

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-342, FENIX HOMES OF FLORIDA AT DORAL, LLC, LOCATED AT THE NORTHEAST CORNER OF N.W. 86 STREET AND N.W. 112 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Fenix Homes of Florida at Doral, LLC (applicant), is requesting a zoning change from GU (Interim) to RU-TH (Townhouse), on 20 acres located at the northeast corner of N.W. 86 Street and N.W. 112 Avenue (see location map). The proposed additional 141-unit residential development is estimated to generate 58 students (see attached school impact analysis). The existing GU zoning presently allows the applicant to build 4 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 school facility impacted by the proposed development (senior high school) 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 senior high 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 \$36,000, in addition to educational facilities impact fees estimated at \$354,960. 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 one of the impacted schools (Miami Springs Senior High School) which is on double session. 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. 03-342, Fenix Homes of Florida at Doral, LLC, located at the northeast corner of N.W. 86 Street and N.W. 112 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$36,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-342, Fenix Homes of Florida at Doral, LLC (Doral)

REQUEST: Zone change from GU to RU-TH

ACRES: 20 acres

LOCATION: Northeast corner of NW 86 Street and NW 112 Avenue

UNITS: 141 additional townhouse units (4 units currently permitted under existing zoning classification, for a total of 145 units)

ESTIMATED STUDENT POPULATION: 58 students*

ELEMENTARY: 27

MIDDLE: 14

SENIOR: 17

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Eugenia B. Thomas Elementary – 5950 NW 114 Ave.

MIDDLE: Doral Middle – 5005 NW 112 Ave.

SENIOR HIGH: Miami Springs Senior – 751 Dove Ave.

All schools are located in Access Center 3

* 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
Eugenia B. Thomas Elem.	1448/ 1475*	1254	115%/ 118%*	214	99%/ 100%*
Doral Middle	1223/ 1237*	1166	105%/ 106%*	0	105%/ 106%*
Miami Springs Sr.	3493/ 3510*	2085	168%/ 168%*	617	129%/ 130%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do 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 "FFF" (Miami Springs Sr. Relief) (2000 student stations)	Construction	June 2006
State School "WWW" (Miami Springs Sr. Relief) (1583 student stations)	Pre-Planning	May 2008

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 \$338,314.

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	27	x	\$ 13,358	=	\$ 360,666
MIDDLE	14	x	\$ 15,316	=	\$ 214,424
SENIOR	17	x	\$ 20,267	=	\$ 344,539
Total Potential Capital Cost					\$919,629

* 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

