

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-262, SUMMERVILLE DEVELOPMENT, INC., LOCATED AT 24751 SW 117 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Summerville Development, Inc. (applicant), requested a zoning change from AU (agricultural) to BU-1 (Business), on approximately 4.3 acres located at 24751 SW 117 Avenue (see location map). The proposed mixed-use development of retail and residential (35 additional residential units) is estimated to generate 12 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 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 (middle and senior high schools) meet the referenced threshold.

Additional Information

In connection with the zoning request and to mitigate the impact of the proposed development on the public school system at the middle and senior high school levels only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$7,200, in addition to educational facilities impact fees estimated at \$85,680. The 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 Homestead 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 Application No. 03-262, Summerville Development, Inc. located at 24751 SW 117 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$7,200.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-262, Summerville Development, Inc. (CC15)

REQUEST: Zone change from AU to BU-1

ACRES: 4.3 acres

LOCATION: 24751 SW 117 Avenue

UNITS: 35 multi-family units

**ESTIMATED
STUDENT
POPULATION:** 12 students*

ELEMENTARY: 6

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 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.	630/ 636*	606	104%/ 105%*	210	77%/ 78%*
Redland Middle	1736/ 1739*	1144	152%/ 152%*	25	149%/ 149%*
Homestead Sr.	3274/ 3277*	2569	127%/ 128%*	0	127%/ 128%*

* 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 June 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 "SS1" (Redland, Campbell Drive 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	November 2006
Modular Classroom Addition @ Redland Middle (264 student stations)	Planning	December 2004
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 \$69,996.

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	6 x \$ 13,380	= \$ 80,280
MIDDLE	3 x \$ 15,340	= \$ 46,020
SENIOR	3 x \$ 20,300	= \$ 60,900
Total Potential Capital Cost		\$187,200

* 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

