

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-2/LAND USE AMENDMENT 3, ST. FRANCIS PROPERTY, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

St. Francis (applicant), is requesting a district boundary (land use) change from HD (hospital district) to RM-PRD-2 (multi-family, planned residential development) for 8 acres located south of West 63 Street on Allison Island (see attached location map). The proposed development of 235 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 32 students. The schools that will be impacted are North Beach Elementary School (17 students - permanent utilization of 171%), Nautilus Middle School (8 students - permanent utilization of 111%), and Miami Beach Senior High School (7 students - permanent utilization of 113%). The impacted feeder pattern is Miami Beach Senior High School, with an overall feeder pattern utilization of 128% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on December 6, 1999, to negotiate with the applicant. Based on these negotiations, and in order to mitigate the impact of this proposed 235-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$60,000. 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 \$423,000, based on the countywide average impact fee). The contribution is due prior to final plat approval. The Declaration places no restriction on the expenditure of the contribution by the Board.

The Declaration has been reviewed by the School Board Attorney's Office.

A copy of the proposed Declaration will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Application No. 99-2/Land Use Amendment 3, St. Francis Property, 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. 99-2/Land Use Amendment 3, St. Francis Property

**REQUEST:** Land use change from HD to RM-PRD-2

**ACRES:** 8 acres

**LOCATION:** South of West 63 Street on Allison Island

**NUMBER OF  
UNITS:** 235 additional units

**ESTIMATED  
STUDENT  
POPULATION:** 32 additional students

**ELEMENTARY:** 17

**MIDDLE:** 8

**SENIOR:** 7

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** North Beach Elementary - 4100 Prairie Avenue

**MIDDLE:** Nautilus Middle - 4301 N. Michigan Avenue

**SENIOR HIGH:** Miami Beach Senior - 2231 Prairie Avenue

**SCHOOL UTILIZATION:** The October 1999 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	<b>MEMBERSHIP</b>	<b>PERMANENT UTILIZATION</b>	<b>PERMANENT/TEMPORARY UTILIZATION</b>	<b>PROGRAM CAPACITY UTILIZATION</b>
<b>North Beach Elem.</b>	1144	171%	139%	128%
<b>Nautilus Middle</b>	1437	111%	111%	107%
<b>Miami Beach Sr.</b>	2798	113%	107%	109%

**Feeder Pattern:** Miami Beach Sr. 128%

**PLANNED RELIEF SCHOOLS IN THE AREA:**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Biscayne Elem. Addition	Design	January/2002
North Beach Elem. Addition	Design	January/2002

**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 \$161,984.

**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	17 x	\$ 11,790	=	\$ 200,430
MIDDLE	8 x	\$ 12,232	=	\$ 97,856
SENIOR	7 x	\$ 18,619	=	\$ 130,333
Total Potential Capital Cost				\$ 428,619

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

