

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-226, 7900 NW AVENUE, LLC, LOCATED AT THE NORTHWEST CORNER OF NW 84 STREET AND NW 27 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

7900 NW Avenue, LLC (applicant), is requesting a zoning change from BU-2 (Business-Special) to RU-4M (Modified Apartment House), on approximately 4.66 acres located at the northwest corner of NW 84 Street and NW 27 Avenue (see location map). The proposed additional 133-unit residential development is estimated to generate 60 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 one of the four school facilities impacted by the proposed development 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 applicant will donate the amount of \$18,000, in addition to educational facilities impact fees estimated at \$325,584. 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 (Madison 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. 04-226, 7900 NW Avenue, LLC, located at the northwest corner of NW 84 Street and NW 27 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$18,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-226, 7900 NW Avenue, LLC (CC8)

REQUEST: Zone change from BU-2 to RU-4M

ACRES: 4.66 acres

MSA/MULTIPLIER 4.2/.45

LOCATION: Northwest corner of NW 84 Street and NW 27 Avenue

UNITS: 133 multi-family units

**ESTIMATED
STUDENT
POPULATION:** 60 students*

ELEMENTARY: 28

MIDDLE: 15

SENIOR: 17

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Broadmoor Elementary - 3401 N.W. 83 St.
West Little River Elementary – 2450 N.W. 84 St.

MIDDLE: Madison Middle – 3400 N.W. 87 St.

SENIOR HIGH: Miami Central Senior - 1781 N.W. 95 St.

All schools are located in Region 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
Broadmoor Elem	520/ 534*	627	83%/ 85%*	0	83%/ 85%*
West Little River Elem	511/ 525*	631	81%/ 83%*	0	81%/ 83%*
Madison Middle	1225/ 1240*	767	160%/ 162%*	218	124%/ 126%*
Miami Central Sr.	3030/ 3047*	2513	121%/ 121%*	285	108%/ 109%*

* 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, only the middle school meets 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>
N/A		

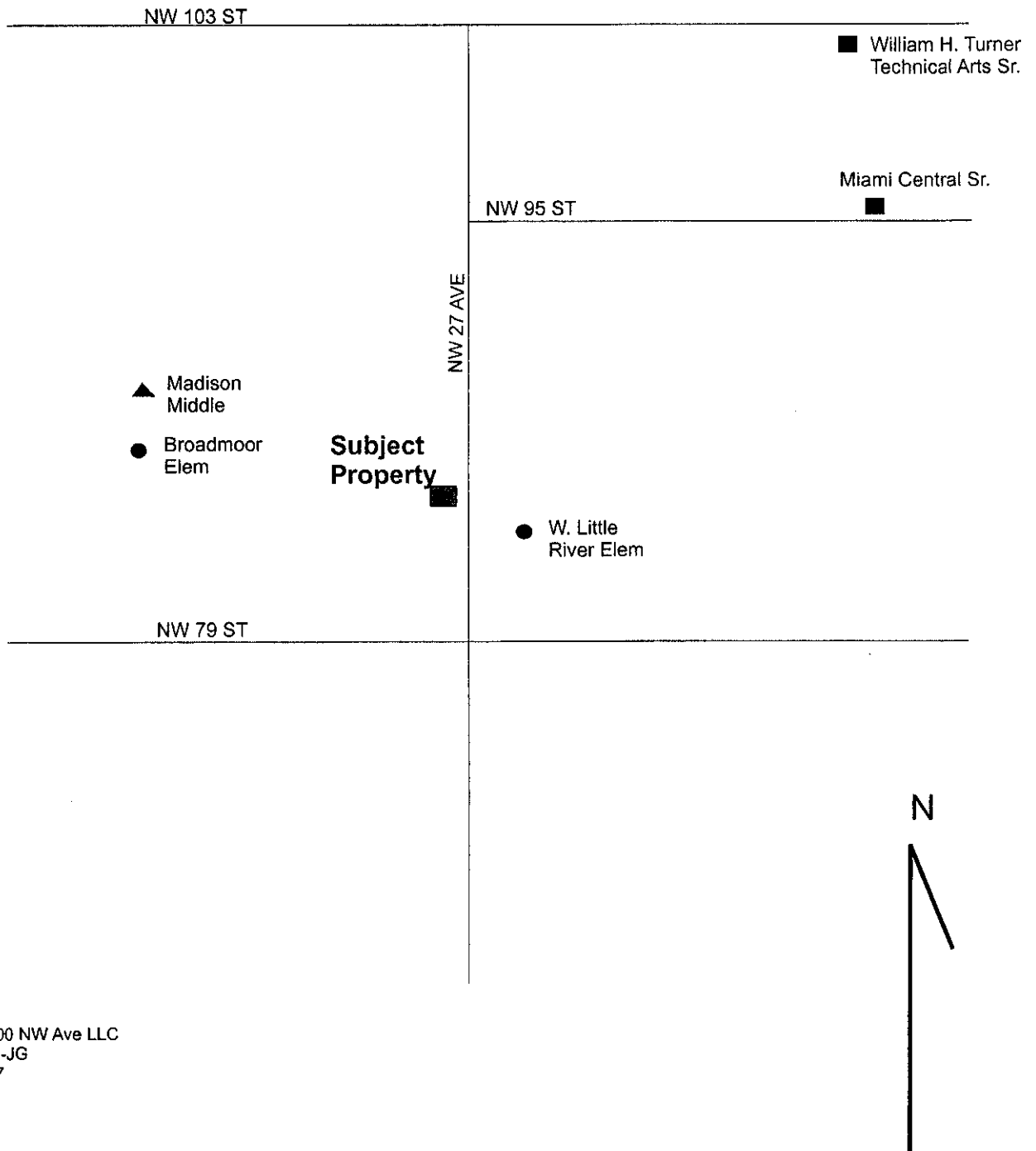
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$349,980.

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	28 x \$ 13,452 = \$ 376,656
MIDDLE	15 x \$ 15,423 = \$ 231,345
SENIOR	17 x \$ 20,409 = \$ 346,953
Total Potential Capital Cost	\$ 954,954

* 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



7900 NW Ave LLC
PG-JG
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