

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH THE CENTURY HOMEBUILDERS APPLICATION, LOCATED AT THE SOUTHEAST CORNER OF S.W. 122 AVENUE AND S.W. 126 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Century Homebuilders (applicant), is requesting a Small Scale Land Use Amendment from Industrial and Office to Low Density Residential on 10 acres located at the southeast corner of S.W. 122 Avenue and S.W. 126 Street (see location map). The proposed land use change allows an additional 60 residential units on the property, subject to future zoning approval. The proposed land use change is estimated to generate an additional 35 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 only one of the school facilities impacted by the proposed land use change meets the referenced threshold.

Additional Information

In connection with the proposed land use change and to mitigate the impact of future 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 \$50,000, in addition to educational facilities impact fees estimated at \$146,880. 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 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 the Century Homebuilders application, located at the southeast corner of S.W. 122 Avenue and S.W. 126 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$50,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 11, Century Homebuilders

REQUEST: Land Use Amendment from Industrial and Office to Low Density Residential

ACRES: 10 acres

LOCATION: Southeast corner of SW 126 Street and SW 122 Avenue

NUMBER OF UNITS: Proposed land use (2.5 to 6 DU/AC)
allows 60 additional units

ESTIMATED STUDENT POPULATION: 35 students*

ELEMENTARY: 16

MIDDLE: 9

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Devon Aire Elementary - 10501 SW 122 Ave.

MIDDLE: Richmond Heights Middle - 15015 SW 103 Ave.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

All schools are located in Access Center 5

* 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, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Devon Aire Elem.	835/ 851*	896	93%/ 95%*	23	91%/ 93%*
Richmond Heights Middle	1616/ 1625*	1207	134%/ 135%*	284	108%/ 109%*
Miami Killian Sr.	3779/ 3789*	2227	170%/ 170%*	257	152%/ 153%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of September 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

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 \$204,155.

CAPITAL COSTS: Based on the State's September-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	16 x	\$ 13,279	=	\$ 212,464
MIDDLE	9 x	\$ 15,225	=	\$ 137,025
SENIOR	10 x	\$ 20,147	=	\$ 201,470
Total Potential Capital Cost				\$ 550,959

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

