

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-033, MIAMI GARDENS PARK VENTURE ONE & TWO, LTD., LOCATED AT THE NORTHWEST CORNER OF NW 176 TERRACE AND NW 59 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Miami Gardens Park Venture One & Two, Ltd. (applicant), is requesting a zoning change from IU-C (Industrial-Controlled) to RU-3M (Minimum Apartment House), on approximately 19 acres located at the northwest corner of NW 176 Terrace and NW 59 Avenue (see location map). The proposed additional 249-unit residential development is estimated to generate 107 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 all of the school facilities impacted by the proposed development 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 the elementary and senior high school levels only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Please note that due to the several planned relief schools in the area (see attached school impact analysis), the applicant wishes to donate the amount of \$78,000, in addition to educational facilities impact fees estimated at \$609,552, for capital improvements at Joella C. Good Elementary and American Senior High School. The donation which is due prior to final plat approval, would be reduced on a pro-rata basis, if a lesser number of units is approved by the County.

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.

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. 04-033, Miami Gardens Park Venture One & Two, Ltd., located at the northwest corner of NW 176 Terrace and NW 59 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$78,000.

PG:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 04-033, Miami Garden Park Venture One & Two, Ltd. (CC5)

**REQUEST:** Zone change from IU-C to RU-3M

**ACRES:** 19 acres

**MSA/MULTIPLIER** 3.1/.43

**LOCATION:** Northwest corner of NW 176 Terrace and NW 59 Avenue

**UNITS:** 249 multi-family units

**ESTIMATED  
STUDENT  
POPULATION:** 107 students\*

**ELEMENTARY:** 49

**MIDDLE:** 27

**SENIOR:** 31

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Joella Good Elementary - 6350 NW 188 Terr.

**MIDDLE:** Lake Stevens Middle -18484 NW 48 Pl.

**SENIOR HIGH:** American Senior - 18350 NW 67 Ave.

All schools are located in Region 1

\* 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
<b>Joella Good Elementary</b>	1577/ 1626*	709	222%/ 229%*	336	151%/ 156%*
<b>Lake Stevens Middle</b>	1536/ 1563*	869	177%/ 180%*	178	147%/ 149%*
<b>American Sr.</b>	2932/ 2963*	1870	157%/ 158%*	119	147%/ 149%*

\* increased student population as a result of the proposed development  
Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Classroom addition at Joella Good Elementary (242 student stations)	Design	October 2005
State School "TT" (a new middle learning center, at Bob Graham Ed. Center to relieve Lawton Chiles, Lake Stevens and Miami Lakes Middle) (483 student stations)	Construction	April 2005
State School "U-1" (Charles D. Wyche and Joella Good Elementary Relief) (1068 student stations)	Planning	May 2007
State School "NN-1" (Lawton Chiles, Lake Stevens and Miami Lakes Middle Relief) (1662 student stations)	Design	June 2006
State School "JJJ" (Barbara Goleman, Hialeah- Miami Lakes and American Sr.) (2853 student stations)	Design	January 2008
Classroom addition at American Sr. High (180 student stations)	Construction	February 2005

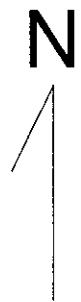
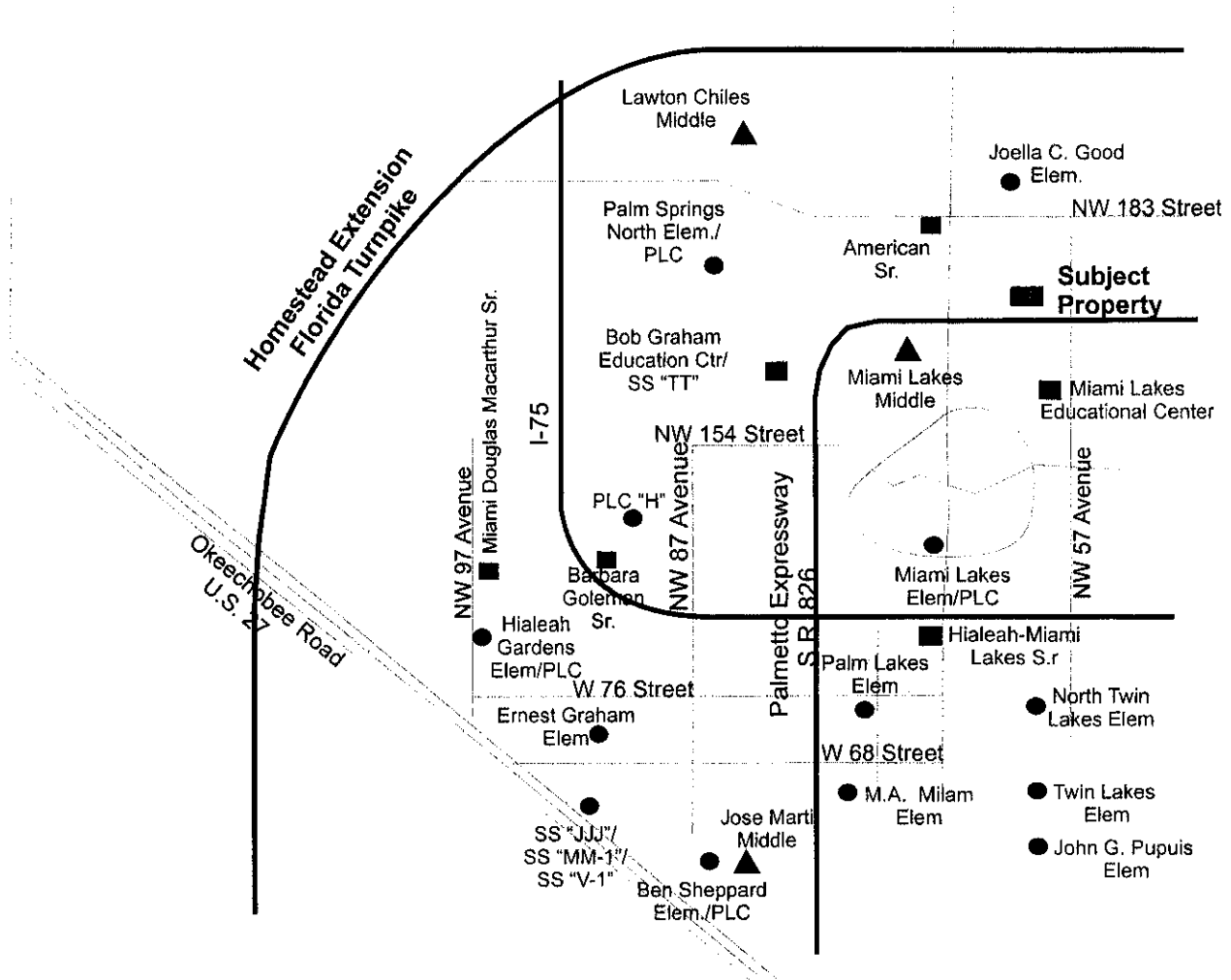
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$624,131.

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

ELEMENTARY	49 x	\$ 13,452	=	\$ 659,148
MIDDLE	27 x	\$ 15,423	=	\$ 416,421
SENIOR	31 x	\$ 20,409	=	\$ 632,679
Total Potential Capital Cost				\$1,708,248

\* 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



Miami Gardens Park Venture  
 PG-JG  
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