

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-062, BGR DEVELOPMENT LLC, LOCATED AT THE NORTHEAST CORNER OF S.W. 167 AVENUE AND S.W. 72 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

BGR Development LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-3M (Townhouse), on 9.99 acres located at the northeast corner of S.W. 167 Avenue and S.W. 72 Street (see attached location map). The proposed 72-unit residential development would generate an estimated student population of 39 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance Miami-Dade County (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), beyond the threshold review level of 115%. The proposed development will impact two school facilities that meet the referenced threshold.

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 the amount of \$25,200, in addition to educational facilities impact fees, estimated at \$176,256. The entire donation is due prior to final plat approval. In the event 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 (Howard A. Doolin Middle School and/or Felix Varela Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced schools, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

The Covenant 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 accept a Declaration of Restrictions in connection with Miami-Dade County Application No. 03-062, BGR Development LLC, located at the northeast corner of S.W. 167 Avenue and S.W. 72 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$25,200.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-062, BGR Development LLC (CC11)

REQUEST: Zone change from AU to RU-3M

ACRES: 9.99 acres

LOCATION: Northeast Corner of SW 72 Street and SW 167 Avenue

UNITS: 72 units

**ESTIMATED
STUDENT
POPULATION:** 39 students*

ELEMENTARY: 18

MIDDLE: 10

SENIOR: 11

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Dr. Bowman Foster Ashe Elementary - 6601 SW 152 Ave.

MIDDLE: Howard A. Doolin Middle - 6401 SW 152 Ave.

SENIOR HIGH: Felix Varela Senior - 15255 SW 96 St.

* 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. Bowman F. Ashe Elem.	1268/ 1286*	1113	114%/ 116%*	193	97%/ 98%*
Howard A. Doolin Midd.	1997/ 2007*	1210	165%/ 166%*	90	154%/ 154%*
Felix Varela Sr.	4464/ 4475*	3157	141%/ 142%*	0	141%/ 142%*

* 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 June, 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Spring/2004
John A. Ferguson Sr.	Design	Fall/2004

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 \$222,487.

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

ELEMENTARY	18	x	\$ 13,221	=	\$ 237,978
MIDDLE	10	x	\$ 15,159	=	\$ 151,590
SENIOR	11	x	\$ 20,060	=	\$ 220,660

Total Potential Capital Cost \$ 610,228

* 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

