

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-68, FOX, ET AL., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Fox, et al. (applicant), is requesting a district boundary (land use) change from AU (agricultural) to RU-3M (minimum apartment house) for 48.9 acres located at the southwest corner of S.W. 162 Avenue and S.W. 56 Street (see attached location map). The proposed development of 290 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 123 students. The schools that will be impacted are Bowman Foster Ashe Elementary School (66 students - permanent utilization of 111%), Howard A. Doolin Middle School (30 students - permanent utilization of 146%), and G. Holmes Braddock Senior High School (27 students - permanent utilization of 158%). The impacted feeder pattern is G. Holmes Braddock Senior High, with an overall feeder pattern utilization of 126% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on May 10, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 290-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$ 175,000. 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 \$522,000, based on the countywide average impact fee). The entire contribution is due prior to final plat approval. 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. 99-68, Fox, et al., for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-68, Fox, et al.

REQUEST: Zone change from AU to RU-3M

ACRES: 48.9 acres

LOCATION: Southwest corner of S.W. 162 Avenue and S.W. 56 Street

NUMBER OF UNITS: 290 units (174 townhouses and 116 apartments)

ESTIMATED STUDENT POPULATION: 123 students

ELEMENTARY: 66

MIDDLE: 30

SENIOR: 27

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary - 6601 S.W. 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 S.W. 152 Avenue

SENIOR HIGH: G. Holmes Braddock Senior - 3601 S.W. 147 Avenue

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
Bowman Foster Ashe Elem.	979	111%	76%	109%
Howard A. Doolin Middle	1954	146%	146%	108%
G. Holmes Braddock Sr.	5207	158%	119%	185%

Feeder Pattern: G. Holmes Braddock Senior 126%

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Occupancy Date
Christina M. Eve Elementary	construction	August/1999
Primary Learning Center "U"	developer to build pursuant to contract	N/A
Felix Varela Sr.	design build	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 \$622,626.

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	30 x \$ 12,232	= \$ 366,960
SENIOR	27 x \$ 18,619	= \$ 502,713
Total Potential Capital Cost		= \$ 1,647,813

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

