

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 98-349, REVEREND JOHN C. FAVALORA, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Reverend John C. Favalora (applicant), is requesting a district boundary (land use) change from GU (interim) to BU-1A (Limited Business) and RU-3M (minimum apartment house) for 54.41 acres located at 11400 S.W. 137 Avenue (see attached location map). The proposed development of 320 units is consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP) and is within the current Urban Development Boundary.

The estimated student population generated by this application is 122 students. The schools that will be impacted are Claude Pepper Elementary School (66 students - permanent utilization of 138%), Arvida Middle School (29 students - permanent utilization of 171%), and Miami Sunset Senior High School (27 students - permanent utilization of 154%). The impacted feeder patterns are Miami Sunset Senior High, with an overall feeder pattern utilization of 140% and Miami Killian Senior High, with an overall feeder pattern utilization of 121% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on February 22, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 320-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$177,000. Should a different number of units ultimately be approved, the donation will be proportionately modified consistent with the impact. Such payment will be made in addition to impact fees (estimated to be \$576,000, based on the countywide average impact fee). The contribution will be paid in two equal installments. The first installment is due prior to final plat approval; the second installment, as modified by the cost of living adjustment, is due prior to the issuance of the residential building permit representing the midpoint of the development (e.g., the 160th permit on a 320-unit development). The Declaration places no restriction on the expenditure of the contribution by the Board.

The Declaration will be reviewed by the School Board Attorney's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Application No. 98-349, Reverend John C. Favalora, for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:mm

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 98-349, Reverend John C. Favalora

REQUEST: Zone change from GU to BU-1A and RU-3M

ACRES: 54.41 acres

LOCATION: 11400 S.W. 137 Avenue

NUMBER OF UNITS: 320 units

ESTIMATED STUDENT POPULATION: 122 students

ELEMENTARY: 66

MIDDLE: 29

SENIOR: 27

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Claude Pepper Elementary - 14550 S.W. 96 Street

MIDDLE: Arvida Middle - 10900 S.W. 127 Avenue

SENIOR HIGH: Miami Sunset Senior - 13125 S.W. 72 Street

SCHOOL UTILIZATION: The October 1998 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/ TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
Claude Pepper Elem.	1213	138%	121%	129%
Arvida Middle	1708	171%	134%	141%
Miami Sunset Sr.	4430	154%	115%	188%
Feeder Patterns:	Miami Sunset Sr. 140%			
	Miami Killian Sr. 121%			

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Occupancy Date
Primary Learning Center "U"	developer to build pursuant to contract	N/A
Christina M. Eve Elem. State School "EEE"	construction design build	January/2000 Fall/2000

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 \$617,564.

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	66 x \$ 11,790 = \$ 778,140
MIDDLE	29 x \$ 12,232 = \$ 354,728
SENIOR	27 x \$ 18,619 = \$ 502,713
Total Potential Capital Cost	\$ 1,635,581

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

