

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-340, WILLIAM AND THELMA DAVIDSON, LOCATED AT 16130 S.W. 152 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

William and Thelma Davidson (applicant), are requesting a zoning change from GU (Interim) to EU-M (Estate Modified Family), on 4.74 acres located at 16130 S.W. 152 Avenue (see location map). The proposed 12-unit residential development is estimated to generate 8 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 and senior high 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 all school levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$10,000, in addition to educational facilities impact fees estimated at \$29,376. 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 all of the impacted schools (Jack D. Gordon Elementary School, Claude Pepper Elementary School, Richmond Heights Middle School and Miami Southridge Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced schools, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

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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. 03-340, William and Thelma Davidson, located at 16130 S.W. 152 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$10,000.

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## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 03-340, William and Thelma Davidson (CC11)

**REQUEST:** Zone change from GU to EU-M

**ACRES:** 4.74 acres

**LOCATION:** 16130 SW 152 Avenue

**UNITS:** 12 single-family units

**ESTIMATED  
STUDENT**

**POPULATION:** 8 students \*

**ELEMENTARY:** 4

**MIDDLE:** 2

**SENIOR:** 2

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Jack D. Gordon Elementary - 14600 Country Walker Dr.  
Claude Pepper Elementary – 14550 SW 96 St.

**MIDDLE:** Richmond Heights Middle - 15015 S.W. 103 Ave.

**SENIOR HIGH:** Miami Southridge Senior - 19355 S.W. 114 Ave.

All schools are located in Access Center 6

\* 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, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Jack D. Gordon Elem.	1935	1353	143%	207	124%
Claude Pepper Elem.	1195	877	136%	115	120%
Richmond Heights Middle	1633/ 1635*	1207	135%/	306	108%/
Miami Southridge Sr.	3857/ 3859*	2670	144%/	309	129%/
			145%*		130%*

\* 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 January 2004):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "Y-1" (Gilbert Porter and Jack D. Gordon Elementary School Relief) (1500 student stations)	Planning	February 2006
State School "YY-1" (Hammocks, Richmond Heights and Redland Middle School Relief) (2100 student stations)	Planning	October 2006
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

**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 \$46,664.

**CAPITAL COSTS:** Based on the State's January-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

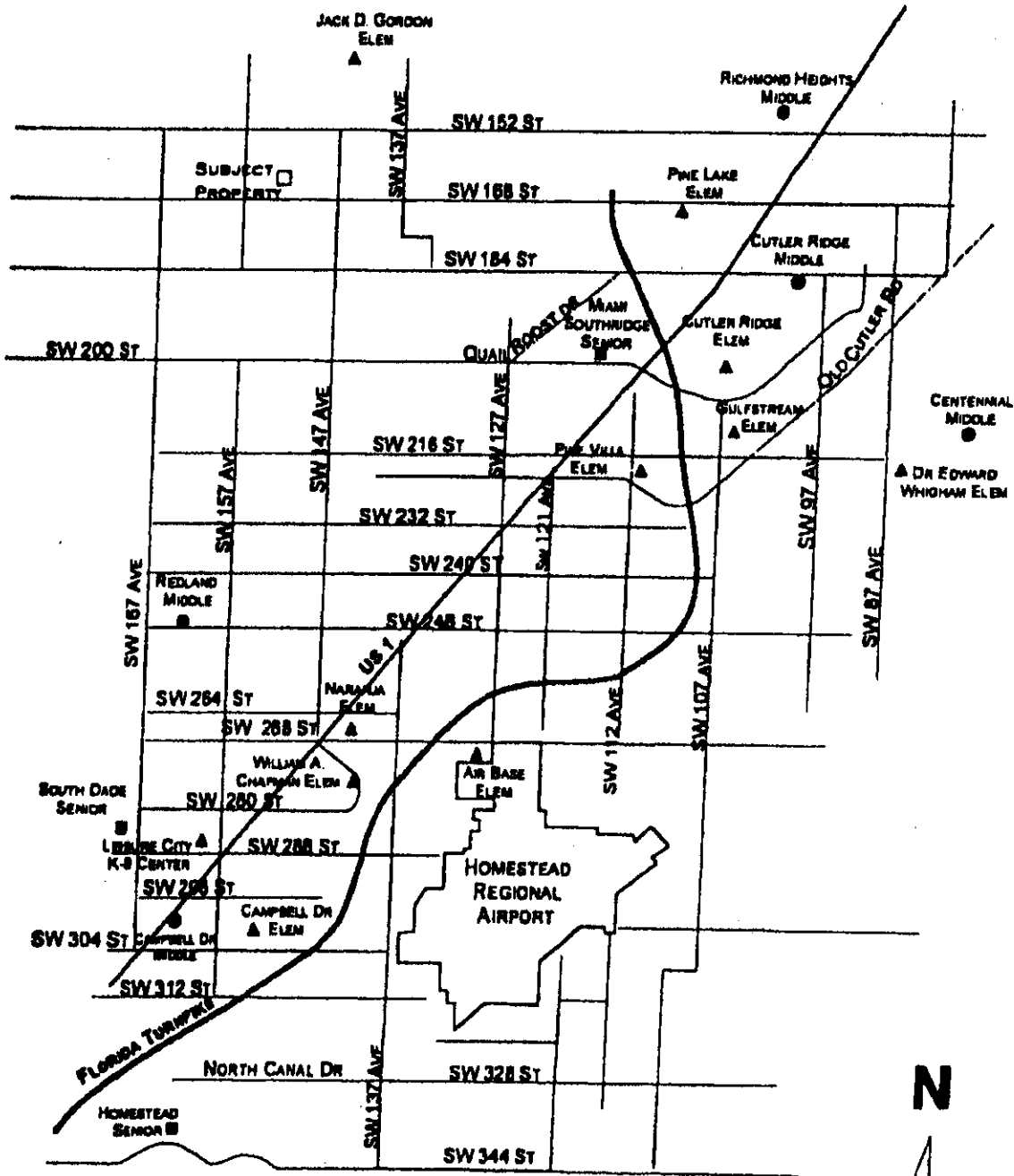
ELEMENTARY	4 x	\$ 13,358	=	\$ 53,432
MIDDLE	2 x	\$ 15,316	=	\$ 30,632
SENIOR	2 x	\$ 20,267	=	\$ 40,534

Total Potential Capital Cost				\$ 124,598
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**ADDED**

\* 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



WILLIAM AND THELMA DAVISON  
FILM  
SW