

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-067, ARMANDO AND ANDREA GUTIERREZ, LOCATED AT THE SOUTHWEST CORNER OF S.W. 144 AVENUE AND S.W. 14 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Armando and Andrea Gutierrez (applicants), are requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on 3.4 acres located at the southwest corner of S.W. 144 Avenue and S.W. 14 Street (see location map). The proposed additional 21-unit residential development is estimated to generate 11 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 2 units.

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 one 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 the middle school level only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$5,000, in addition to educational facilities impact fees estimated at \$56,304. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation will not be reduced on a pro-rata basis and will remain the same.

The donation is to be utilized for capital improvements at Paul W. Bell Middle School. To the extent that there are no pending or proposed capital improvements at the referenced school, 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. 03-067, Armando and Andrea Gutierrez, located at the southwest corner of S.W. 144 Avenue and S.W. 14 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$5,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-067, Armando and Andrea Gutierrez (CC10)

REQUEST: Zone change from AU to RU-1M(a)

ACRES: 3.4 acres

LOCATION: Southwest corner of S.W. 144 Avenue and S.W. 14 Street

UNITS: 21 additional units (2 units currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 11 students*

ELEMENTARY: 5

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 S.W. 134 Ave.
Access Center V

MIDDLE: Paul W. Bell Middle - 11800 N.W. 2 St.
Access Center V

SENIOR HIGH: G. Holmes Braddock Sr. - 3601 S.W. 147 Ave.
Access Center V

* 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
Joe Hall Elem.	633/ 638*	839	75%/ 76%*	23	73%/ 74%*
Paul W. Bell Middle	1713/ 1716*	1194	143%/ 144%*	176	125%/ 125%*
G. Holmes Braddock Senior	4645/ 4648	3111	149%/ 149%*	1044	112%/ 112%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and senior high schools do not meet the review threshold.

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

<u>School</u>	<u>Status</u>	<u>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 \$64,163.

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	5 x	\$ 13,221	=	\$ 66,105
MIDDLE	3 x	\$ 15,159	=	\$ 45,477
SENIOR	3 x	\$ 20,060	=	\$ 60,180
Total Potential Capital Cost				\$171,762

* 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

