

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-328, MALCOLM WISEHEART, ET AL, LOCATED AT THE NORTHWEST CORNER OF SW 87 AVENUE AND SW 204 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

Malcolm Wiseheart, et al (applicant), is requesting a zoning change from GU (Interim) and AU (Agriculture) to RU-1M(a) (Modified Single-family), on approximately 8.89 acres located at the northwest corner of SW 87 Avenue and SW 204 Street (see location map). The proposed additional 48-unit residential development is estimated to generate 29 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 the 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 the middle and senior high school levels 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 \$20,000, in addition to educational facilities impact fees estimated at \$117,504. 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 schools (Centennial Middle and Miami Southridge 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. 04-328, Malcolm Wiseheart, et al, located at the northwest corner of SW 87 Avenue and SW 204 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$20,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-328, Malcolm Wiseheart, et al (CC15)

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

ACRES: 8.89 acres

MSA/Multiplier: 7.1/60

LOCATION: Northwest Corner of SW 87 Avenue and SW 204 Street

NUMBER OF UNITS: 48 single-family units (as per site plan)

ESTIMATED STUDENT POPULATION: 29 students*

ELEMENTARY: 13

MIDDLE: 7

SENIOR: 9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Dr. Edward L. Whigham Elementary - 21545 SW 87 Ave.

MIDDLE: Centennial Middle - 8601 SW 212 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Region 6

* 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, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Dr. Edward L. Whigham Elem.	1008/ 1021*	914	110%/ 112%*	0	110%/ 112%*	1178
Centennial Middle	1115/ 1122*	796	140%/ 141%*	99	125%/ 125%*	1453
Miami Southridge Sr.	3623/ 3632*	2844	127%/ 128%*	261	117%/ 117%*	3994

* increased student population as a result of the proposed development

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Primary Learning Center (PLC) "E" (Dr. Edward L. Whigham Elem. School Relief) (280 PK-2 student stations)	Construction	August 2005

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
Centennial Middle Addition (770 student stations)	FY 05-06
New Senior High School – (S/S "TTT") (Homestead and Southridge Senior High School Relief) (3600 student stations)	FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1194
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1566
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	6444

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

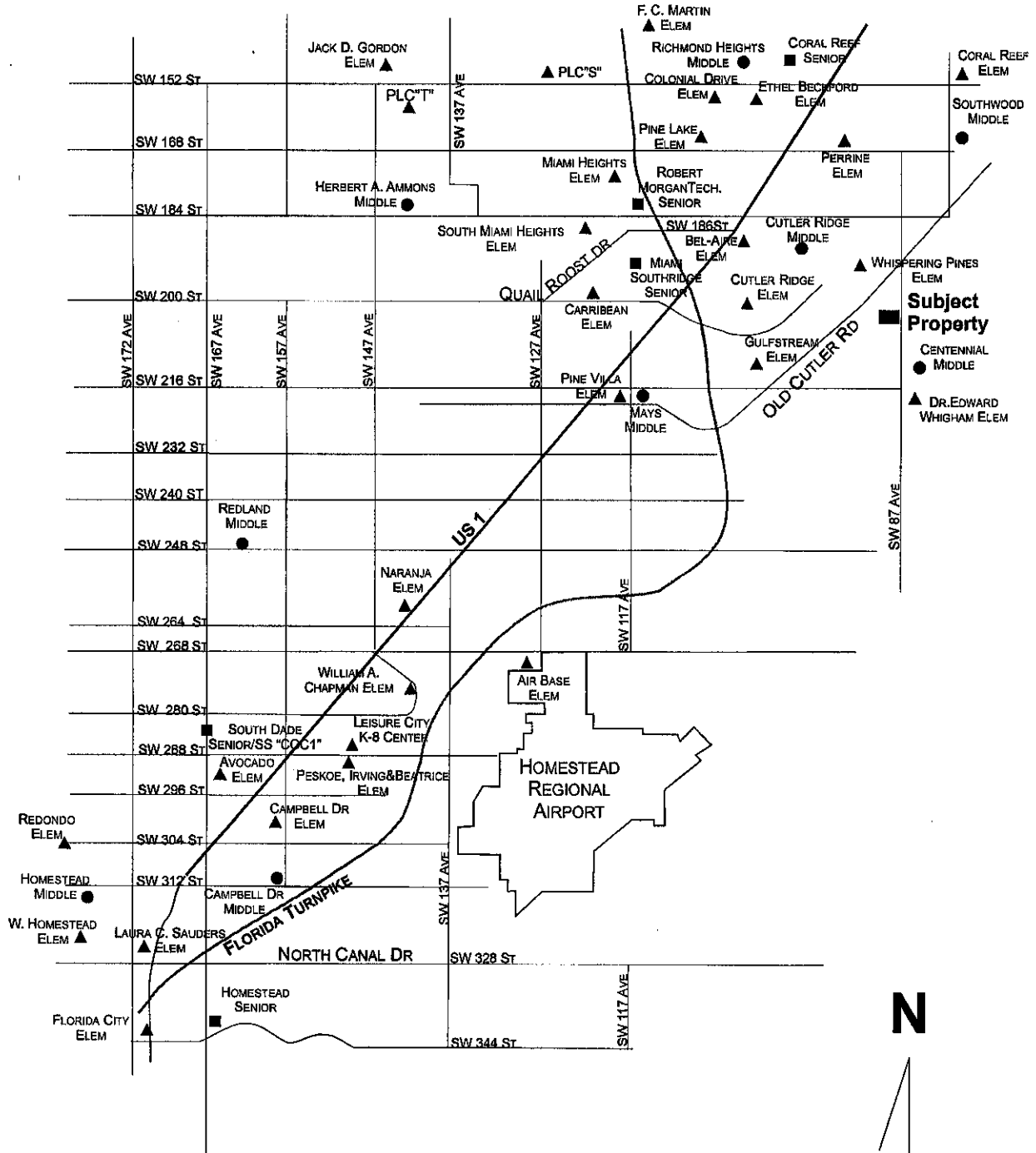
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$169,157.

CAPITAL COSTS: Based on the State's February-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	13	x	\$ 13,502	=	\$175,526
MIDDLE	7	x	\$ 15,480	=	\$108,360
SENIOR	9	x	\$ 20,485	=	\$184,365
Total Potential Capital Cost					\$468,251

* 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



MALCOLM WISEHEART
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