

December 10, 1999

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-356, Z & M PROPERTIES, L.L.C., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Z & M Properties, L.L.C. (applicant), is requesting a district boundary (land use) change from IU-C (industry-controlled) to BU-IA (business-limited) and RU-4L (limited apartment house) for 20 acres located on the southwest corner of S.W. 127 Avenue and S.W. 120 Street (see attached location map). The proposed development of 180 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 47 students. The schools that will be impacted are Devon Aire Elementary School (26 students - permanent utilization of 96%), Richmond Heights Middle School (11 students - permanent utilization of 162%), and Miami Sunset Senior High School (10 students - permanent utilization of 164%). The impacted feeder patterns are Miami Killian Senior High School, with an overall feeder pattern utilization of 127%, Miami Southridge Senior High School, with an overall feeder pattern utilization of 129%, and Miami Sunset Senior High School, with an overall feeder pattern utilization of 113% (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 at the middle and senior high school levels of this proposed 180-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$31,000. 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 \$324,000, 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. 99-356, Z & M Properties, L.L.C., 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. 99-356, Z & M Properties, L.L.C.

REQUEST: Zoning change from IU-C to BU-1A and RU-4L

ACRES: 20 acres

LOCATION: Southwest corner of S.W. 127 Avenue and S.W. 120 Street

NUMBER OF UNITS: 180 multifamily units

ESTIMATED STUDENT POPULATION: 47 students

ELEMENTARY: 26

MIDDLE: 11

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Devon Aire Elementary - 10501 S.W. 122 Avenue

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

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

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

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
Devon Aire Elem.	845	96%	90%	104%
Richmond Heights Mid.	1430	162%	113%	132%
Miami Sunset Sr.	4734	164%	115%	191%
Feeder Pattern:	Miami Killian Sr.	127%		
	Miami Southridge Sr.	129%		
	Miami Sunset Sr.	113%		

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Primary Learning Center "U"	Developer to build pursuant to contract	Fall/2000
Christina M. Eve Elem.	Construction	January/2000
Hammocks Middle/Major Addition	Design	March/2001
Richmond Heights Mid./Major Addition	Design	March/2001
Felix Varela Sr.	Construction	Fall/2000
State School "HHH"	Design	December/2001

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	26 x	\$ 11,790	= \$	306,540
MIDDLE	11 x	\$ 12,232	= \$	134,552
SENIOR	10 x	\$ 18,619	= \$	186,190
Total Potential Capital Cost			\$	627,282

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

