., LOCATED AT THE NORTHWEST CORNER OF SW 232 STREET AND SW 112 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Provincial Realty Inc. (applicant), requested and received approval for a zoning change from AU (Agricultural) and RU-1 (Single Family Residential) to RU-3M (Minimum Apartment House) and RU-1M (a) (Modified Single Family), on approximately 48 acres located at the northwest corner of SW 232 Street and SW 112 Avenue (see location map). This zoning change allowed the applicant to increase the number of units from 46 to 296. The additional units are projected to generate an additional 154 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 the 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 at the time of the rezoning, only the senior high school met the referenced threshold.

Additional Information

In connection with the zoning request and to mitigate the impact of the proposed development on the public school system at all school levels, the applicant initially proffered to set aside approximately 6 acres for possible purchase by the District at \$150,000 per acre or, in the event the District was unable to acquire the 6-acre site for any reason, a monetary donation in the amount of \$125,000, prior to final plat approval. An environmental assessment of the property revealed the proposed 6-acre site contains arsenic contamination well in excess of permissible DERM and State standards. As such, the applicant is voluntarily proffering a \$125,000 monetary donation in addition to educational facilities impact fees estimated at \$724,608. The donation is to be utilized for capital improvements at the impacted schools. To the extent that there are no pending or proposed capital improvements at those schools, the donation would be utilized for capital improvements within the affected feeder pattern.

The Covenant proffered by the applicant will be reviewed by the School Board Attorney's Office prior to execution.

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. 02-186, Provincial Realty, Inc., located at the northwest corner of SW 232 Street and SW 112 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$125,000.

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**REVISED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 02-186, Provincial Realty, Inc. (CC15)

REQUEST: Zone change from AU and RU-1 to RU-3M and RU-1M(a)

ACRES: 48 acres

LOCATION: Northwest corner of SW 232 Street and SW 112 Avenue

UNITS: 250 additional units (46 units formerly permitted under the AU and RU-1 zoning classification, for a total of 296 units)

**ESTIMATED
STUDENT
POPULATION:** 154 students *

ELEMENTARY: 71

MIDDLE: 38

SENIOR: 45

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Centennial Middle - 8601 SW 212 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 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/ 701*	504	125%/ 139%*	186	91%/ 102%*
Centennial Middle	1116/ 1154*	796	140%/ 145%*	99	125%/ 129%*
Miami Southridge Sr.	3857/ 3902*	2536	152%/ 154%*	261	138%/ 140%*

* 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) At the time of dialog, Centennial Middle did not meet the review threshold, and only Miami Southridge Senior High School was used by the applicant in generating proposed mitigation parameters.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of August 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

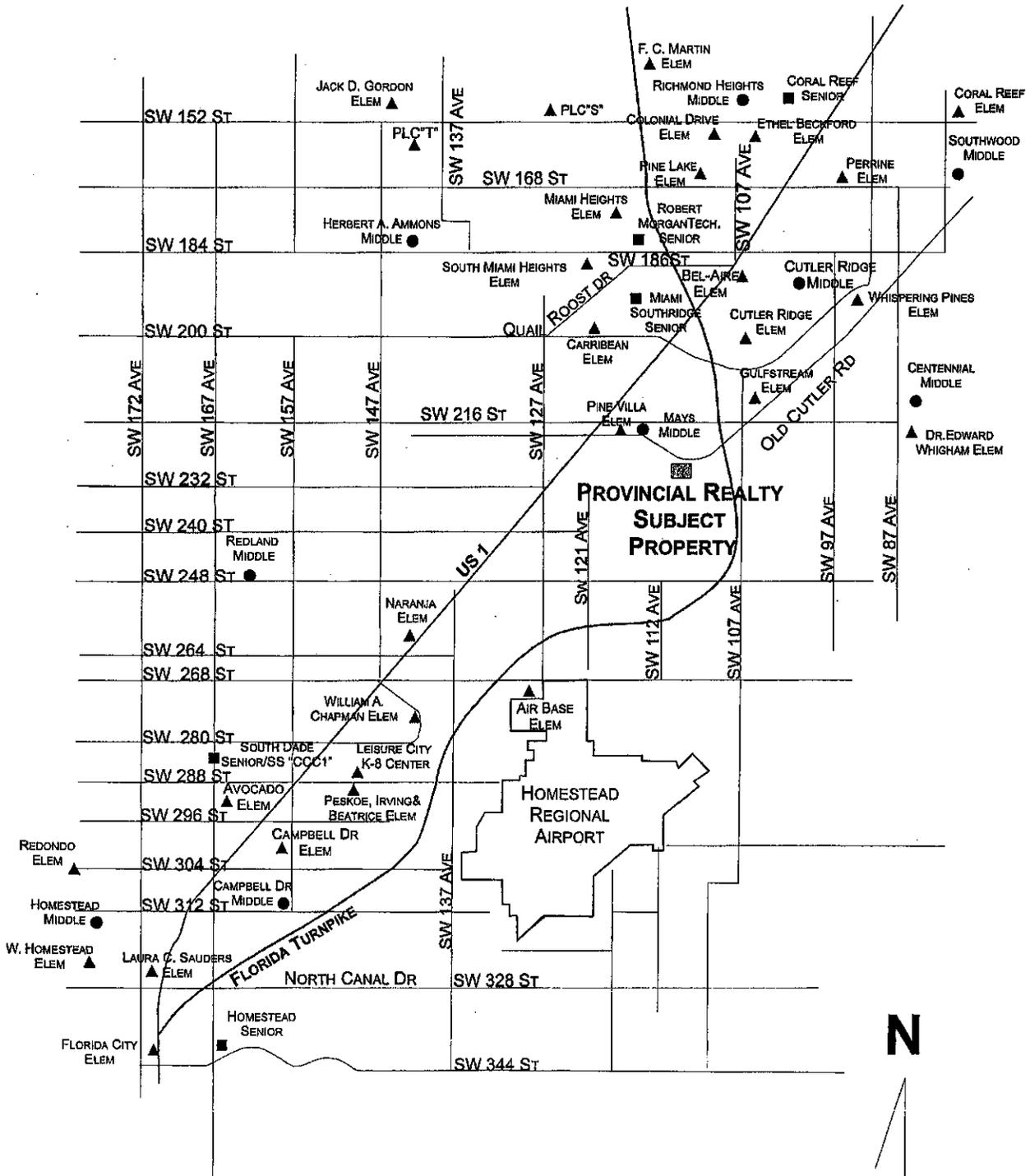
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$898,282.

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	71 x \$ 13,423 = \$ 953,033
MIDDLE	38 x \$ 15,390 = \$ 584,820
SENIOR	45 x \$ 20,365 = \$ 916,425
 Total Potential Capital Cost	 \$ 2,454,278

* 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



PROVINCIAL REALTY
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