

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-298, ROBERT BOREK, TRUSTEE ET AL., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Robert Borek Trustee, et al, (applicant), is requesting a district boundary (land use) change from GU (Interim) to PAD (Planned Area Development) for 57.5 acres located South of S.W. 248 Street, north of the Florida Turnpike and between S.W. 117 Avenue and S.W. 122 Avenue (see attached location map). The proposed development of 342 units is consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP) and is within the Urban Development Boundary.

The estimated student population generated by this application is 214 students. Schools impacted are Pine Villa Elementary School (116 students - permanent utilization of 129%), Redland Middle School (51 students - permanent utilization of 118%), and Homestead Senior High School (47 students - permanent utilization of 106%). The impacted feeder patterns are Homestead Senior High School, with an overall feeder pattern utilization of 123%, Miami Southridge Senior High School, with an overall feeder pattern utilization of 124%, and South Dade Senior High School, with an overall feeder pattern utilization of 125% (see attached analysis).

Pursuant to established procedures, a Management Team meeting was held November 6, 2000, to consider mitigation proposals from the applicant. At that time, the applicant proffered a monetary contribution of \$128,400 over and above educational facilities impact fees, which, if approved will be effected through a Declaration of Restrictions (Declaration). Should a different number of units ultimately be approved, the contribution will be modified proportionally. As noted above, the referenced contribution will be made in addition to impact fees, estimated at \$615,600. Since the property is being platted in two phases, the contribution is to be paid in two equal installments, prior to final plat approval of each phase. The Declaration places no special restriction on the expenditure of the contribution by the School Board.

The Declaration has been reviewed by the School Board Attorney's Office and a copy of the proposed Declaration will be placed on file in the Citizen's Information Center and the Recording Secretary's Office.

The Owners of the subject property are Mr. Robert Borek, Mr. James Davis, Ms. Bertha Borek, Mr. Joseph Borek and Ms. Nancy Borek.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Miami-Dade County Application No. 00-298, Robert Borek, Trustee, et al., for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:slr

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 00-298, Robert Borek, Trustee

REQUEST: Zone change from GU to PAD

ACRES: 57.5 acres

LOCATION: South of S.W. 248 Street, North of the Florida Turnpike and between S.W. 117 Avenue and 122 Avenue

NUMBER OF UNITS: 342 units (110 townhouses and 232 single-family units)

ESTIMATED STUDENT POPULATION: 214 students

ELEMENTARY: 116

MIDDLE: 51

SENIOR: 47

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 S.W. 117 Ct.

MIDDLE: Redland Middle - 16001 S.W. 248 St.

SENIOR HIGH: Homestead Senior - 2351 S.E. 12 Ave.

SCHOOL UTILIZATION: The October 2000 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
		(1)	(2)	(3)
Pine Villa El.	724	129%	85%	115%
Redland Mid.	1523	118%	116%	112%
Homestead Sr.	2865	106%	106%	109%
Feeder Pattern:	Homestead Sr.	123%		
	Miami Southridge Sr.	124%		
	South Dade Sr.	125%		

- (1) Ratio of total students to permanent student stations
- (2) Ratio of total students to permanent and relocatable (portables) student stations
- (3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "RR"	Design/Build	Fall/2001

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,083,268.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	116 x \$ 11,790 = \$	1,367,640
MIDDLE	51 x \$ 12,232 = \$	623,832
SENIOR	47 x \$ 18,619 = \$	875,093
Total Potential Capital Cost		\$ 2,866,565

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

LOCATION MAP

