

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

SUBJECT: AUTHORIZATION TO ACCEPT A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT IN CONNECTION WITH APPLICATION NO. 03-238, FARO INVESTMENT, INC., LOCATED WEST OF S.W. 147 AVENUE AND SOUTH OF S.W. 34 STREET

COMMITTEE: FACILITIES MANAGEMENT

Background

Faro Investment, Inc. (applicant), is requesting a zoning change from GU (Interim) to RU-1M (a) (Modified Single Family), on 1.35 acres located west of S.W. 147 Avenue and south of S.W. 34 Street (see location map). The proposed 9-unit residential development is estimated to generate 5 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 two school facilities impacted by the proposed development (elementary school and one middle school) 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 monetary donation in the amount of \$2,400, in addition to educational facilities impact fees estimated at \$22,032. The entire donation will be provided to the District prior to the scheduled zoning hearing. The District will hold the donation in escrow until the County approves the application. Should the County not approve the application, the donation will be returned to the applicant.

The donation is to be utilized for capital improvements at the impacted school (Greenglade 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.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a monetary donation over and above educational facilities impact fees in the amount of \$2,400, in connection with Miami-Dade County Application No. 03-238, Faro Investment, Inc., located west of S.W. 147 Avenue and south of S.W. 34 Street.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-238, Faro Investment, Inc., A Delaware Corp. (CC10)

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

ACRES: 1.35 acres

LOCATION: West of S.W. 147 Avenue and South of S.W. 34 Street

UNITS: 9 units

**ESTIMATED
STUDENT
POPULATION:** 5 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Greenglade Elementary - 3060 S.W. 127 Ave.

MIDDLE: Lamar L. Curry Middle - 15750 SW 47 St.
(2003-2004 6th Grade only/School currently under construction, students temporarily housed at Howard A. Doolin Middle)
W. R. Thomas Middle - 13001 S.W. 26 St.

SENIOR HIGH: G. Holmes Braddock Senior - 3601 S.W. 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
Greenglade Elementary	642/ 644*	457	140%/ 141%*	23	134%/ 134%*
Lamar L. Curry Middle	365	1495	see note 1	0	N/A
W. R. Thomas Middle	1392	1051	126%	0	132%
G. Holmes Braddock Sr.	4600/ 4602*	3111	148%/ 148%*	1044	111%/ 111%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that one of the middle schools and the senior high school do not meet the review threshold.

Note 1 - (2003-2004 6th Grade only/School currently under construction, students temporarily housed at Howard A. Doolin Middle)

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

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 \$29,165.

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	2 x	\$ 13,294	=	\$ 26,588
MIDDLE	1 x	\$ 15,242	=	\$ 15,242
SENIOR	2 x	\$ 20,169	=	\$ 40,338

Total Potential Capital Cost \$ 82,168

* 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

