

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-326, GOULDS, LLC, LOCATED WEST OF S.W. 112 AVENUE AND SOUTH OF S.W. 224 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Goulds, LLC (applicants), are requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on 8.003 acres located west of S.W. 112 Avenue and south of S.W. 224 Street (see location map). The proposed additional 44-unit residential development is estimated to generate 28 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 only one 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 the senior high school level 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 \$9,600, in addition to educational facilities impact fees estimated at \$110,160. 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 Miami Southridge Senior High School. To the extent that there are no pending or proposed capital improvements at the referenced school, 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. 02-326, Goulds, LLC, located west of S.W. 112 Avenue and south of S.W. 224 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$9,600.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-326, Goulds, LLC (CC15)

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

ACRES: 8.003± acres

LOCATION: West of SW 112 Avenue and South of SW 224 Street

UNITS: 44 units (1 unit currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 27 students *

ELEMENTARY: 12

MIDDLE: 7

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.
Access Center VI

MIDDLE: Mays Middle - 11700 SW 216 St.
Access Center VI

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.
Access Center VI

* 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
Pine Villa Elem.	711/ 723*	561	127%/ 129%*	210	92%/ 94%*
Mays Middle	1095/ 1102*	1023	107%/ 108%*	45	103%/ 103%*
Miami Southridge Sr.	4184/ 4192*	2372	176%/ 177%*	309(a)	156%/ 156%*

* includes proposed development

(a) 14 modular classrooms proposed on site, 11 existing relocatables targeted for removal (FY 02-03).

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

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

<u>School</u>	<u>Status</u>	<u>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 \$256,652.

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

ELEMENTARY	12 x	\$ 13,221	=	\$ 158,652
MIDDLE	7 x	\$ 15,159	=	\$ 106,113
SENIOR	8 x	\$ 20,060	=	\$ 160,480
Total Potential Capital Cost				\$ 425,245

* 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

