

August 16, 1999

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-59, TRANSWORLD MANAGEMENT SERVICES, INC., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Transworld Management Services, Inc. (applicant), is requesting a district boundary (land use) change from GU (interim) and EU-1 (1 acre estate) to RU-3M (minimum apartment house) and RU-1M(a) (single-family) for 148 acres located south of Tamiami Trail and west of S. W. 147 Avenue (see attached location map). The proposed development of 587 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 287 students. The schools that will be impacted are Zora Neale Hurston Elementary School (155 students - permanent utilization of 81%), Paul Bell Middle School (69 students - permanent utilization of 138%), and G. Holmes Braddock Senior High School (63 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, Management Team meetings were held on June 7 and July 12, 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 587-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$195,000. 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 \$1,056,600, based on the countywide average impact fee). The contribution is due prior to final plat approval of each phase of the development, not to exceed three phases. 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. 99-59, Transworld Management Services, Inc., for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:jc

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-59, Transworld Management Services, Inc.

REQUEST: Zone change from GU and EU-1 to RU-3M and RU-1M(a)

ACRES: 148 acres

LOCATION: South of Tamiami Trail and west of S.W. 147 Avenue

NUMBER OF UNITS: 587 additional units (399 townhouses and 188 single family)
(note: 6 single family residences currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 287 students

ELEMENTARY: 155

MIDDLE: 69

SENIOR: 63

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Zora Neale Hurston Elementary - 13137 S.W. 26 Street

MIDDLE: Paul Bell Middle - 11800 N.W. 2 Street

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:

UTILIZATION	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/TEMPORARY UTILIZATION	PROGRAM CAPACITY
Zora Neale Hurston Elem.	790	81%	81%	105%
Paul Bell Middle	1848	138%	138%	150%
G. Holmes Braddock Sr.	5207	158%	119%	185%

Feeder Pattern: G. Holmes Braddock Sr. 126%

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Occupancy Date
State School "D-1"	Design phase III	February/2000
Christina M. Eve Elementary	Construction	January/2000
Primary Learning Center "U"	Developer to build pursuant to contract	Fall/2000
Middle Learning Center "EE"	Construction	August/2000
Felix Varela Senior	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 \$1,452,794.

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	155 x \$ 11,790 = \$ 1,827,450
MIDDLE	69 x \$ 12,232 = \$ 844,008
SENIOR	63 x \$ 18,619 = \$ 1,172,997
Total Potential Capital Cost	\$ 3,844,455

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

