

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-104, SPECIALTY HOUSING CORP., LOCATED SOUTH OF S.W. 268 STREET AND WEST OF THE FLORIDA TURNPIKE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Specialty Housing Corp. (applicant), is requesting a zoning change from RU-1 (Single Family Residential) to RU-1M(a) (Modified Single Family), on 11.32 acres located south of S.W. 268 Street and west of the Florida Turnpike (see location map). The proposed additional 22-unit residential development is estimated to generate 14 students (see school attached impact analysis). The existing RU-1 zoning presently allows the applicant to build 41 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 only two school facilities impacted by the proposed development (middle and senior high schools) 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 middle and senior high school levels 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 \$12,000, in addition to educational facilities impact fees estimated at \$80,784. 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 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. 03-104, Specialty Housing Corp., located south of S.W. 268 Street and west of the Florida Turnpike, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$12,000.

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## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-104, Specialty Housing Corp. (CC15)

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

**ACRES:** 11.32 acres

**LOCATION:** South of S.W. 268 Street and West of the Florida Turnpike

**NUMBER OF UNITS:** 22 additional units (41 units currently permitted under existing zoning classification)

**ESTIMATED STUDENT POPULATION:** 14 students\*

**ELEMENTARY:** 6

**MIDDLE:** 4

**SENIOR:** 4

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

**ELEMENTARY:** W. A. Chapman Elementary - 27190 S.W. 140 Ave.  
Access Center VI

**MIDDLE:** Centennial Middle - 8601 S.W. 212 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
W. A. Chapman Elem.	883/ 889*	809	109%/ 110%*	64	101%/ 102%*
Centennial Middle	1203/ 1207*	913	132%/ 132%*	114	117%/ 118%*
Homestead Sr.	3315/ 3319*	2569	129%/ 129%*	0	129%/ 129%*

\*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 July 2003):**

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

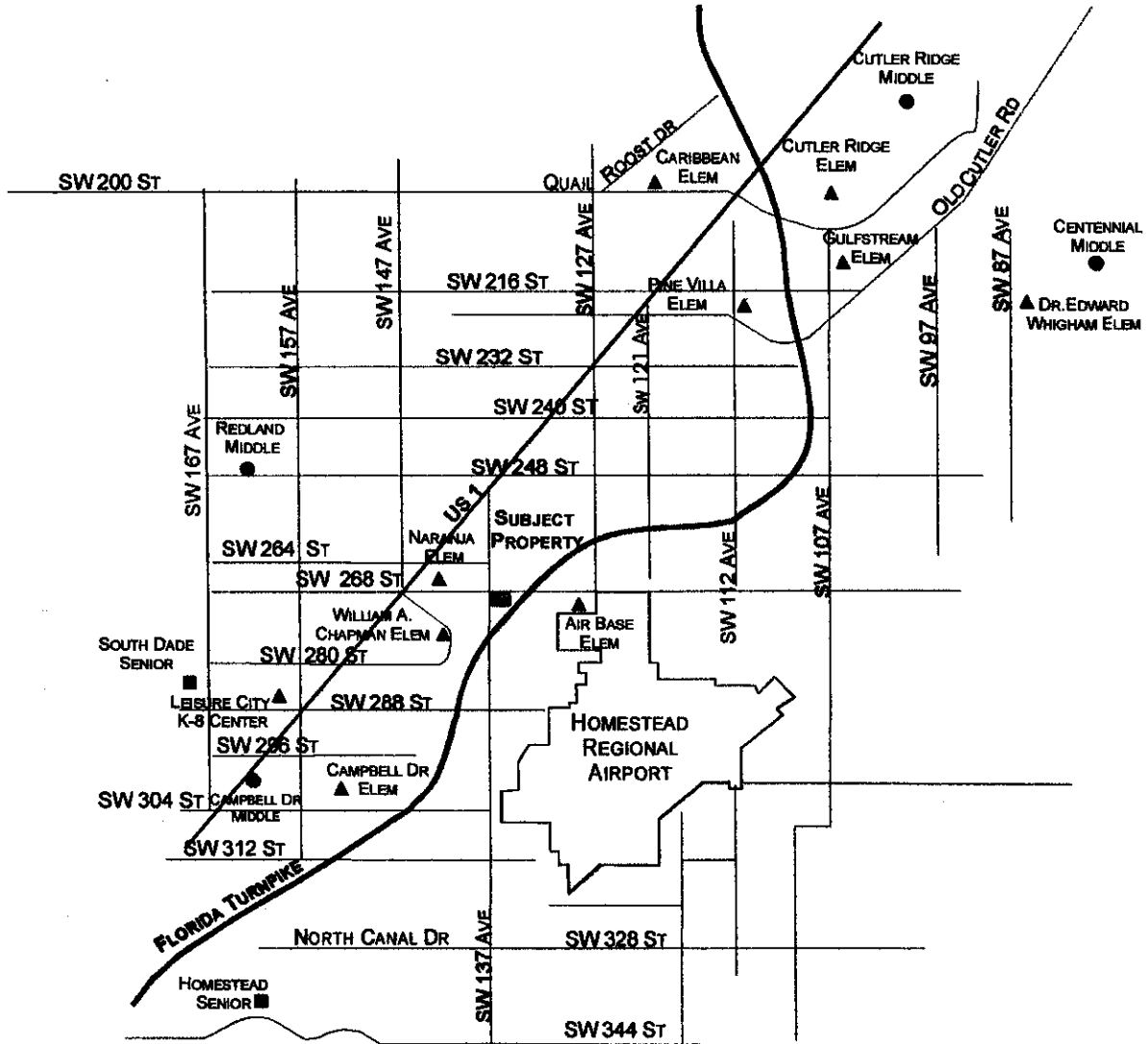
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$81,662.

**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	6 x \$ 13,221 = \$ 79,326
MIDDLE	4 x \$ 15,159 = \$ 60,636
SENIOR	4 x \$ 20,060 = \$ 80,240
Total Potential Capital Cost	\$ 220,202

\* 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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SPECIALTY HOUSING  
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