

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-377, RICHARDS TRACTORS AND IMPLEMENTS, INC., LOCATED AT THE SOUTHEAST CORNER OF SW 160 AVENUE AND SW 306 STREET, 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**

Richard's Tractors and Implements, Inc. (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 160 Avenue and SW 306 Street (see location map). The proposed additional 27-unit residential development is estimated to generate 21 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 two of three school facilities (elementary 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 elementary 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 \$32,000, in addition to educational facilities impact fees estimated at \$68,544. 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 (Campbell Drive Elementary and Homestead 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. 04-377, Richards Tractors and Implements, Inc., located at the southeast corner of SW 160 Avenue and SW 306 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$32,000.

PG:am

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-377, Richards Tractors and Implements, Inc. (CC15)  
**REQUEST:** Zone change from AU to RU-1M(a)  
**ACRES:** 5± acres  
**MSA/Multiplier:** 7.4/.76  
**LOCATION:** Southeast corner of SW 160 Avenue and SW 306 Street  
**UNITS:** 27 single-family units (1 unit currently permitted under existing zoning classification, for a total of 28 units)

**ESTIMATED  
STUDENT  
POPULATION:** 21 students \*

**ELEMENTARY:** 10

**MIDDLE:** 5

**SENIOR:** 6

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Campbell Drive Elementary - 15790 SW 307 St.

**MIDDLE:** Campbell Drive Middle - 900 NE 23 Ave.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 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
Campbell Drive Elem.	860/ 870*	643	134%/ 135%*	36	125%/ 128%*
Campbell Drive Middle	1334/ 1339*	1178	113%/ 114%*	0	113%/ 114%*
Homestead Sr.	3274/ 3280*	2404	136%/ 136%*	0	136%/ 136%*

\* 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 elementary 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>
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Advanced Planning	2007
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

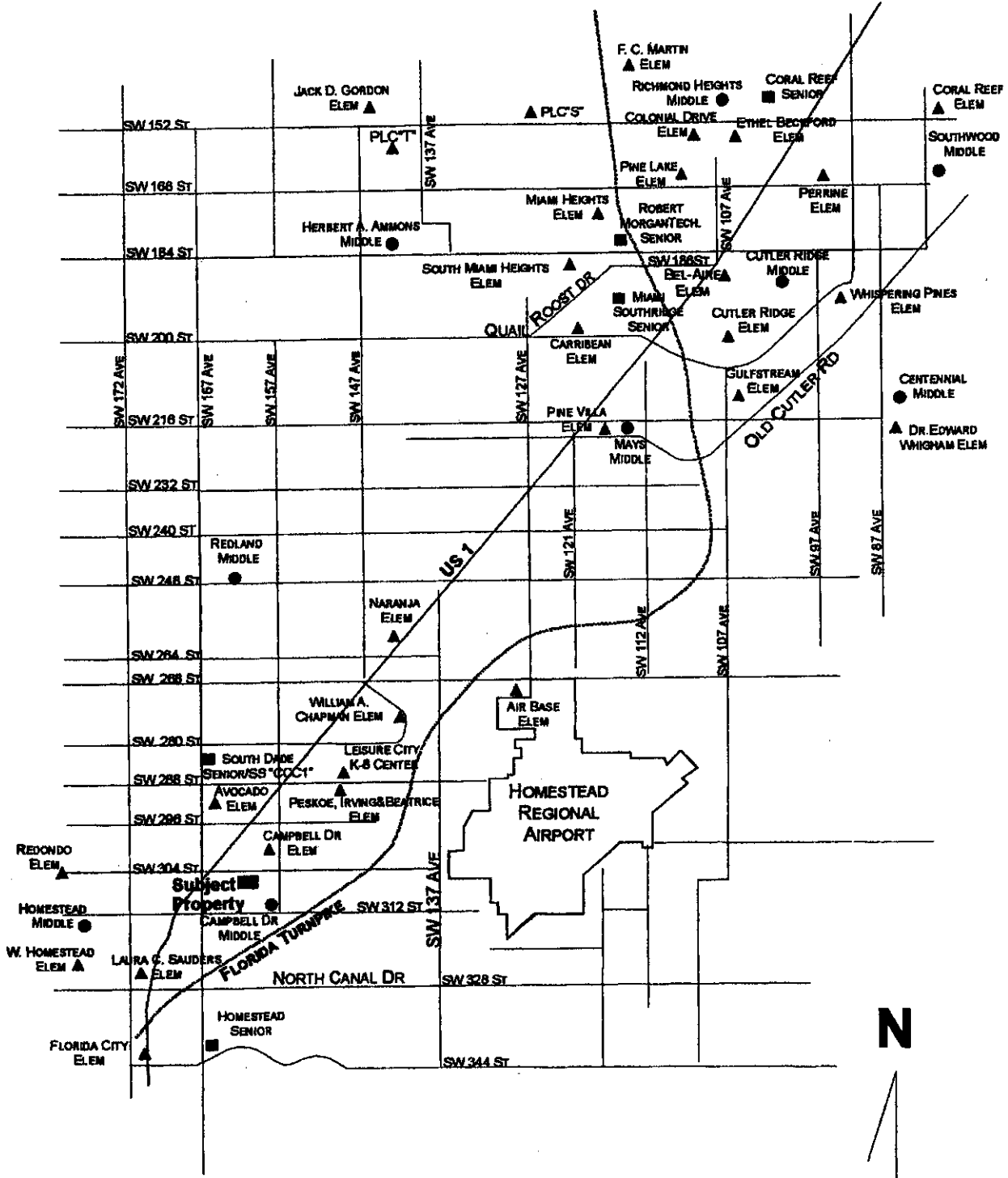
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$122,493.

**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	10	x	\$ 13,466	=	\$ 134,660
MIDDLE	5	x	\$ 15,439	=	\$ 77,195
SENIOR	6	x	\$ 20,431	=	\$ 122,586
Total Potential Capital Cost					\$ 334,441

\* 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



RICHARDS TRACTORS & IMP, INC  
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