

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-201, MAYRA MORENO, LOCATED AT THE SOUTHWEST CORNER OF S.W. 20 STREET AND S.W. 144 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Mayra Moreno (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on 4.8 acres located at the southwest corner of S.W. 20 Street and S.W. 144 Avenue (see location map). The proposed 42-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 the middle school facility impacted by the proposed development meets 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 \$72,000, in addition to educational facilities impact fees estimated at \$102,816. 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 the impacted middle school (W. R. Thomas 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. 03-201, Mayra Moreno, located at the southwest corner of S.W. 20 Street and S.W. 144 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$72,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-201, Mayra Moreno (CC10)
REQUEST: Zone change from AU to RU-1M(a)
ACRES: 4.8 acres
LOCATION: Southwest corner of SW 20 Street and SW 144 Avenue
UNITS: 42 units
ESTIMATED STUDENT POPULATION: 23 students*
ELEMENTARY: 10
MIDDLE: 6
SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 SW 134 Ave.
MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.
SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

All schools are located in Access Center 5

* 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 opening of schools, August, 2003:

	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 Elementary	650/ 660*	839	77%/ 79%*	23	75%/ 77%*
W. R. Thomas Middle	1392/ 1398	1051	132%/ 133%*	0	132%/ 133%*
G. Holmes Braddock Sr.	4600/ 4607*	3111	148%/ 148%*	1044	111%/ 111%*

* includes proposed development

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

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

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle (1495 student stations)	Construction	Spring/2004
John A. Ferguson Sr. (2862 student stations)	Construction	Spring/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 \$134,159.

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

ELEMENTARY	10 x	\$ 13,294	=	\$ 132,940
MIDDLE	6 x	\$ 15,242	=	\$ 91,452
SENIOR	7 x	\$ 20,169	=	\$ 141,183

Total Potential Capital Cost \$ 365,575

* 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

