

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-339, LAROC ENTERPRISES, INC., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Laroc Enterprises, Inc., applicant, is requesting a district boundary (land use) change from GU (interim use) to RU-1M(a) (modified single-family) for 30 acres located at the northeast corner of S.W. 167 Avenue and S.W. 52 Street (see attached location map). The proposed development of 131 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 72 students. The schools that will be impacted are Jane Roberts Elementary School (39 students - permanent utilization of 122%), Howard A. Doolin Middle School (17 students - permanent utilization of 143%), and G. Holmes Braddock Senior High School (16 students - permanent utilization of 163%). The impacted feeder pattern is G. Holmes Braddock Senior High School, with an overall feeder pattern utilization of 131% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on June 5, 2000, to negotiate with the applicant. Based on these negotiations, and in order to mitigate the impact of this proposed 131-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$107,000. Should a different number of units ultimately be approved, the donation will be proportionally modified consistent with the impact. Such payment will be made in addition to impact fees (estimated to be \$235,800), 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. 99-339, Laroc Enterprises, 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. 99-339, Laroc Enterprises, Inc.

REQUEST: Zoning change from GU to RU-1M(a)

ACRES: 30 acres

LOCATION: Northeast corner of S.W. 167 Avenue and S.W. 52 Street

NUMBER OF UNITS: 131 single-family residences

ESTIMATED STUDENT POPULATION: 72 students

ELEMENTARY: 39

MIDDLE: 17

SENIOR: 16

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Jane Roberts Elementary - 14850 S.W. Cottonwood Circle

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 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
Jane Roberts Elem.	990	122%	109%	117%
Howard A. Doolin Mid.	1918	143%	133%	110%
G. Holmes Braddock Sr.	5375	163%	122%	168%

Feeder Pattern: G. Holmes Braddock Sr. 131%

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	Spring/2001
Christina M. Eve Elem.	Construction	August/2000
Hammocks Mid./Major Addition	Design	March/2001
Middle Learning Center "EE"	Construction	August/2000
Felix Varela Sr.	Construction	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 \$364,464.

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	39 x \$ 11,790 = \$	459,810
MIDDLE	17 x \$ 12,232 = \$	207,944
SENIOR	16 x \$ 18,619 = \$	297,904
Total Potential Capital Cost		\$ 965,658

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

