

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-316 DANKRO, INC. AND KRODAN, S.A., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Dankro, Inc. and Krodan, S.A., (applicant), is requesting a zoning change from GU (Interim) to RU-1M(a) and RU-1M(b)(Modified Single-Family), and RU-3M (Minimum Apartment House) on approximately 190 gross acres located on the northwest corner of Coral Way and S.W. 152 Avenue (see attached location map). The proposed development of 733 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 361 students. Schools impacted are Zora N. Hurston Elementary School and Joe Hall Elementary School (195 students - permanent utilization of 72% and 79%, respectively), Paul W. Bell Middle School and W. R. Thomas Middle School (87 students - permanent utilization of 146% and 127%, respectively), and G. Holmes Braddock Senior High School (79 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, Management Team meetings were held November 6, 2000, November 20, 2000 and December 14, 2000, to consider mitigation proposals from the applicant. As an agreement could not be reached, there was impasse, and an informational report was forwarded to the Chief Facilities Officer for further review and action. At that time, the applicant's proffer of a monetary contribution of \$295,400 over and above educational facilities impact fees was accepted, which, if approved by the Board, 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 \$1,552,386. The 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. Jose Anton, Mr. Hoad Dussum, Mr. Edmundo Kronfle, Mr. Robert Hanze, Mr. Jose Hanze, and Ms. Amira Isaias.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Miami-Dade County Application No. 00-316, Dankro, Inc. and Krodan, S.A., for a voluntary contribution in the amount of \$295,400 in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 00-316, Dankro, Inc. and Krodan, S.A.

**REQUEST:** Zone change from GU to RU-1M(a), RU-1M(b) and RU-3M

**ACRES:** 190.04 acres

**LOCATION:** Northwest corner of Coral Way and S.W. 152 Avenue.

**NUMBER OF UNITS:** 733 units (407 single-family residences, 144 multi-family units and 182 townhouses)

**ESTIMATED STUDENT POPULATION:** 361 students

**ELEMENTARY:** 195

**MIDDLE:** 87

**SENIOR:** 79

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Zora Neale Hurston Elementary - 13137 S.W. 26 St.  
Joe Hall Elementary - 1901 S.W.134 Street

**MIDDLE:** Paul W. Bell Middle - 11800 N.W. 2 St.  
W.R. Thomas Middle - 13001 S.W. 26 Street

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

**SCHOOL**

**PERMANENT  
UTILIZATION\***

<b>Zora Neale Hurston El.</b>	72%
<b>Joe Hall El.</b>	79%
<b>Paul W. Bell Middle</b>	146%
<b>W.R. Thomas Mid.</b>	127%
<b>G. Holmes Braddock Sr.</b>	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:**

<b><u>School</u></b>	<b><u>Status</u></b>	<b><u>Occupancy Date</u></b>
Dr. Carlos Finlay Elem. Primary Learning Center "U"	Construction Developer to build pursuant to contract	Winter/2001 Spring/2001
State School "VV1" Hammocks Middle/Major Addition	Design Design	Fall/2002 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 \$1,827.382.

**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	195	x	\$ 11,790	=	\$ 2,299,050
MIDDLE	87	x	\$ 12,232	=	\$ 1,064,184
SENIOR	79	x	\$ 18,619	=	\$ 1,470,901
Total Potential Capital Cost					\$ 4,834,135

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

