

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-068 FLORIDA POWER AND LIGHT CO., LOCATED AT THE NORTHEAST CORNER OF SW 256 STREET AND SW 132 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**

Florida Power and Light Co. (applicant), requested a zoning change from AU (Agricultural) to RU-1M(b) (Modified Single-family), on approximately 11 acres located at the northeast corner of SW 256 Street and SW 132 Avenue (see location map). The Community Zoning Appeals Board approved the zoning request on November 15, 2004. Vessel Land Corporation (Owner), recently purchased the property from the applicant. The proposed additional 57-unit residential development is estimated to generate 43 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 Owner is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the Owner will donate the amount of \$60,000, in addition to educational facilities impact fees estimated at \$144,137. 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 (Naranja Elementary, Redland Middle 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. 04-068, Florida Power and Light Co., located at the northeast corner of SW 256 Street and SW 132 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$60,000.

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## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-068, Florida Power and Light Co. (CC15)

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

**ACRES:** 11 acres

**MSA/Multiplier:** 7.4/.76

**LOCATION:** Northeast corner of SW 256 Street and SW 132 Avenue

**UNITS:** 57 units (2 units currently permitted under existing zoning classification, for a total of 59 units)

**ESTIMATED  
STUDENT  
POPULATION:** 43 students\*

**ELEMENTARY:** 20

**MIDDLE:** 11

**SENIOR:** 12

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

**ELEMENTARY:** Naranja Elementary - 13990 SW 264 St.

**MIDDLE:** Redland Middle - 16001 SW 248 St.

**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
Naranja Elem.	778/ 798*	513	152%/ 156%*	138	120%/ 123%*
Redland Middle	1736/ 1747*	991	175%/ 176%*	20	172%/ 173%*
Homestead Sr.	3274/ 3286*	2404	136%/ 137%*	0	136%/ 137%*

\* 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 December 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
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
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Advanced Planning	2007
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations)	Design	December 2006
Modular Classroom Addition at Redland Middle (242 student stations)	Design	April 2005

Addition @ Homestead Sr.  
(550 student stations)

Completed

Opened August 2004

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 \$250,819.

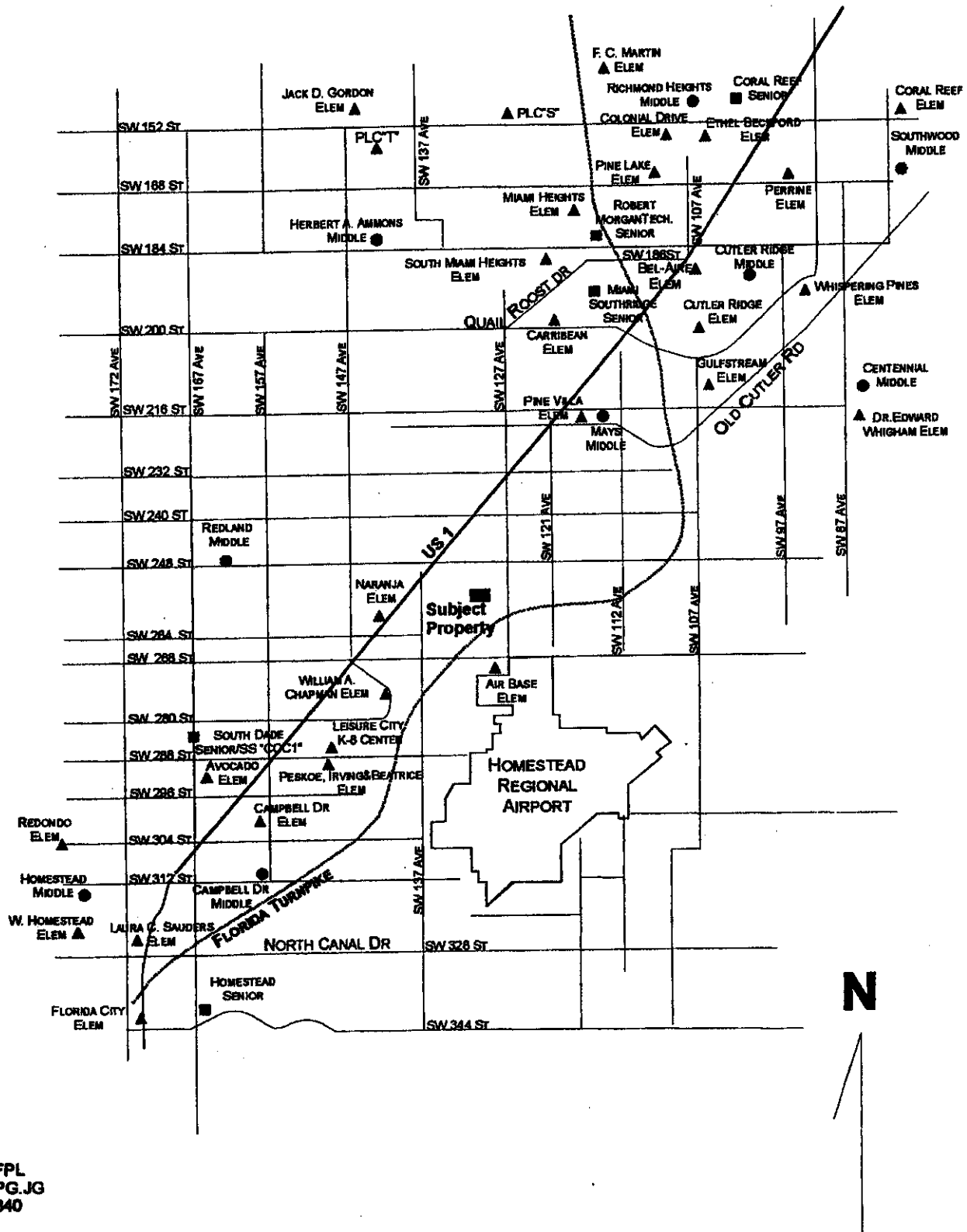
**CAPITAL COSTS:** Based on the State's December-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	20	x	\$ 13,466	=	\$ 269,320
MIDDLE	11	x	\$ 15,439	=	\$ 169,829
SENIOR	12	x	\$ 20,431	=	\$ 245,172

Total Potential Capital Cost	\$ 684,321
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\* 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



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