

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-101, GREENIE PARTNERS, L.P., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Greenie Partners, L.P., (applicant), is requesting a district boundary (land use) change from IU-C (Industrial-Controlled) to RU-1M(a) (Single-Family Modified) and RU-3M (Minimum Apartment House) for 38 acres located at the southwest corner of S.W. 122 Avenue and S.W. 120 Street (see attached location map). The proposed development of 486 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 188 students. The schools that will be impacted are Devon Aire Elementary School (102 students - permanent utilization of 96%), Richmond Heights Middle School (45 students - permanent utilization of 166%), and Miami Killian Senior High School (41 students - permanent utilization of 150%). The impacted feeder patterns are Miami Killian Senior High School, with an overall feeder pattern utilization of 131%, and Miami Southridge Senior High School, with an overall feeder pattern utilization of 123% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on September 14, 2000, 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 486-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$130,000. 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 \$874,800, based on the countywide average impact fee). Since the property is being platted in two parcels, the contribution will be paid on a pro-rata basis, prior to final plat approval of each parcel. In addition, the applicant has proffered to delay occupancy of 436 units until January 1, 2002. 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's Information Center and the Recording Secretary's Office.

The Owner of the subject property is 38 Acres L.L.C., Hans Baumberger, Sole Manager.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Application No. 00-101, Greenie Partners, L.P., 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. 00-101, Greenie Partners, L.P.

REQUEST: Zoning change from IU-C to RU-1M(a) and RU-3M

ACRES: 38 acres

LOCATION: Southwest corner of S.W. 122 Avenue and S.W. 120 Street

NUMBER OF UNITS: 486 units (460 townhouses and 26 single-family residences)

ESTIMATED STUDENT POPULATION: 188 students

ELEMENTARY: 102

MIDDLE: 45

SENIOR: 41

SCHOOLS SERVING AREA OF APPLICATION:

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

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

SENIOR HIGH: Miami Killian Sr. - 10655 S.W. 97 Ave.

SCHOOL UTILIZATION: The 2000-2001 opening of school membership, permanent utilization, permanent/temporary utilization and program capacity utilization, taking into account new school openings and 2000-2001 attendance boundary changes, are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/ TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
Devon Aire Elem.	847	96%	91%	105%
Richmond Heights Mid.	1512	166%	113%	139%
Miami Killian Sr.	3532	150%	127%	121%
Feeder Pattern:	Miami Killian Sr.	131%		
	Miami Southridge Sr.	123%		

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 1999:

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
Richmond Heights Mid./Major Addition	Design	March/2001
State School "VV1"	Design	Fall/2002
State School "HHH"	Design	December/2001
State School "PPP"	Design	Fall/2003

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 \$951,656.

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	102 x	\$ 11,790	= \$	1,202,580
MIDDLE	45 x	\$ 12,232	= \$	550,440
SENIOR	41 x	\$ 18,619	= \$	763,379
Total Potential Capital Cost				\$ 2,516,399

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.

