

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-305, H.R. REALTY AND INVESTMENTS, INC., LOCATED NORTH OF SW 232 STREET AND EAST OF SW 107 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Introduction

H.R. Realty and Investments, Inc. (applicant), is requesting a zoning change from EU-M (Estates Modified Single Family) to RU-3M (Minimum Apartment House), on 60 acres located north of SW 232 Street and east of SW 107 Avenue (see location map). The proposed additional 92-unit residential development is estimated to generate 57 students (see attached school impact analysis). The existing EU-M zoning presently allows the applicant to build 145 units, for a total of 237 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 school) meet the referenced threshold.

Background

On August 20, 2003, the Board authorized the negotiation of a Declaration of Restrictions (Declaration) in connection with the application. In order to mitigate the impact of this proposed development at all levels, the applicant was willing to voluntarily proffer a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant would donate the amount of \$72,000, in addition to educational facilities impact fees estimated at \$425,952.

Subsequent to the August 20, 2003 Board action, and in an effort to address County comments, the applicant made substantive revisions to the site plan, and will now construct a single-family and townhouse development. As noted above, the applicant is proposing

to develop 92 additional units (145 units are presently allowed under the current EU-M zoning). Due to the additional student impact generated by the revised plan, the applicant is proposing to modify the previous proffer to the Board. 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 new Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$125,000, in addition to educational facilities impact fees estimated at \$580,176. 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 (Pine Villa Elementary School, Centennial Middle School and/or 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. 02-305, H.R. Realty and Investments, Inc., located north of SW 232 Street and east of SW 107 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$125,000.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-305, H. R. Realty & Investments, Inc. (CC15)
REQUEST: Zone change from EU-M to RU-3M
ACRES: 60± acres
LOCATION: North of SW 232 Street and East of SW 107 Avenue
UNITS: 92 additional units as per proffered covenant (145 units currently permitted under existing zoning classification, for a total of 237 units)

**ESTIMATED
STUDENT
POPULATION:** 57 students *

ELEMENTARY: 26

MIDDLE: 14

SENIOR: 17

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Centennial Middle - 8601 SW 212 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 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
Pine Villa Elementary	630/ 656*	606	104%/ 108%*	210	77%/ 80%*
Centennial Middle	1116/ 1130*	908	123%/ 124%*	0	123%/ 124%*
Miami Southridge Senior High	3857/ 3874*	2670	144%/ 145%*	309	129%/ 130%*

* 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 April 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Palm Glade K-8 Center (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1606 student stations)	Pre-Planning	November 2009
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Senior High School Relief) (3599 student stations)	Feasibility Study (Funded)	

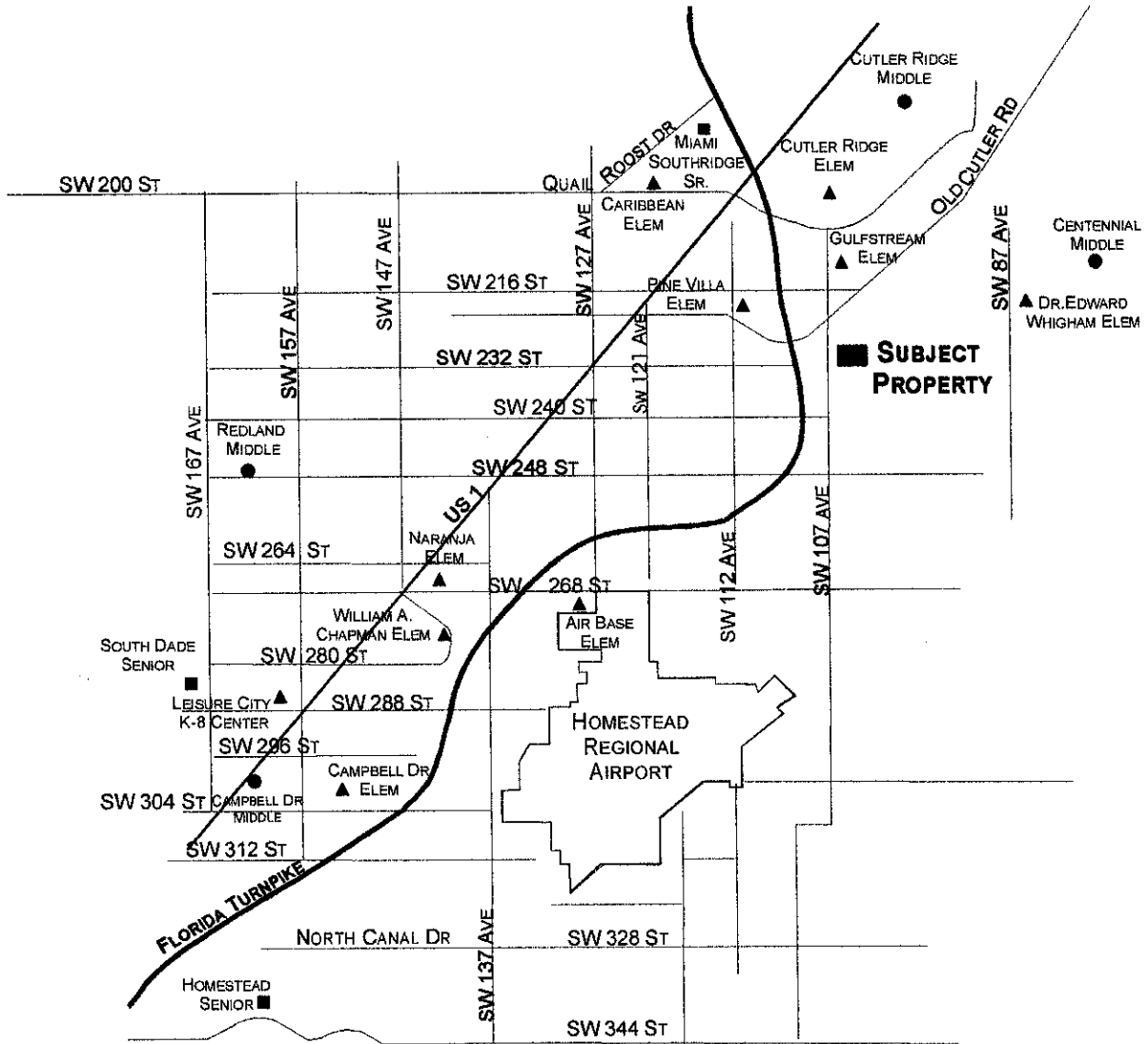
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$332,481.

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

ELEMENTARY	26 x \$ 13,365 = \$ 105,768
MIDDLE	14 x \$ 15,324 = \$ 75,795
SENIOR	17 x \$ 20,278 = \$ 100,300
Total Potential Capital Cost	\$ 281,863

- 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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NOT TO SCALE

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