

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 98-430, TURNPIKE DEVELOPMENT, LTD., AND DEERWOOD, LTD., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Turnpike Development, Ltd., and Deerwood, Ltd. (applicant), is requesting a district boundary (land use) change from IU-C (industrial-conditional manufacturing) to RU-4L (limited apartment house) for 18.7 acres located north of S.W. 140 Street and between S.W. 119 Avenue and S.W. 122 Avenue (see attached location map). The proposed development of 206 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 54 students. The schools that will be impacted are Gloria Floyd Elementary School (29 students - permanent utilization of 72%), Richmond Heights Middle School (13 students - permanent utilization of 166%), and Miami Killian Senior High School (12 students - permanent utilization of 145%). The impacted feeder patterns are Miami Southridge Senior High, with an overall feeder pattern utilization of 126% and Miami Killian Senior High, with an overall feeder pattern utilization of 121% (see attached analysis).

Pursuant to established negotiating procedures, Management Team meetings were held on April 23 and May 24, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact, at the middle and senior high school levels, of this proposed 206-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$36,000. 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 \$370,800, based on the countywide average impact fee). The entire contribution is due prior to the issuance of the first building permit. 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. 98-430, Turnpike Development, Ltd., and Deerwood, Ltd., 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. 98-430, Turnpike Development, Ltd., and Deerwood, Ltd.

REQUEST: Zone change from IU-C to RU-4L

ACRES: 18.7 acres

LOCATION: North of S.W. 140 Street and between S.W. 119 Avenue and S.W. 122 Avenue

NUMBER OF UNITS: 206 units

ESTIMATED STUDENT POPULATION: 54 students

ELEMENTARY: 29

MIDDLE: 13

SENIOR: 12

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Gloria Floyd Elementary - 12650 S.W. 109 Avenue

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

SENIOR HIGH: Miami Killian Senior - 10655 S.W. 97 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
Gloria Floyd Elem.	698	72%	66%	103%
Richmond Heights Middle	1465	166%	124%	137%
Miami Killian Sr.	3435	145%	124%	117%

Feeder Patterns: Miami Southridge Sr. 126%
Miami Killian Sr. 121%

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Occupancy Date
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N/A

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 \$273,348.

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	29 x	\$ 11,790	=	\$ 341,910
MIDDLE	13 x	\$ 12,232	=	\$ 159,016
SENIOR	12 x	\$ 18,619	=	\$ 223,428
Total Potential Capital Cost				= \$ 724,354

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

