

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-262, PHILLIP PEARLMAN, TRUSTEE, LOCATED AT THE SOUTHEAST CORNER OF N.E. 26 AVENUE AND N.E. 211 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Phillip Pearlman, Trustee (applicant), requested a zoning change from BU-1A (Business-Limited) and RU-2 (Two Family Residential) to RU-3M (Minimum Apartment House), on 4.486 acres located at the southeast corner of N.E. 26 Avenue and N.E. 211 Street (see location map). The Miami-Dade County Board of County Commissioners approved the application on June 19, 2003. The proposed 55-unit residential development is estimated to generate 23 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%. Please note that all of the school facilities impacted by the proposed development 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 at all the levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$46,000, in addition to educational facilities impact fees estimated at \$134,640. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation will be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at all of the impacted schools (Virginia A. Boone Highland Oaks Elementary, Highland Oaks Middle School and/or Dr. Michael M. Krop 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 recordation.

**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., 02-262, Phillip Pearlman, Trustee, located at the southeast corner of N.E. 26 Avenue and N.E. 211 Street for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$46,000.

PG:am

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 02-262, Phillip Pearlman, Trustee (CC2)

**REQUEST:** Zoning change from BU-1A and RU-2 to RU-3M

**ACRES:** 4.486± acres

**LOCATION:** Southeast Corner of N.E. 26 Avenue and N.E. 211 Street

**NUMBER OF UNITS:** 55 units

**ESTIMATED STUDENT POPULATION:** 23 students\*

**ELEMENTARY:** 10

**MIDDLE:** 6

**SENIOR:** 7

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

**ELEMENTARY:** Virginia A. Boone Highland Oaks Elementary - 20500 N.E. 24 Ave.  
Access Center II

**MIDDLE:** Highland Oaks Middle - 2375 N.E. 203 St.  
Access Center II

**SENIOR HIGH:** Dr. Michael M. Krop Senior - 1410 N.E. 215 St.  
Access Center II

\* 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
Virginia A. Boone Highland Oaks Elem.	1064/ 1074*	716	149%/ 150%*	186	118%/ 119%*
Highland Oaks Middle	2385/ 2391*	1121	213%/ 213%*	270	171%/ 172%*
Dr. Michael M. Krop Sr.	3556/ 3563*	2366	150%/ 151%*	79	145%/ 146%*

\* includes proposed development

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

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "PP1"	Site Acquired	N/A
State School "RR1"	Site Acquired	N/A
State School "D"	Site Acquisition	N/A

**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 \$134,159.

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

ELEMENTARY	10	x	\$ 13,221	=	\$ 132,210
MIDDLE	6	x	\$ 15,159	=	\$ 90,954
SENIOR	7	x	\$ 20,060	=	\$ 140,420

Total Potential Capital Cost \$ 363,584

\* 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

