

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

**SUBJECT:            AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-031, SUNRISE VILLAGE MOBILE HOME PARK II, LOCATED ON THE SOUTHEAST CORNER OF S.W. 147 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**

Sunrise Village Mobile Home Park II (applicant), requested a zoning change from GU (Interim Use) to RU-4L (Limited Apartment House), on 38.3 acres located on the southeast corner of S.W. 147 Avenue and S.W. 280 Street (see location map). The Miami-Dade Zoning Appeals Board 15 approved the application on July 24, 2003. The proposed additional 175-unit residential development (townhouse and multi-family units) is estimated to generate 147 students (see attached school impact analysis). Pursuant to a Resolution approved by Miami Dade County in 1969, the owner is presently allowed to have 301 trailers on the subject property.

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 the levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$150,000, in addition to educational facilities impact fees estimated at \$1,165,248. The donation will be paid in two equal installments. The first installment is due prior to the issuance of the building permits for the multi-family portion of the development and the second installment is due prior to the issuance of the building permits for the townhouse portion of the development. 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 (Leisure City Elemiddle 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 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. 03-031, Sunrise Village Mobile Home Park II, located at the southeast corner of S.W. 147 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 \$150,000.

PG:am

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-031, Sunrise Village Mobile Home Park II (CC15)

**REQUEST:** Zoning change from GU to RU-4L

**ACRES:** 38.3 acres

**LOCATION:** Southeast corner of S.W. 147 Avenue and S.W. 280 Street

**NUMBER OF UNITS:** 175 additional units (301 trailers currently permitted pursuant to Miami-Dade County)

**ESTIMATED STUDENT POPULATION:** 147 students\*

**ELEMENTARY:** 67

**MIDDLE:** 37

**SENIOR:** 43

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

**ELEMIDDLE:** Leisure City Elemiddle - 14950 S.W. 288 St.  
Access Center VI

**SENIOR HIGH:** Homestead Senior - 2351 S.E. 12 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
<b>Leisure City Elemiddle</b>	1841/ 1945*	999	184%/ 195%*	45(a)	176%/ 187%*
<b>Homestead Sr.</b>	3315/ 3358*	2569	129%/ 131%*	0(b)	129%/ 131%*

\* includes proposed development

(a) 14 modular classrooms proposed on site (FY 02-03).

(b) 24 modular classrooms proposed on site (FY 02-03).

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

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

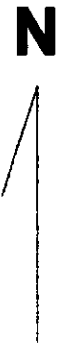
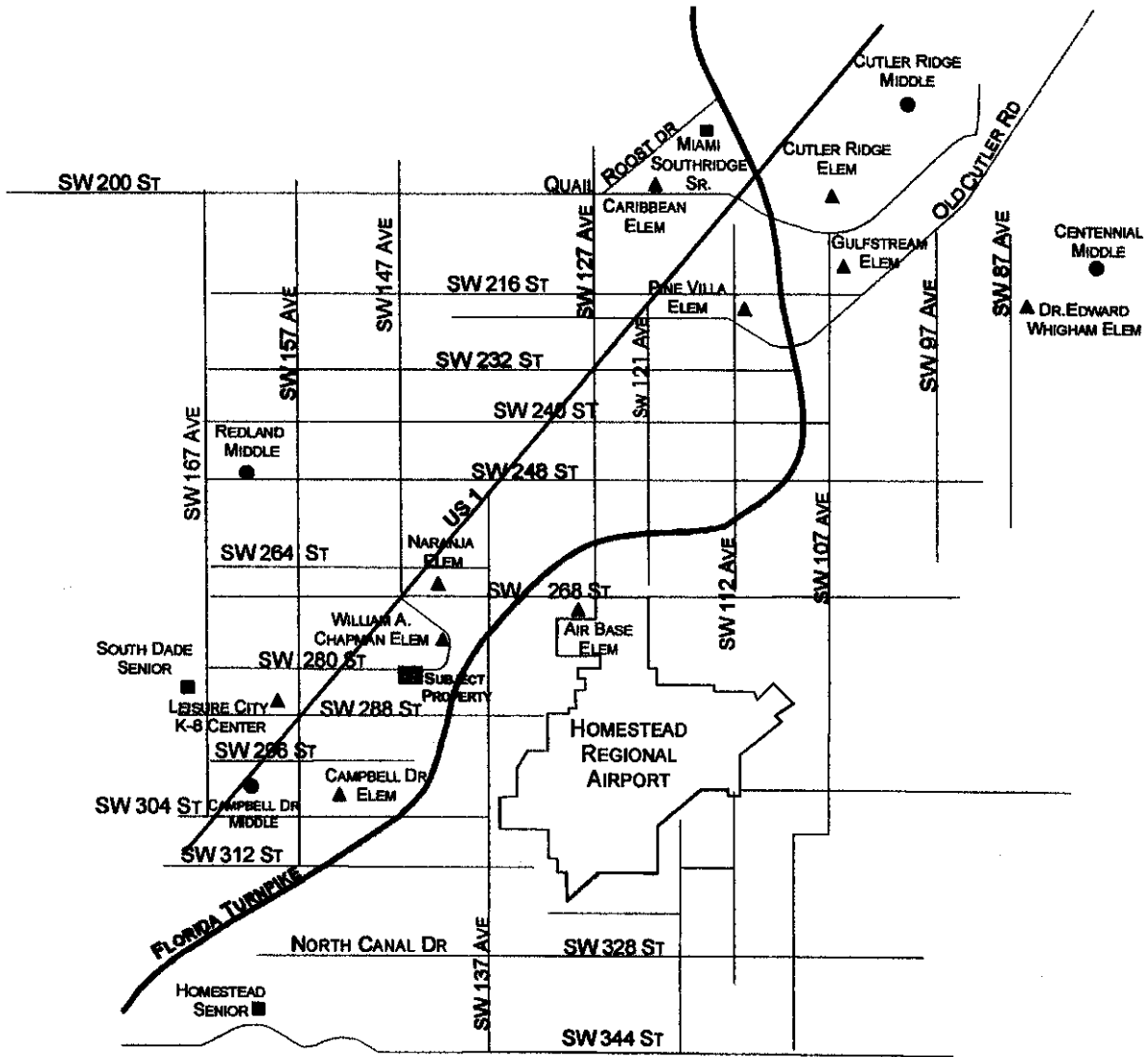
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$857,451.

**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	67 x \$ 13,221 = \$ 885,807
MIDDLE	37 x \$ 15,159 = \$ 560,883
SENIOR	43 x \$ 20,060 = \$ 862,580
<b>Total Potential Capital Cost</b>	<b>\$2,309,270</b>

\* 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



SUNRISE VILLAGE  
PG.HJ  
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