

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-182, PRINCETON PARK HOMES, LLC, LOCATED EAST OF US1 AND SOUTH OF S.W. 244 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Princeton Park Homes, LLC (applicant), is requesting a zoning change from BU-1A (Business) and IU-1 (Industry) to RU-1M(a) (Modified Single Family), on 8.38 acres located east of US1 and south of S.W. 244 Street (see location map). The proposed additional 36-unit residential development is estimate to generate 22 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 two of the school facilities impacted by the proposed development (middle 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 the middle and senior high school levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Please note that the applicant is mitigating 50% of the middle school impact (3 students). Pursuant to the Covenant, the applicant will donate the amount of \$10,800, in addition to educational facilities impact fees estimated at \$88,128. 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 (Redland Middle School and South Dade 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. 03-182, Princeton Park Homes, LLC, located east of US1 and south of S.W. 244 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$10,800.

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## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-182, Princeton Park Homes, LLC (CC15)  
**REQUEST:** Zone change from BU-1a and IU-1 to RU-1M(a)  
**ACRES:** 8.38 acres  
**LOCATION:** East of US1 and South of SW 244 Street  
**UNITS:** 36 units (as per site plan provided by the applicant)  
**ESTIMATED STUDENT POPULATION:** 22 students\*  
**ELEMENTARY:** 10  
**MIDDLE:** 6  
**SENIOR:** 6

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

**ELEMENTARY:** Pine Villa Elementary - 21799 SW 117 Ct.  
**MIDDLE:** Redland Middle - 16001 SW 248 St.  
**SENIOR HIGH:** South Dade Senior - 28401 SW 167 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
Pine Villa Elem.	701/ 711*	606	116%/ 117%*	210	86%/ 87%*
Redland Middle	1736/ 1742*	1095	159%/ 159%*	25	155%/ 155%*
South Dade Sr.	2716/ 2722*	1821	149%/ 149%*	454	119%/ 120%*

\* 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 January 2004):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations)	Planning	April 2007
Modular Addition @ Redland Mid. (264 student stations)	Planning	December 2004
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study(Funded)	

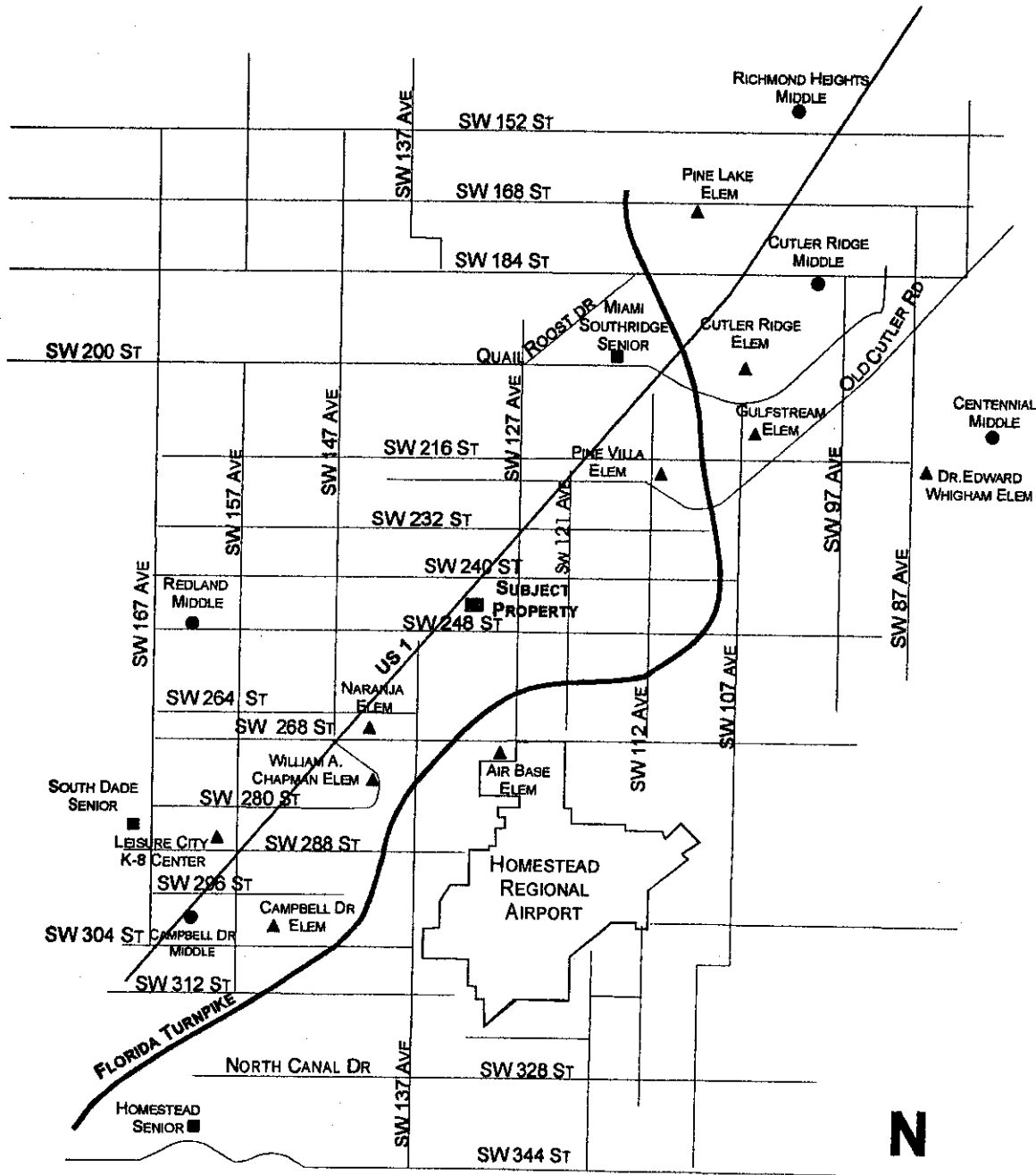
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$128,326.

**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	10 x \$ 13,358	= \$ 133,580
MIDDLE	6 x \$ 15,316	= \$ 91,896
SENIOR	6 x \$ 20,267	= \$ 121,602
<b>Total Potential Capital Cost</b>		<b>\$ 347,078</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



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PRINCETON PARK HOMES  
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