

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-277, LAROC, LLC, LOCATED AT THE NORTHEAST CORNER OF SW 9 STREET AND SW 147 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**Background**

Laroc, LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single-family), on approximately 19.15 acres located at the northeast corner of SW 9 Street and SW 147 Avenue (see location map). The proposed additional 14-unit residential development is estimated to generate 8 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 3 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 two of three school facilities (middle and senior high schools) 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 the middle and senior high school levels only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$4,800, in addition to educational facilities impact fees estimated at \$41,616. 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 (W. R. Thomas Middle and G. Holmes Braddock 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. 04-277, Laroc, LLC, located at the northeast corner of SW 9 Street and SW 147 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$4,800.

PG:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 04-277, Laroc, LLC (CC10)  
**REQUEST:** Zone change from AU to RU-1M(a) and modification of a condition  
**ACRES:** 19.15 acres  
**MSA/Multiplier:** 6.17.55  
**LOCATION:** Northeast corner of SW 9 Street and SW 147 Avenue  
**UNITS:** 14 single-family units, as per site plan submitted by applicant (3 units currently permitted under existing zoning classification, for a total of 17 units).

**ESTIMATED  
STUDENT  
POPULATION:** 8 students\*

**ELEMENTARY:** 4

**MIDDLE:** 2

**SENIOR:** 2

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Zora Neale Hurston Elementary - 13137 S.W. 26 St.

**MIDDLE:** W. R. Thomas Middle – 13001 S.W. 26 St.

**SENIOR HIGH:** G. Holmes Braddock Senior - 3601 S.W. 147 Ave.

All schools are located in Region 5

\* 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
<b>Zora N. Hurston Elem</b>	706/ 710*	759	93%/ 94%*	18	93%/ 94%*
<b>W. R. Thomas Middle</b>	1400/ 1402*	914	153%/ 153%*	0	<b>153%/</b> <b>153%*</b>
<b>G. Holmes Braddock Sr.</b>	4592/ 4594*	2912	158%/ 158%*	926	<b>120%/</b> <b>120%*</b>

\* 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, the middle and senior high schools meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of December, 2004):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle (Jane S. Roberts K-8 Center, Paul W. Bell, Howard Doolin and W. R. Thomas Middle School Relief) (1495 student stations)	Completed	March 2004 partially occupied
State School "UU-1" (W.R. Thomas and Paul Bell Middle School Relief) (1506 student stations)	Site Acquisition/Planning	October 2006
John A. Ferguson Sr. (Felix Varela and G. Holmes Braddock Senior High School Relief) (2862 student stations)	Completed	March 2004 partially occupied
Classroom addition at G. Holmes Braddock Sr. High (875 student stations)	Pre-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 \$46,664.

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

ELEMENTARY	4	x	\$ 13,466	=	\$ 53,864
MIDDLE	2	x	\$ 15,439	=	\$ 30,878
SENIOR	2	x	\$ 20,431	=	\$ 40,862
Total Potential Capital Cost					\$125,604

\* 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

