

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. 03-211, PANCHE
 MENENDEZ LAND TRUST, LOCATED BETWEEN S.W. 40 STREET
 AND S.W. 44 STREET AT S.W. 70 AVENUE**

COMMITTEE: FACILITIES MANAGEMENT

Background

Pancho Menendez Land Trust (applicant), is requesting a zoning change from GU (Interim), BU-2 (Business-Special) and RU-4M (Modified Apartment House) to RU-4L (Limited Apartment House) and BU-2 (Business-Special), on 3.5 acres located between S.W. 40 Street and S.W. 44 Street at S.W. 70 Avenue (see location map). The proposed 27-unit residential development is estimated to generate 10 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 (middle school 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, the applicant is voluntarily proffering a monetary donation in the amount of \$2,400, in addition to educational facilities impact fees estimated at \$66,096. 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 one of the impacted schools (West Miami Middle 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. 03-211, Pancho Menendez Land Trust, located between S.W. 40 Street and S.W. 44 Street at S.W. 70 Avenue.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-211, Pancho Menendez Land Trust (CC12)

REQUEST: Zone change from GU, BU-2 and RU-4M to RU-4L and BU-2

ACRES: 3.5 acres

LOCATION: SW 40 Street - 44 Street at SW 70 Avenue

UNITS: 27 townhouse units (as per site plan provided by applicant)

**ESTIMATED
STUDENT
POPULATION:** 10 students*

ELEMENTARY: 5

MIDDLE: 2

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Emerson Elementary - 8001 SW 36 St.

MIDDLE: West Miami Middle - 7525 SW 24 St.

SENIOR HIGH: South Miami Senior - 6856 SW 53 St.

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
Emerson Elementary	525/ 530*	594	88%/ 89%*	23	85%/ 86%*
West Miami Middle	1555/ 1557*	1258	124%/ 124%*	27	121%/ 121%*
South Miami Sr.	2900/ 2903*	1802	161%/ 161%*	307	138%/ 138%*

* 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 @ S. Miami Sr. (904 student stations)	Design	August 2005

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

