

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-194 GONZALO SOLIS, ET AL, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Gonzalo Solis et al, (applicant), is requesting a zoning change from GU (Interim) to RU1M(a) (Modified Single-Family) on 25.45 gross acres located on the northeast corner of Coral Way and S.W. 157 Avenue (see attached location map). The proposed development of 109 units has been deemed by the County to be 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 60 students. Schools impacted are Greenglade Elementary School (33 students - permanent utilization of 129%), W. R. Thomas Middle School (14 students - permanent utilization of 127%), and G. Holmes Braddock Senior High School (13 students - permanent utilization of 148%). The impacted feeder pattern is G. Holmes Braddock Senior High School with an overall feeder pattern utilization of 120%(see attached analysis).

Pursuant to established procedures, a Management Team meeting was held December 14, 2000, to consider mitigation proposals from the applicant. At that time, the applicant proffered a monetary contribution of \$84,660 over and above educational facilities impact fees, which, if approved, will be effected through a Declaration of Restrictions (Declaration). Should a different number of units ultimately be approved, the contribution will be modified proportionally. As noted above the referenced contribution will be made in addition to impact fees estimated at \$196,200. The entire contribution is to be paid prior to final plat approval. The Declaration places no special restriction on the expenditure of the contribution by the School Board.

The Declaration has been reviewed by the School Board Attorney's Office and a copy of the proposed Declaration will be placed on file in the Citizen's Information Center and the Recording Secretary's Office.

The Owners of the subject property are Mr. Gonzalo Solis, Mr. Angel Mendez, Mr. Arnaldo Pita, Ms. Elsa Pita, Ms. Tania A. Garcia, Ms. Emma Quintanilla, Mr. Alfredo Faget, Ms. Teresa Oti, Mr. Felix Rodriguez, Mr. Roger Ceballos, Ms. Haydee Ceballos, Mr. Rogelio Soto, Mr. Eduardo Rabionet, Mr. Gabriel Tellechea, Ms. Ileana Tellechea, Mr. Walter Millares, Mr. Eduardo Camejo, Mr. Ernesto De Armas, Ms. Bernabe De Armas, Mr. Sergio Crespo, and Mr. Ramon Irizarry.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Miami-Dade County Application No. 00-194, Gonzalo Solis, et al, for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 00-194, Gonzalo Solis, et al
REQUEST: Zoning change from GU to RU-1M(a)
ACRES: 25.45 acres
LOCATION: Northeast corner of Coral Way and S.W. 157 Avenue
NUMBER OF UNITS: 109 single-family units
ESTIMATED STUDENT POPULATION: 60 students
ELEMENTARY: 33
MIDDLE: 14
SENIOR: 13

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Greenglade Elementary - 3060 S.W. 127 Ave.
MIDDLE: W.R. Thomas Middle - 13001 S.W. 26 Street
SENIOR HIGH: G. Holmes Braddock Senior - 3601 S.W. 147 Ave.

SCHOOL UTILIZATION: The October 2000 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
		(1)	(2)	(3)
Greenglade Elem.	596	129%	99%	151%
W.R. Thomas Mid.	1195	127%	127%	109%
G. Holmes Braddock Sr.	4856	148%	111%	154%

Feeder Pattern: G. Holmes Braddock Sr. 120%

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "D-1"	Construction	Winter/2001
Primary Learning Center "U"	Developer to build pursuant to contract	Spring/2001
State School "VV-1"	Design	Fall/2002
Hammocks Mid./Major Addition	Design	Winter/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 \$551,758.

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	33 x \$ 11,790 = \$	389,070
MIDDLE	14 x \$ 12,232 = \$	171,248
SENIOR	13 x \$ 18,619 = \$	242,047
Total Potential Capital Cost	\$	802,365

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

