

December 19, 2003

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-123 JOSE MILTON TRUST LOCATED AT 18255 N.W. 68 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Jose Milton Trust, (applicant), is requesting a special exception to allow a residential development in a BU-1A zone (Business Limited), on 19.312 acres located at 18255 N.W. 68 Avenue (see location map). The proposed additional 352-unit residential development is estimated to generate 194 students (see attached school impact analysis). A portion of the property is presently zoned RU-4L (Limited Apartment House), which allows the applicant to build 408 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 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 the elementary 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 \$90,000, in addition to educational facilities impact fees estimated at \$303,316. 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 school (Palm Springs North Elementary 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. 03-123, Jose Milton Trust located at 18255 N.W. 68 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$90,000.

PG:am

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-123, Jose Milton Trust (CC05)

REQUEST: Special Exception to allow residential in a BU-1A zone

ACRES: 19.312 acres

LOCATION: 18255 N.W. 68 Avenue

NUMBER OF UNITS: 352 additional units (408 units currently permitted on existing zoning classification, for a total of 760 units)

ESTIMATED STUDENT POPULATION: 194 students**

ELEMENTARY: 89

MIDDLE: 49

SENIOR: 56

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Palm Springs North Elementary - 17615 N.W. 82 Ave.*

MIDDLE: Lawton Chiles Middle - 8190 N.W. 197 St.

SENIOR HIGH: American Senior - 18350 N.W. 67 Ave.

* School is capped; students are attending Lake Stevens Elementary.

** 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
Palm Springs N Elem. Includes PLC "X"	1676/ 1765*	894	161%/ 197%*	446	125%/ 132%*
Lawton Chiles Middle	1986/ 2035*	1173	169%/ 173%*	429	124%/ 127%*
American Sr.	2960/ 3016*	1950	146%/ 155%*	77	146%/ 149%*

*includes proposed development

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

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "NN1" (Lawton Chiles Middle) (1506 student stations)	Design	Summer/2006
State School "TT" (a new middle learning center, with a permanent capacity of 483 student stations)	Under Construction	Spring/2005
State School "JJJ" (Barbara Goleman, Hialeah- Miami Lakes and American Sr.) (2850 student stations)	Pre-Planning	Summer/2007

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 \$1,131,602.

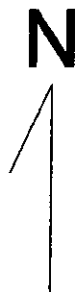
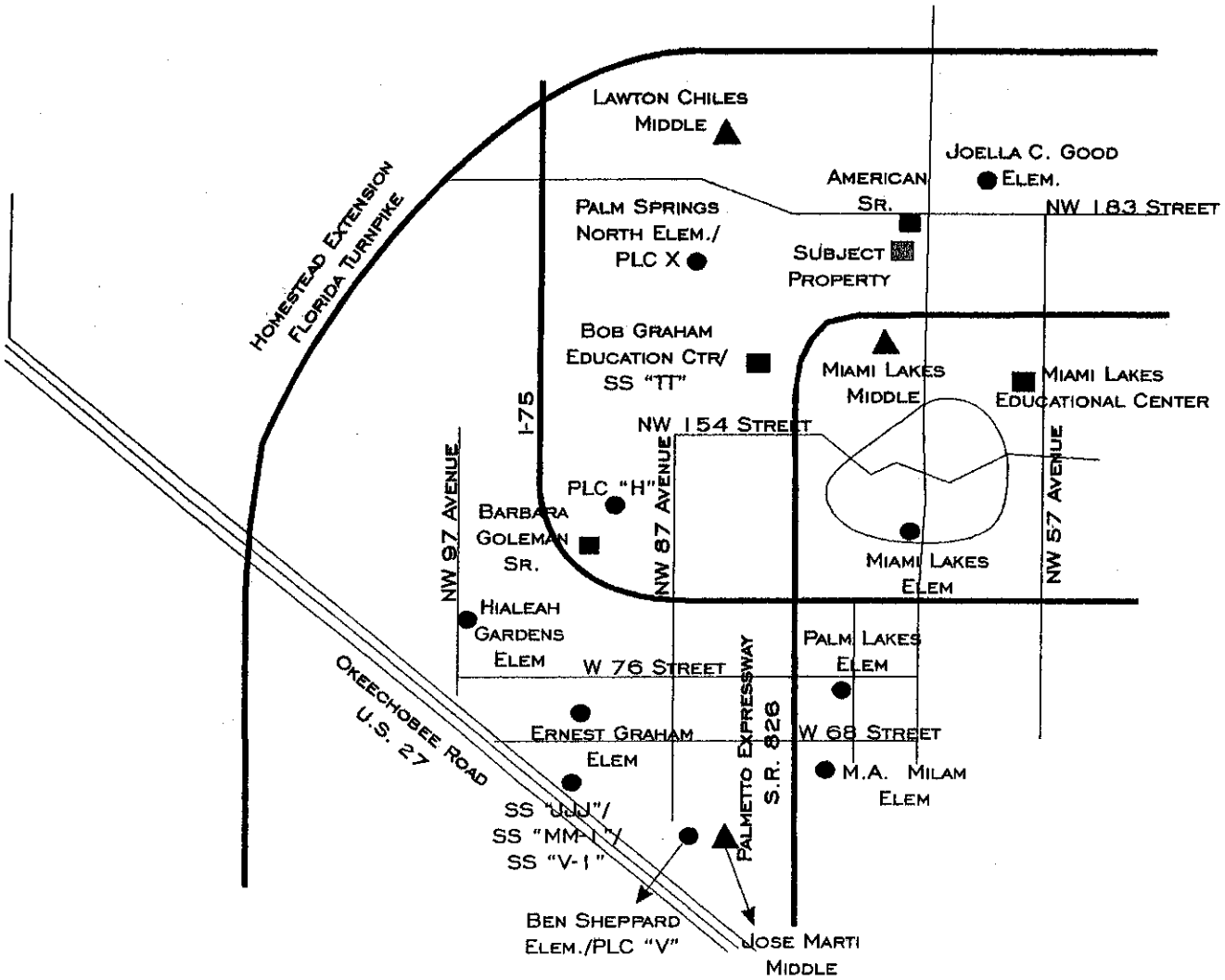
CAPITAL COSTS: Based on the State's October-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	89 x	\$ 13,294	=	\$1,183,166
MIDDLE	49 x	\$ 15,242	=	\$ 746,858
SENIOR	56 x	\$ 20,169	=	\$1,129,464

Total Potential Capital Cost \$3,059,488

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



NOT TO SCALE