

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-136, JOSE AND MARIA CORTEGUERA, LOCATED AT THE NORTHWEST CORNER OF SW 144 AVENUE AND SW 26 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Jose and Maria Corteguera (Applicants), are requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on 7.48 acres located at the northwest corner of S.W. 144 Avenue and SW 26 Street (see location map). The proposed additional 29-unit residential development is estimated to generate 16 students (see attached school impact analysis). The existing AU zoning presently allows the applicants to build 1 unit.

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 one of the school facilities impacted by the proposed development (middle 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 middle school level only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicants will donate the amount of \$4,800, in addition to educational facilities impact fees estimated at \$73,440. 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 school (W. R. Thomas 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.

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. 02-136, Jose and Maria Corteguera, located at the northwest corner of SW 144 Avenue and SW 26 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$4,800.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-136, Jose and Maria Corteguera (CC10)

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

ACRES: 7.48 acres

LOCATION: Northwest corner of SW 144 Avenue and SW 26 Street

UNITS: 29 additional units (1 unit currently permitted under existing zoning classification for a total of 30 units)

ESTIMATED STUDENT POPULATION: 16 students*

ELEMENTARY: 7

MIDDLE: 4

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 SW 134 Ave.

MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.

SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 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 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
Joe Hall Elementary	616/ 623*	839	73%/ 74%*	23	71%/ 72%*
W. R. Thomas Middle	1400 1404	1051	133%/ 134%*	0	133%/ 134%*
G. Holmes Braddock Sr.	4592/ 4597*	3111	148%/ 148%*	1044	111%/ 111%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school and the senior high school do not meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of February, 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle (Jane S. Roberts K-8 Center, Paul W. Bell, Howard Doolin and W. R. Thomas Middle School Relief) (1495 student stations)	Construction	April 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 \$93,328.

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

ELEMENTARY	7 x \$ 13,380 = \$ 93,660
MIDDLE	4 x \$ 15,340 = \$ 61,360
SENIOR	5 x \$ 20,300 = \$ 101,500

Total Potential Capital Cost \$ 256,520

* 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

