

January 28, 2004

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-269, US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC, LOCATED AT THE SOUTHEAST CORNER OF US1 AND S.W. 284 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

US1 Commercial Real Estate Investment, LLC (applicant), is requesting a zoning change from BU-2 (Business) to RU-4M (Modified Apartment), on 9 acres located at the southeast corner of US1 and S.W. 284 Street (see location map). The proposed 216-unit residential development is estimated to generate 182 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%. Please note that all of the school facilities impacted by the proposed development (elemiddle and senior high school) 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 school 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 \$236,600, in addition to educational facilities impact fees estimated at \$528,768. The entire donation is due prior to the issuance of the first building permit. In the event the County approves fewer units, the donation will be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted schools (Leisure City K-8 Center and 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. 03-269, US1 Commercial Real Estate Investment, LLC, located at the southeast corner of US1 and S.W. 284 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$236,600.

**PG:am**

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-269, US1 Commercial Real Estate Investments, LLC (CC15)

**REQUEST:** Zone change from BU-2 to RU-4M

**ACRES:** 9 acres

**LOCATION:** Southeast corner of US1 and SW 284 Street

**UNITS:** 216 multi-family units (site plan provided)

**ESTIMATED  
STUDENT  
POPULATION:** 182 students\*

**ELEMENTARY:** 84

**MIDDLE:** 45

**SENIOR:** 53

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

**ELEMIDDLE:** Leisure City Elemiddle - 14950 SW 288 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

All schools are located in Access Center 6

\* 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, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Leisure City	1828/	999	183%/	68	171%/
Elemiddle	1957*		196%*		183%*
Homestead Sr.	3274/	2569	127%/	0	127%/
	3327*		130%*		130%*

\* includes proposed development

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of January, 2004):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition @ Leisure City Elemid. (330 student station)	Planning	October 2005
Addition @ Homestead Sr. (660 student station)	Design	February 2005
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

**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 \$1,061,606.

**CAPITAL COSTS:** Based on the State's January-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	84	x	\$ 13,358	=	\$1,122,072
MIDDLE	45	x	\$ 15,316	=	\$ 689,220
SENIOR	53	x	\$ 20,267	=	\$1,074,151

Total Potential Capital Cost \$2,885,443

\* 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

