

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-012, EUREKA 94, LLC, LOCATED AT THE NORTHWEST CORNER OF SW 184 STREET AND SW 109 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Eureka 94, LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-TH (Townhouse), on approximately 10.233 acres located at the northwest corner of SW 184 Street and SW 109 Avenue (see location map). The proposed additional 94-unit residential development is estimated to generate 42 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 at the time the applicant met with the District, only one of the three school facilities (senior high school) impacted by the proposed development met 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 senior high school level 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 \$14,400, in addition to educational facilities impact fees estimated at \$230,112. 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 school (Miami Southridge Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced school, 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. 04-012, Eureka 94, LLC, located at the northwest corner of SW 184 Street and SW 109 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$14,400.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-012, Eureka 94, LLC (CC14)

REQUEST: Zone change from AU to RU-TH

ACRES: 10.233 acres

MSA/MULTIPLIER 5.8/.45

LOCATION: Northwest Corner of SW 184 Street and SW 109 Avenue

UNITS: 94 Townhouse units

**ESTIMATED
STUDENT
POPULATION:** 42 students *

ELEMENTARY: 19

MIDDLE: 11

SENIOR: 12

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 S.W. 109 Ave.

MIDDLE: Richmond Heights Middle - 15015 S.W. 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 S.W. 114 Ave.

All schools are located in Region 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 Lake Elem.	651/ 670	791	82%/ 85%*	18	80%/ 83%*
Richmond Heights Middle	1633/ 1644*	1207	135%/ 136%*	306	108%/ 109Z%*
Miami Southridge Sr.	3857/ 3869*	2670	144%/ 145%*	309	129%/ 130%*

* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Pursuant to the Interlocal Agreement, only the senior high school meets the review threshold.

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

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations)	Design	December 2006
Classroom addition at Miami Southridge Sr. High School (325 student stations)	Completed	Open
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

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 \$244,986.

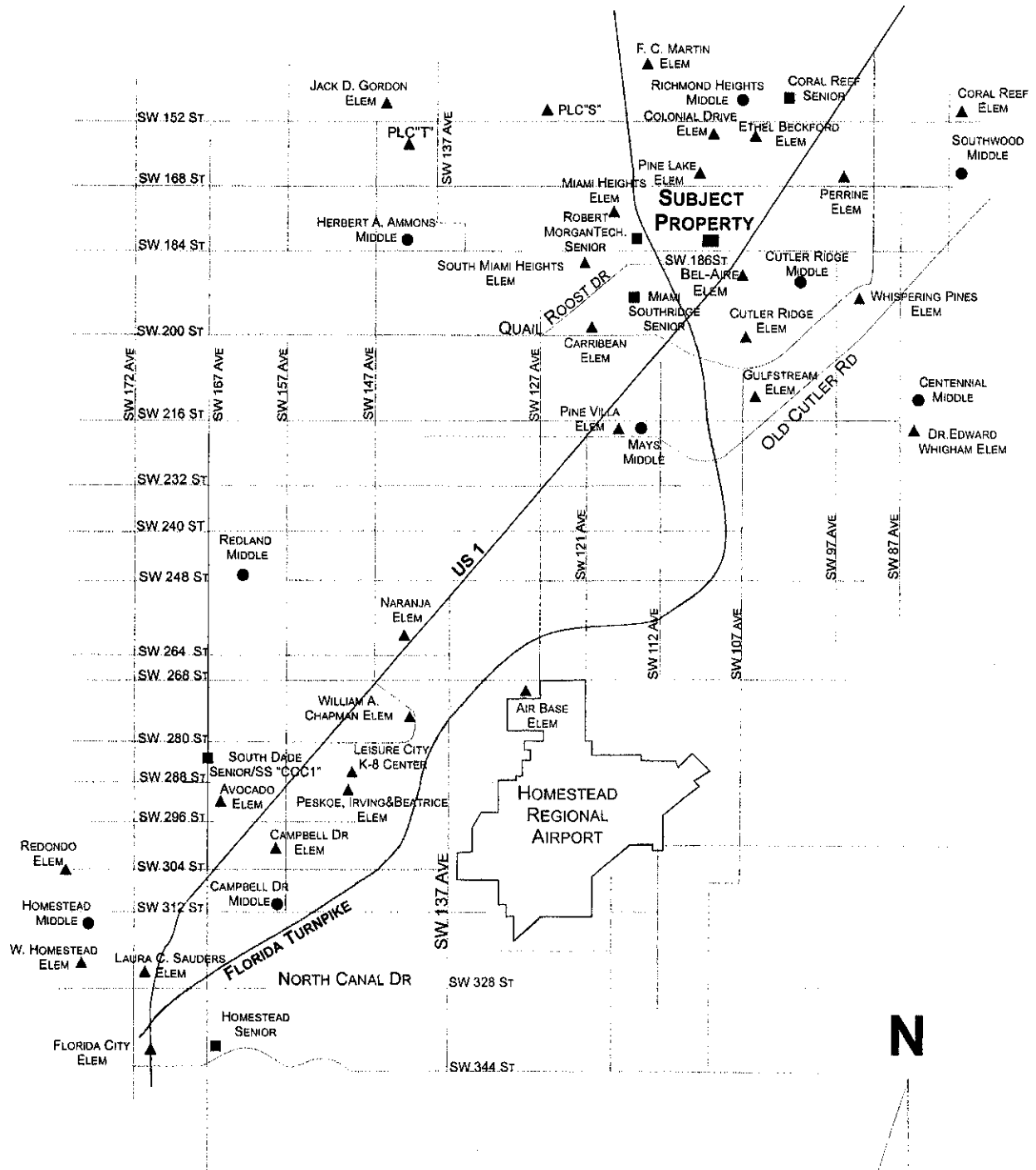
CAPITAL COSTS: Based on the State's November-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	19	x	\$ 13,452	=	\$ 255,588
MIDDLE	11	x	\$ 15,423	=	\$ 169,653
SENIOR	12	x	\$ 20,409	=	\$ 244,908

Total Potential Capital Cost					\$ 670,149
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* 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



EUREKA 94
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