

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-244 LARR GROUP LLC LOCATED AT THE SOUTHWEST CORNER OF S.W. 133 AVENUE AND S.W. 280 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Larr Group LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on 15.48 acres located at the southwest corner of S.W. 133 Avenue and S.W. 280 Street (see attached location map). The proposed 79-unit residential development would generate an estimated student population of 66 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%. The proposed development will impact two school facilities that 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 \$79,200, in addition to educational facilities impact fees, estimated at \$193,392. 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 (Centennial Middle School and/or Homestead 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. 02-244, Larr Group LLC, located at the southwest corner of S.W. 133 Avenue and S.W. 280 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$79,200.

PG:am

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 02-244, Larr Group LLC (Law Properties) (CC15)

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

ACRES: 15.48 acres

LOCATION: Southwest corner of SW 133 Avenue and SW 280 Street

NUMBER OF UNITS: 79 units

ESTIMATED STUDENT POPULATION: 66 students*

ELEMENTARY: 30

MIDDLE: 17

SENIOR: 19

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: W. A. Chapman Elementary - 27190 SW 140 Ave.

MIDDLE: Centennial Middle - 8601 SW 212 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 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
W. A. Chapman Elem.	883/ 913*	809	109%/ 113%*	64	101%/ 105%*
Centennial Middle	1203/ 1220*	913	132%/ 134%*	114	117%/ 119%*
Homestead Sr.	3315/ 3334*	2569	129%/ 130%*	0	129%/ 130%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

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

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

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 \$384,978.

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	30 x \$ 13,185 = \$ 395,550
MIDDLE	17 x \$ 15,118 = \$ 257,006
SENIOR	19 x \$ 20,005 = \$ 380,095

Total Potential Capital Cost \$1,032,651

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

LOCATION MAP

