

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-163, SIGNIFICANT CORP., LOCATED EAST OF SW 147 AVENUE AND SW 29 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Significant Corp. (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single-family) and RU-5 (Semi-professional Offices & Apartments), on approximately 2.34 acres located east of SW 147 Avenue and SW 29 Street (see location map). The proposed additional 21-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 of three school facilities (middle and senior high schools) 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 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 \$7,500, in addition to educational facilities impact fees estimated at \$51,408. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation will remain the same.

The donation is to be utilized for capital improvements at the impacted schools (W. R. Thomas Middle and G. Holmes Braddock Senior High Schools). 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. 04-163, Significant Corp., located east of SW 147 Avenue and SW 29 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$7,500.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-163, Significant Corp. (CC10)
REQUEST: Zone change from AU to RU-1M(a) and RU-5
ACRES: 2.34 acres
MSA/MULTIPLIER 6.1/.49
LOCATION: East of SW 147 Avenue and SW 29 Street
UNITS: 21 units (6 single-family and 15 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: Greenglade Elementary - 3060 S.W. 127 Ave.

MIDDLE: W. R. Thomas Middle – 13001 S.W. 26 St.

SENIOR HIGH: G. Holmes Braddock Senior - 3601 S.W. 147 Ave.

All schools are located in Region 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
Greenglade Elem	618/ 623*	550	112%/ 113%*	18	109%/ 110%*
W. R. Thomas Middle	1400/ 1402*	914	153%/ 153%*	0	153%/ 153%*
G. Holmes Braddock Sr.	4592/ 4595*	2912	158%/ 158%*	926	120%/ 120%*

* 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, the middle and senior high 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>
State School "W-1" (Jane S. Roberts K-8 Center, Bowman F. Ashe, Greenglade and Joe Hall Elementary School Relief) (1068 student stations)	Pre-Planning	August 2009
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)	Completed	March 2004 partially occupied
State School "UU-1" (W.R. Thomas and Paul Bell Middle School Relief) (1506 student stations)	Site Acquisition/Planning	October 2006
John A. Ferguson Sr. (Felix Varela and G. Holmes Braddock Senior High School Relief) (2862 student stations)	Completed	March 2004 partially occupied
Classroom addition at G. Holmes Braddock Sr. High (875 student stations)	Pre-Planning	2009

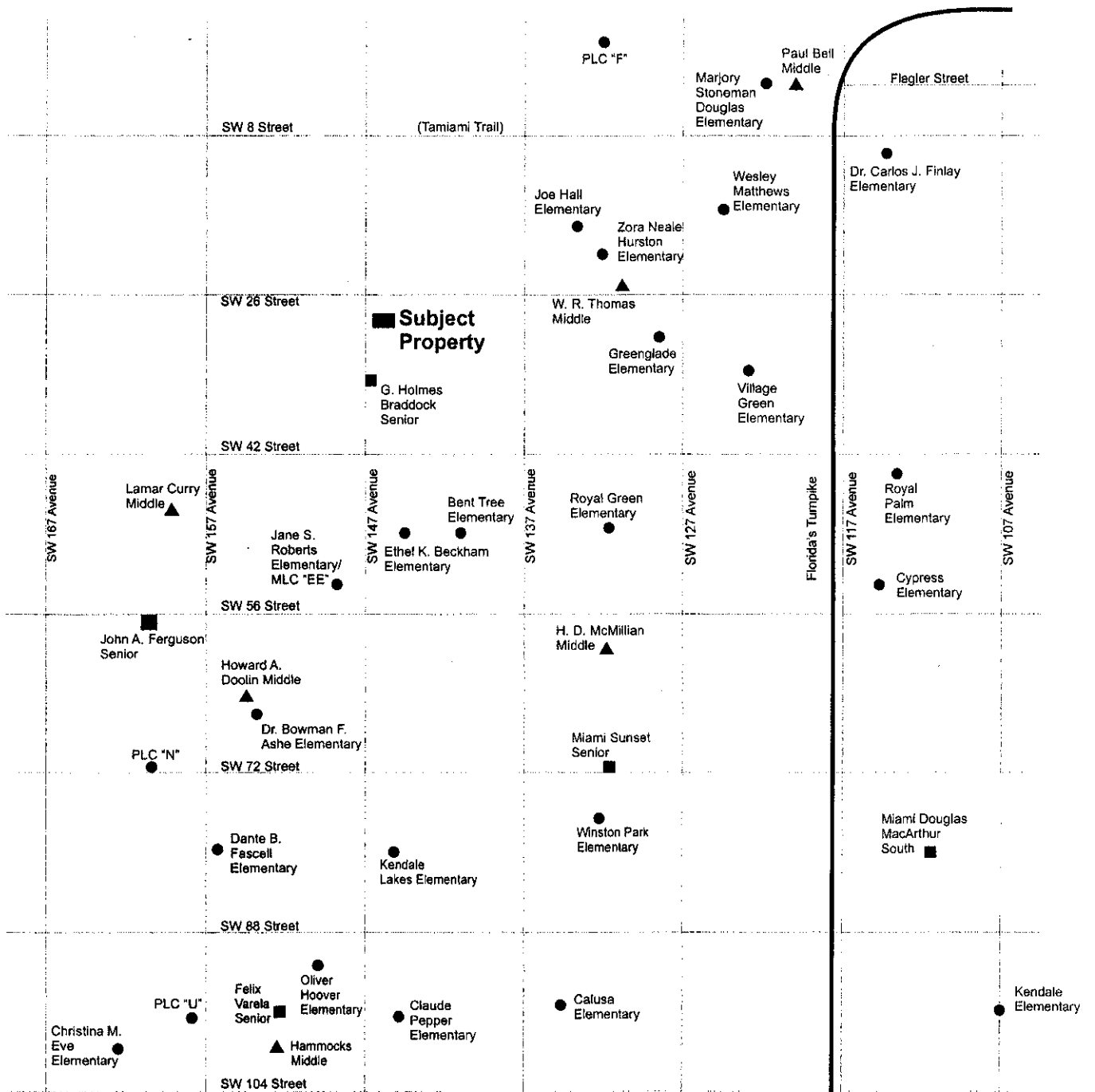
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$58,330.

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

ELEMENTARY	5	x	\$ 13,452	=	\$ 67,260
MIDDLE	2	x	\$ 15,423	=	\$ 30,846
SENIOR	3	x	\$ 20,409	=	\$ 61,227
Total Potential Capital Cost					\$159,333

* 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



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