

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH AN APPLICATION FROM SILVER GROUP 137, INC., LOCATED WEST OF SW 137 AVENUE AND SOUTH OF SW 162 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Silver Group 137, Inc. (applicant), requested a land use change from Industrial and Office to Office/Residential, on approximately 6.2 acres located west of SW 137 Avenue and south of SW 162 Street (see location map). The proposed land use change would allow a maximum development of 196 units estimated to generate 55 students (see attached school impact analysis). The applicant obtained the land use change from Miami-Dade County (County) on May 5, 2004. The applicant would also need to obtain zoning approval from the County in order to develop the property with residential units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the 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 school facilities impacted by the proposed development (elementary and senior high schools) meet the referenced threshold.

**Additional Information**

In connection with the land use 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 Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$66,000, in addition to educational facilities impact fees estimated at \$479,808. The donation is subject to the applicant obtaining subsequent zoning approval from the County and 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 (Jack D. Gordon 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 an application from Silver Group 137, Inc., located west of SW 137 Avenue and south of SW 162 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$66,000.

PG:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** Silver Group 137, Inc.

**REQUEST:** Land Use Change from Industrial and Office to Office/Residential

**ACRES:** 6.2 acres

**LOCATION:** West of SW 137 Avenue and South of SW 162 Street

**UNITS:** 196 multi-family units

**ESTIMATED  
STUDENT  
POPULATION:** 55 students \*

**ELEMENTARY:** 25

**MIDDLE:** 14

**SENIOR:** 16

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Jack D. Gordon Elementary - 14600 Country Walk Dr.

**MIDDLE:** Richmond Heights Middle - 15015 SW 103 Ave.

**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
<b>Jack D. Gordon Elem.</b>	1,911/ 1936*	1353	141%/ 143%*	207	123%/ 124%*
<b>Richmond Heights Middle</b>	1,633/ 1647*	1207	135%/ 136%*	306	108%/ 109%*
<b>Miami Southridge Sr.</b>	3,857/ 3873*	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 May 2004):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "Y-1" (Jack Gordon and Gilbert Porter Elementary schools School Relief) (1,068 student stations)	Design	April 2006
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations)	Design	November 2006
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 \$320,815.

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

ELEMENTARY	25	x	\$ 13,373	=	\$ 334,325
MIDDLE	14	x	\$ 15,332	=	\$ 214,648
SENIOR	16	x	\$ 20,289	=	\$ 324,624

Total Potential Capital Cost \$873,597

\* 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

