

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

SUBJECT: AUTHORIZATION TO NEGOTIATE AND ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 96-549 SAGA BAY DEVELOPMENT, INC., LOCATED NORTH OF S.W. 210 STREET AND EAST OF S.W. 82 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Saga Bay Development, Inc. (applicant), is requesting a zoning change from AU (Agricultural) to RU-4L (Limited Apartment House), on 20 gross acres located north of S.W. 210 Street and east of S.W. 82 Avenue (see attached location map). The proposed 126-unit residential development generates an estimated student population of 78 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement (Interlocal) between the School Board (Board) and Miami-Dade County (County), the Board, local government, in this instance, the County, and the development community are to collaborate to develop options which seek to address the impact of proposed residential development on public schools where the development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. The proposed development will impact two school facilities that meet the referenced threshold of the Interlocal.

Additional Information

In connection with the rezoning request and to mitigate the impact of the proposed development on the public school system, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate to the Board a monetary donation in the amount of \$100,000, in addition to educational facilities impact fees, estimated at \$308,448. The entire donation is due prior to final plat approval. In the event that the County approves fewer units the donation would be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted schools (Dr. Edward L. Whigham Elementary, Centennial Middle School, and/or Miami Southridge Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced schools then the donation would be utilized for capital improvements at the schools within the affected feeder pattern.

The Declaration will be reviewed by the School Board Attorney's Office prior to its execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to negotiate a Declaration of Restrictions in connection with Miami-Dade County Application No. 96-549, Saga Bay Development, Inc. for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$100,000.00.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 96-549, Saga Bay Development, Inc. (CC15)
REQUEST: Zone change from AU to RU-4L
ACRES: 20.7 acres
LOCATION: North of SW 210 Street and East of SW 82 Avenue
UNITS: 126 units (as per site plan provided to Miami-Dade County)
ESTIMATED STUDENT POPULATION: 78 students *
ELEMENTARY: 42
MIDDLE: 19
SENIOR: 17

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Dr. Edward L. Whigham Elementary - 21545 SW 87 Ave.
MIDDLE: Centennial Middle - 8601 SW 212 St.
SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Dr. E. L. Whigham Elem.	1009/ 1051*	911	111%/ 115%*	0	111%/ 115%*
Centennial Middle	1203/ 1222*	913	132%/ 134%*	114	117%/ 119%*
Miami Southridge Sr.	4184/ 4201*	2372	176%/ 177%*	309	156%/ 157%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$740,791.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	42 x \$ 13,185 = \$ 553,770
MIDDLE	19 x \$ 15,118 = \$ 287,242
SENIOR	17 x \$ 20,005 = \$ 340,085
Total Potential Capital Cost	\$1,181,097

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

LOCATION MAP

