

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-225, FLAGLER DEVELOPMENT COMPANY, ET AL, LOCATED AT THE SOUTHWEST CORNER OF N.W. 90 STREET AND N.W. 107 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Flagler Development Company, et al (applicant), requested a zoning change from the GU (Interim Use) to RU-4L (limited Apartment House), on approximately 20 acres located at the southwest corner of N.W. 90 Street and N.W. 107 Avenue (see location map). The Miami-Dade Zoning Appeals Board 9 approved the application on May 29, 2003. The proposed 327-unit residential development is estimated to generate 139 students (see attached school impact analysis). The owner of the property is West Doral Village, L.L.C. (owner).

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 only two school facilities impacted by the proposed development (elementary and senior high schools) 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 owner is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the owner will donate the amount of \$90,000, in addition to educational facilities impact fees estimated at \$800,496. The entire donation is due prior to the issuance of the first building permit. 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 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. 02-225, Flagler Development Company, et al, located at the southwest corner of N.W. 90 Street and N.W. 107 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$90,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-225, Flagler Development Company, et al (CC9)

REQUEST: Zone change from GU to RU-4L

ACRES: 20 acres

LOCATION: Southwest Corner of N.W. 90 Street and N.W. 107 Avenue

UNITS: 327 units (Based on revised plan submitted to Miami-Dade County)

ESTIMATED STUDENT POPULATION: 139 students*

ELEMENTARY: 64

MIDDLE: 35

SENIOR: 40

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Eugenia B. Thomas Elementary - 5950 N.W. 114 Ave.
Access Center III

MIDDLE: Doral Middle - 5005 N.W. 112 Ave.
Access Center III

SENIOR HIGH: Miami Springs Senior - 751 Dove Ave.
Access Center III

* 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 PERMANEN T	% UTILIZATION FISH DESIGN CAPACITY PERMANEN T	NUMBER OF PORTABL E STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABL E
Eugenia B. Thomas Elem	1245/ 1309*	1024	122%/ 128%*	0	122%/ 128%*
Doral Middle	1238/ 1273*	1166	106%/ 109%*	0	106%/ 109%*
Miami Springs Sr.	3827/ 3867*	2120	181%/ 182%*	642	139%/ 140%*

* includes proposed development

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

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

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
S/S "FFF"	Design	Summer/2006
MLC "GG1"	Design	Summer/2005
@ Eugenia Thomas Elem.		

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 \$810,787.

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	64 x \$ 13,221 = \$ 846,144
MIDDLE	35 x \$ 15,159 = \$ 530,565
SENIOR	40 x \$ 20,060 = \$ 802,400

Total Potential Capital Cost \$2,179,109

* 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

