

January 28, 2004

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-271, FRANCIS B. COMPTON, LOCATED AT S.W. 124 STREET AND S.W. 95 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Francis B. Compton (applicant), is requesting a zoning change from AU (Agricultural) to EU-M (Estates Modified Family), on 13 acres located at S.W. 124 Street and S.W. 95 Avenue (see location map). The proposed additional 23-unit residential development is estimated to generate 10 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 2 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 two school facilities impacted by the proposed development (middle 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 \$15,000, in addition to educational facilities impact fees estimated at \$61,200. 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 schools (Vineland Elementary School, Palmetto Middle School and Miami Killian 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. 03-271, Francis B. Compton, located at S.W. 124 Street and S.W. 95 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$15,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-271, Francis B. Compton (CC12)
REQUEST: Zone change from AU to EU-M
ACRES: 13 acres
LOCATION: S.W. 124 Street and S.W. 95 Avenue
UNITS: additional 23 single family units (2 units currently permitted under existing zoning classification, for a total of 25 units)

**ESTIMATED
STUDENT
POPULATION:** 10 students *

ELEMENTARY: 5

MIDDLE: 2

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Vineland Elementary – 8455 S.W. 119 St.

MIDDLE: Palmetto Middle - 7351 S.W. 128 St.

SENIOR HIGH: Miami Killian Senior - 10655 S.W. 97 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 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
Vineland Elem.	677/ 682*	602	112%/ 113%*	125	93%/ 94%*
Palmetto Middle	1777/ 1,779*	966	184%/ 184%	140	161%/ 161%*
Miami Killian Sr.	3772/ 3,775*	2,238	169%/ 169%*	257	151%/ 151%*

* Includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary 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>
Addition @ Palmetto Middle (242 student stations)	Design	December 2004
Addition @ Miami Killian Sr. (875 student stations)	Design	Early 2006

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 \$58,330.

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	5 x	\$ 13,358	=	\$ 66,790
MIDDLE	2 x	\$ 15,316	=	\$ 30,632
SENIOR	3 x	\$ 20,267	=	\$ 60,801
Total Potential Capital Cost				\$ 158,223

* 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

