

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-293, ESTATES OF ELAINE L. EICHLEAY, LOCATED AT THE SOUTHWEST CORNER OF S.W. 134 AVENUE AND S.W. 176 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Estates of Elaine L. Eichleay (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on 20 acres located at the southwest corner of S.W. 134 Avenue and S.W. 176 Street (see location map). The proposed additional 101-unit residential development is estimate to generate 66 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 4 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 two of the school facilities impacted by the proposed development (elementary 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 \$79,200, in addition to educational facilities impact fees estimated at \$257,040. The entire donation is due prior to final plat approval. 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 (Miami Heights Elementary School, Richmond Heights Middle School and Miami Southridge 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. 03-293, Estates of Elaine L. Eichleay, located at the southwest corner of S.W. 134 Avenue and S.W. 176 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$79,200.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-293, Estate of Elaine L. Eichleay (CC14)
REQUEST: Zone change from AU to RU-M1(a)
ACRES: 20 acres
LOCATION: Southwest Corner of SW 134 Avenue and SW 176 Street
UNITS: 101 single-family units (4 units currently permitted under existing zoning classification, for a total of 105 units)

ESTIMATED STUDENT

POPULATION: 66 students *

ELEMENTARY: 30

MIDDLE: 17

SENIOR: 19

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Miami Heights Elementary - 17661 S.W. 117 Ave.

MIDDLE: Richmond Heights Middle - 15015 S.W. 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 S.W. 114 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
Miami Heights Elem.	1254/ 1284	836	150%/ 154%*	158	126%/ 129%*
Richmond Heights Middle	1633/ 1650*	1207	135%/ 137%	306	108%/ 109%*
Miami Southridge Sr.	3857/ 3876*	2670	144%/ 145%*	309	129%/ 130%*

* includes proposed development

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

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

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "Z-1" @Miami Heights Elementary (580 student stations)	Construction	May 2004
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations)	Planning	April 2007
State School "TTT" (unfunded) (South Dade, Homestead and Miami Southridge Sr. High School Relief) (3599 student stations)	(Feasibility Study Funded)	

ADDED

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 January-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	30 x \$ 13,358 = \$ 400,740
MIDDLE	17 x \$ 15,316 = \$ 260,372
SENIOR	19 x \$ 20,267 = \$ 385,073
Total Potential Capital Cost	\$1,046,185

- 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

