

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-300, CARDAN OF SOUTH DADE, LLC, LOCATED AT THE SOUTHWEST CORNER OF SW 194 AVENUE AND SW 304 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Cardan of South Dade, LLC (applicant), requested a zoning change from AU (agricultural) to EU-M (Estates Modified), on approximately 17.02 acres located at the southwest corner of SW 304 Street and SW 194 Avenue (see location map). The proposed additional 27-unit residential development is estimated to generate 19 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 3 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 all of the school facilities impacted by the proposed development 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 \$22,800, in addition to educational facilities impact fees estimated at \$73,440. 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 (Redondo Elementary School, Homestead 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.

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RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a Declaration of Restrictions in connection with Application No. 03-300, Cardan of South Dade, LLC, located at the southwest corner SW 304 Street and SW 194 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$22,800.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-300, Cardan of South Dade, LLC (CC14)
REQUEST: Zone change from AU to EU-M
ACRES: 17.02 acres
LOCATION: West of SW 194 Avenue and South of SW 304 Street
UNITS: 27 additional single-family units (3 units currently permitted under existing zoning classification, for a total of 30 units)

ESTIMATED STUDENT

POPULATION: 19 students*

ELEMENTARY: 9

MIDDLE: 5

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redondo Elementary - 18480 SW 304 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

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 |
|------------------|--------------------|--------------------------------|----------------------------------------------|-------------------------------------|--------------------------------------------------------------|
| Redondo Elem. | 719/ 728* | 597 | 120%/ 122%* | 0 | 120%/ 122%* |
| Homestead Middle | 1311/ 1316* | 997 | 131%/ 132%* | 67 | 123%/ 124%* |
| South Dade Sr. | 2716/ 2721* | 1821 | 149%/ 149%* | 454 | 119%/ 120%* |

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

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

| <u>School</u> | <u>Status</u> | <u>Projected Occupancy Date</u> |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------|
| State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1506 student stations) | Planning | May 2007 |
| 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) | |

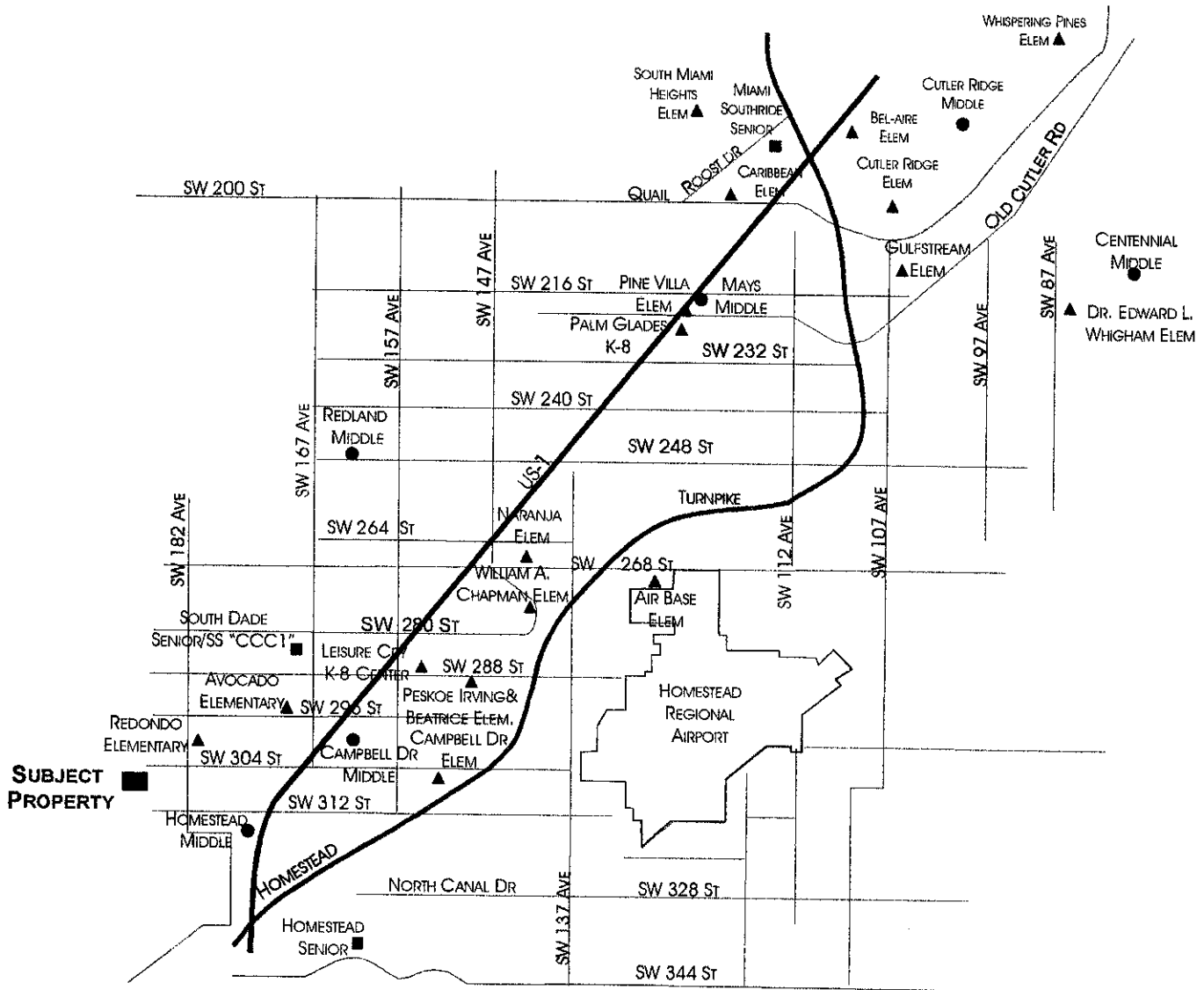
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$157,491.

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

| | | |
|------------------------------|---------------|--------------|
| ELEMENTARY | 9 x \$ 13,380 | = \$ 120,420 |
| MIDDLE | 5 x \$ 15,340 | = \$ 76,700 |
| SENIOR | 5 x \$ 20,300 | = \$ 101,500 |
| Total Potential Capital Cost | | \$ 298,620 |

* 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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