

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-302 AVOCADO ACRES HOMES DEVELOPMENT CORPORATION, LOCATED AT THE SOUTHEAST CORNER OF S.W. 272 STREET AND S.W. 157 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Avocado Acres Homes Development Corporation (applicant), is requesting a zoning change from AU (Agricultural) to EU-S (Estate Suburban), on 34.57 acres located at the southeast corner of S.W. 272 Street and S.W. 157 Avenue (see attached location map). The proposed 46-unit residential development would generate an estimated student population of 30 students (see attached school impact analysis).

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%. All of the 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, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$40,000, in addition to educational facilities impact fees, estimated at \$112,608. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation would be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted schools (Redland Elementary School, Redland Middle School, and/or South Dade Senior High School). 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 its execution.

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. 02-302, Avocado Acre Homes Development Corporation, located at the southeast corner of S.W. 272 Street and S.W. 157 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$40,000.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-302, Avocado Acre Homes Development Corp. (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 34.57± acres

LOCATION: Southeast corner of SW 272 Street and SW 157 Avenue

UNITS: 46 units (as per site plan submitted)

**ESTIMATED
STUDENT
POPULATION:** 30 students*

ELEMENTARY: 14

MIDDLE: 7

SENIOR: 9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24501 SW 162 Ave.

MIDDLE: Redland Middle - 16001 SW 248 St.

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

* 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, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redland Elem.	1072/ 1086*	829	129%/ 131%*	0	129%/ 131%*
Redland Middle	1763/ 1770*	1144	154%/ 155%*	25	151%/ 151%*
South Dade Sr.	2824/ 2833*	1871	151%/ 151%*	283	131%/ 132%*

* includes proposed development

PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

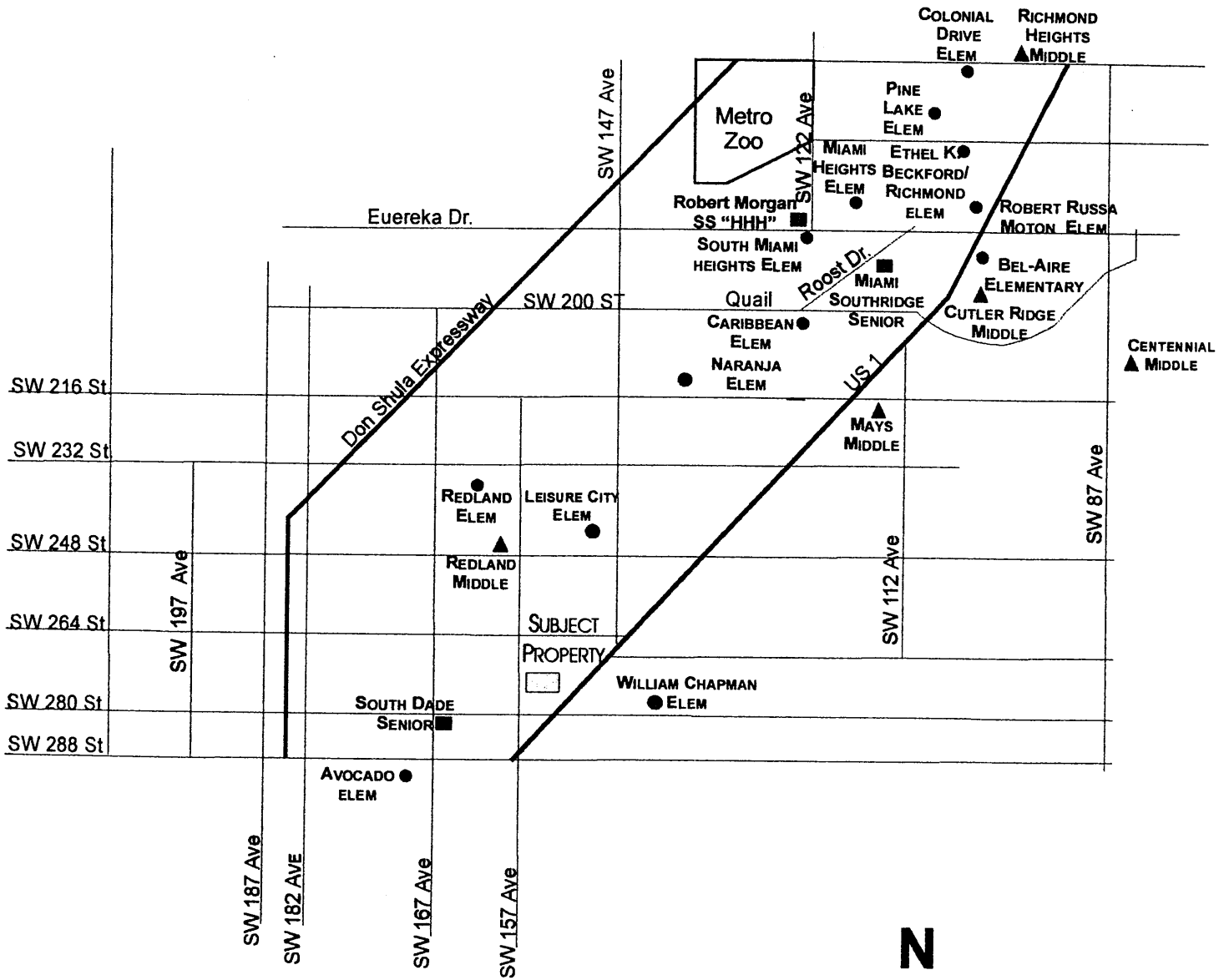
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$174,990.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	14 x	\$ 13,185	=	\$ 184,590
MIDDLE	7 x	\$ 15,118	=	\$ 105,826
SENIOR	9 x	\$ 20,005	=	\$ 180,045
Total Potential Capital Cost				\$ 470,461

* 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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