

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-413 ALCO GROUP, INC., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Alco Group, Inc., (applicant), is requesting a zoning change from GU (Interim) to RU-1M(a) (Modified Single-Family), on 34.11 gross acres located at S.W. 18 Street and S.W. 157 Avenue (see attached location map). The proposed development of 152 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 84 students. Schools impacted are Joe Hall Elementary School (45 students - permanent utilization of 79%), W. R. Thomas Middle School (20 students - permanent utilization of 127%), and G. Holmes Braddock Senior High School (19 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 February 12, 2001, to consider mitigation proposals from the applicant. At that time, the applicant proffered a monetary contribution of \$120,000 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 \$342,000. 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 Owner of the subject property is Mr. Sergio Concepcion.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Miami-Dade County Application No. 00-413, Alco Group, Inc., for a voluntary contribution in the amount of \$120,000 in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 00-413, Alco Group, Inc.

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

ACRES: 34.11 acres

LOCATION: S.W. 18th Street and S.W. 157th Avenue

NUMBER OF UNITS: 152 single-family units

ESTIMATED STUDENT POPULATION: 84 students

ELEMENTARY: 45

MIDDLE: 20

SENIOR: 19

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 S.W. 134 Street

MIDDLE: W.R. Thomas Middle - 13001 S.W. 26 Street

SENIOR HIGH: G. Holmes Braddock Senior - 3601 S.W. 147 Ave.

SCHOOL

**PERMANENT
UTILIZATION***

Joe Hall El.	79%
W.R. Thomas Mid.	127%
G. Holmes Braddock Sr.	148%

Feeder Pattern: G. Holmes Braddock Sr. 120%

*Ratio of total students utilizing October 2000 FTE membership to permanent stations

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Dr. Carlos Finlay Elem.	Construction	Winter/2001
Primary Learning Center "U"	Developer to build pursuant to contract	Spring/2001
State School "VV1"	Design	Fall/2002
Hammocks Middle/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 \$425,208.

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	45 x \$ 11,790 = \$	530,550
MIDDLE	20 x \$ 12,232 = \$	244,640
SENIOR	19 x \$ 18,619 = \$	353,761
Total Potential Capital Cost		\$ 1,128,951

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

