

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-162, AVOCADO HOMES CORP., LOCATED AT THE SOUTHWEST CORNER OF SW 157 AVENUE AND SW 177 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Avocado Homes Corp. (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M (a) (Modified Single-family), on approximately 11.82 acres located at the southwest corner of SW 157 Avenue and SW 177 Street (see location map). The proposed additional 63-unit residential development is estimated to generate 41 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 2 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 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 \$49,200, in addition to educational facilities impact fees estimated at \$159,120. 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 schools (Miami Heights Elementary, Redland Middle and South Dade Senior High Schools). 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. 04-162, Avocado Homes Corp., located at the southwest corner of SW 157 Avenue and SW177 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$49,200.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-162, Avocado Homes Corp. (CC11)

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

ACRES: 11.82 acres

MSA/MULTIPLIER 6.2/.65

LOCATION: Southwest Corner of SW 157 Avenue and SW 177 Street

UNITS: 63 additional single-family units (2 units currently permitted under existing zoning classification, for a total of 65 units)

ESTIMATED STUDENT

POPULATION: 41 students*

ELEMENTARY: 19

MIDDLE: 10

SENIOR: 12

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Miami Heights Elementary - 17661 SW 117 Ave.

MIDDLE: Redland Middle - 16001 SW 248 St.

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

All schools are located in Region 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 |
|----------------------------|--------------------|--------------------------------|--|-------------------------------------|--|
| Miami Heights Elem. | 1237/ 1256* | 739 | 167%/ 170%* | 152 | 139%/ 141%* |
| Redland Middle | 1736/ 1746* | 991 | 175%/ 176%* | 20 | 172%/ 173%* |
| South Dade Sr. | 2716/ 2728* | 1701 | 160%/ 160%* | 380 | 130%/ 131%* |

* 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, all of the schools meet the review threshold.

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

| <u>School</u> | <u>Status</u> | <u>Projected Occupancy Date</u> |
|--|---------------|---------------------------------|
| State School "Z1" at Miami Heights Elem. (580 student stations) | Construction | December 2004 |
| State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations) | Design | December 2006 |
| State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations) | Design | December 2006 |
| State School "CC1"-K-8 Center @ Palm Glade (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1604 student stations) | Planning | Spring 2007 |
| Modular Classroom Addition at Redland Middle (242 student stations) | Design | April 2005 |

State School "CCC1"
(South Dade Sr. High School Replacement)
(1523 additional student stations)

Design

January 2008

State School "TTT"
(South Dade, Homestead and Southridge
Sr. High School Relief)
(3647 student stations)

Planning

2009

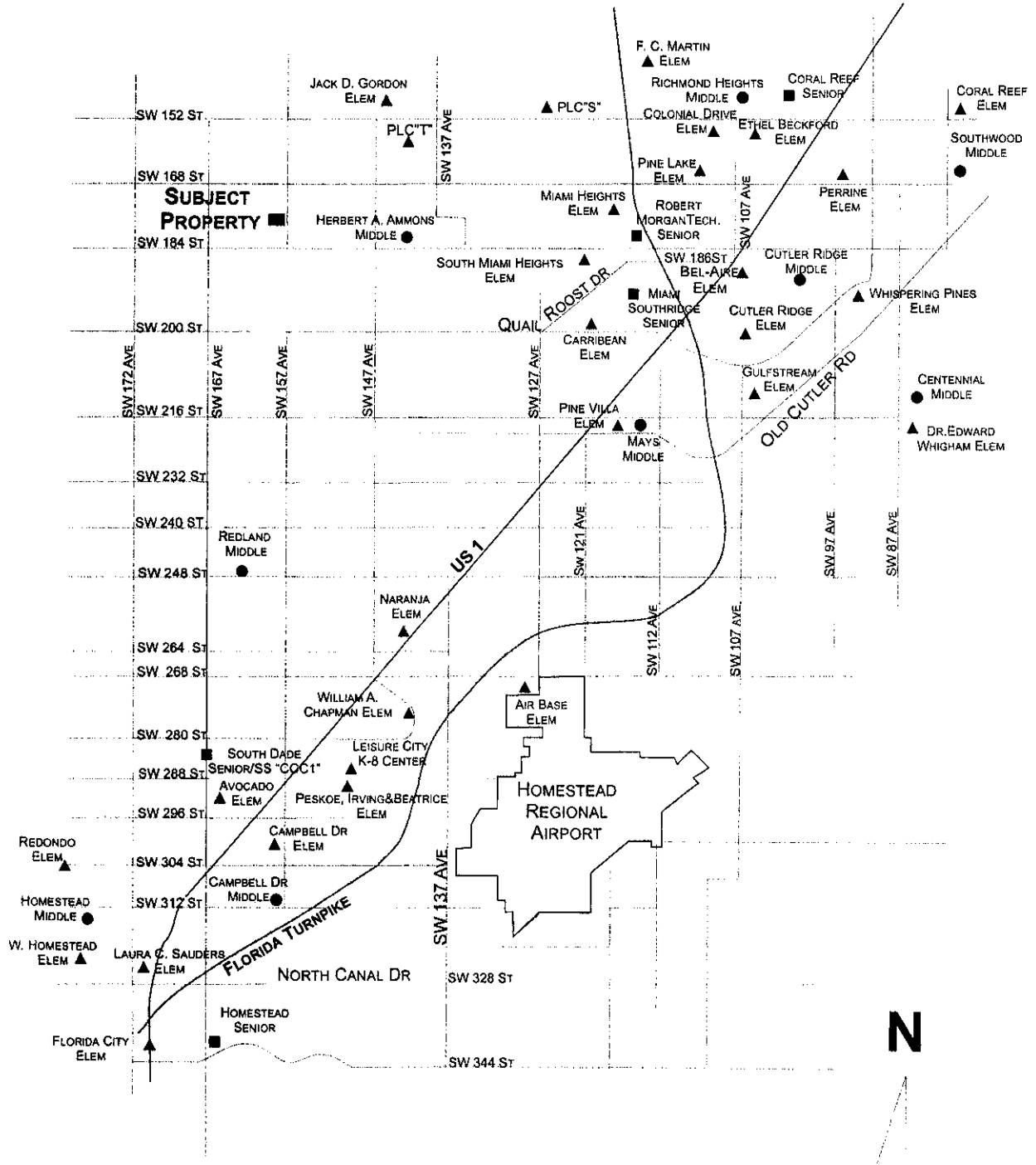
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$239,153.

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

| | | |
|------------------------------|----------------|--------------|
| ELEMENTARY | 19 x \$ 13,452 | = \$ 255,588 |
| MIDDLE | 10 x \$ 15,423 | = \$ 154,230 |
| SENIOR | 12 x \$ 20,409 | = \$ 244,908 |
| Total Potential Capital Cost | | \$ 654,726 |

* 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



AVOCADO HOMES CORP.
 PG-JG
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