

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH AN APPLICATION FROM GAROE HOLDINGS, LLC, LOCATED AT THE SOUTHEAST CORNER OF SW 136 STREET AND SW 162 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Garoe Holdings, LLC (applicant), is requesting a land use change from Industrial Office to Low Density Residential, on approximately 27.5 acres located at the southeast corner of SW 136 Street and SW 162 Avenue (see location map). The proposed land use change would allow the maximum development of 165 units, which is estimated to generate 107 students (see attached school impact analysis). The applicant would also need to obtain zoning approval from the County in order to develop the property with residential 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 \$128,400, in addition to educational facilities impact fees estimated at \$403,920. 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 (Dr. Gilbert L. Porter Elementary, Richmond Heights Middle and Miami Southridge 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 an application from Garoe Holdings, LLC, located at the southeast corner of SW 136 Street and SW 162 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$128,400.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Garoe Holdings, LLC

REQUEST: Land Use Amendment from Industrial Office to Low Density Residential

ACRES: 27.5 acres

MSA/Multiplier: 6.2/.65

LOCATION: Southeast Corner of SW 136 Street and SW 162 Avenue

NUMBER OF UNITS: 165 single-family units

ESTIMATED STUDENT POPULATION: 107 students*

ELEMENTARY: 49

MIDDLE: 27

SENIOR: 31

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Dr. Gilbert L. Porter Elementary – 15851 SW 112 Street

MIDDLE: Richmond Heights Middle – 15015 SW 103 Avenue

SENIOR HIGH: Miami Southridge Senior – 19355 SW 114 Avenue

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
Dr. Gilbert Porter Elem.	1313/ 1362*	915	143%/ 149%*	18	141%/ 146%*
Richmond Heights Middle	1633/ 1660*	1121	146%/ 148%*	257	118%/ 120%*
Miami Southridge Sr.	3857/ 3888*	2536	152%/ 153%*	261	138%/ 139%*

* 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 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 "Y-1" (Gilbert Porter and Jack D. Gordon Elementary School Relief) (1068 student stations)	Design	August 2006
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations)	Design	December 2006
Classroom addition at Miami Southridge Sr. High School (325 student stations)	Completed	Open
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 \$624,131.

