

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A VOLUNTARY MONETARY DONATION IN CONNECTION WITH APPLICATION NO. 04-293, MARVIN JEROME JOHNSON, LOCATED AT 8900 SW 158 STREET, PALMETTO BAY, 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

Marvin Jerome Johnson (applicant), is requesting a zoning change from AU (Agricultural) to RU-1 (Single family residential) on 1 acre located at 8900 SW 158 Street (see location map). The proposed 5 single-family residential development is estimated to generate 3 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for Public School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the Village of Palmetto Bay (Village), 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 relocatables), 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 all levels, the applicant is voluntarily proffering a monetary donation in the amount of \$4,500, in addition to educational facilities impact fees estimated at \$12,240. The entire donation will be provided to the District prior to the scheduled zoning hearing. The District will hold the donation in escrow until the Village approves the application. Should the Village not approve the application, the donation will be returned to the applicant.

The donation is to be utilized for capital improvements at the impacted schools (Coral Reef Elementary, Southwood Middle and Miami Palmetto Senior High Schools). To the extent 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.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a monetary donation in connection with Miami-Dade County Application No. 04-293, Marvin Jerome Johnson, located at 8900 SW 158 Street, Palmetto Bay, over and above educational facilities impact fees in the amount of \$4,500.

AB:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-293, Marvin Jerome Johnson (Palmetto Bay)
REQUEST: Zone change from AU to RU-1
ACRES: 1 acre
MSA/Multiplier: 5.7/60
LOCATION: 8900 SW 158 Street
UNITS: 5 single-family units (in accordance to RU-1 standards)
ESTIMATED STUDENT POPULATION: 3 students*
ELEMENTARY: 1
MIDDLE: 1
SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Coral Reef Elementary - 7955 SW 152 St.
MIDDLE: Southwood Middle – 16301 S.W. 26 St.
SENIOR HIGH: Miami Palmetto Senior - 7460 S.W. 118 St.

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, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Coral Reef Elem	813/ 814*	554	147%/ 147%*	40	137%/ 137%*
Southwood Middle	1809/ 1810*	1160	156%/ 156%*	20	153%/ 153%*
Miami Palmetto Sr.	3550/ 3551*	2053	173%/ 173%*	238	155%/ 155%*

* 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 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>
Modular Addition at Coral Reef Elem. (242 student stations)	Construction	August 2005
New Gym addition at Miami Palmetto Sr. High (220 student stations)	Construction	August 2005

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Elementary School (Palmetto, Howard Dr., Coral Reef and Perrine Elementary Schools Relief) (826 student stations)	FY-07-08
New Middle School (Southwood and Palmetto Middle Schools Relief) (1,659 student stations)	FY-06-07

New Senior High School
(Miami Palmetto and Miami Killian
Senior High Schools Relief)
(2,000 student stations)

FY-07-08

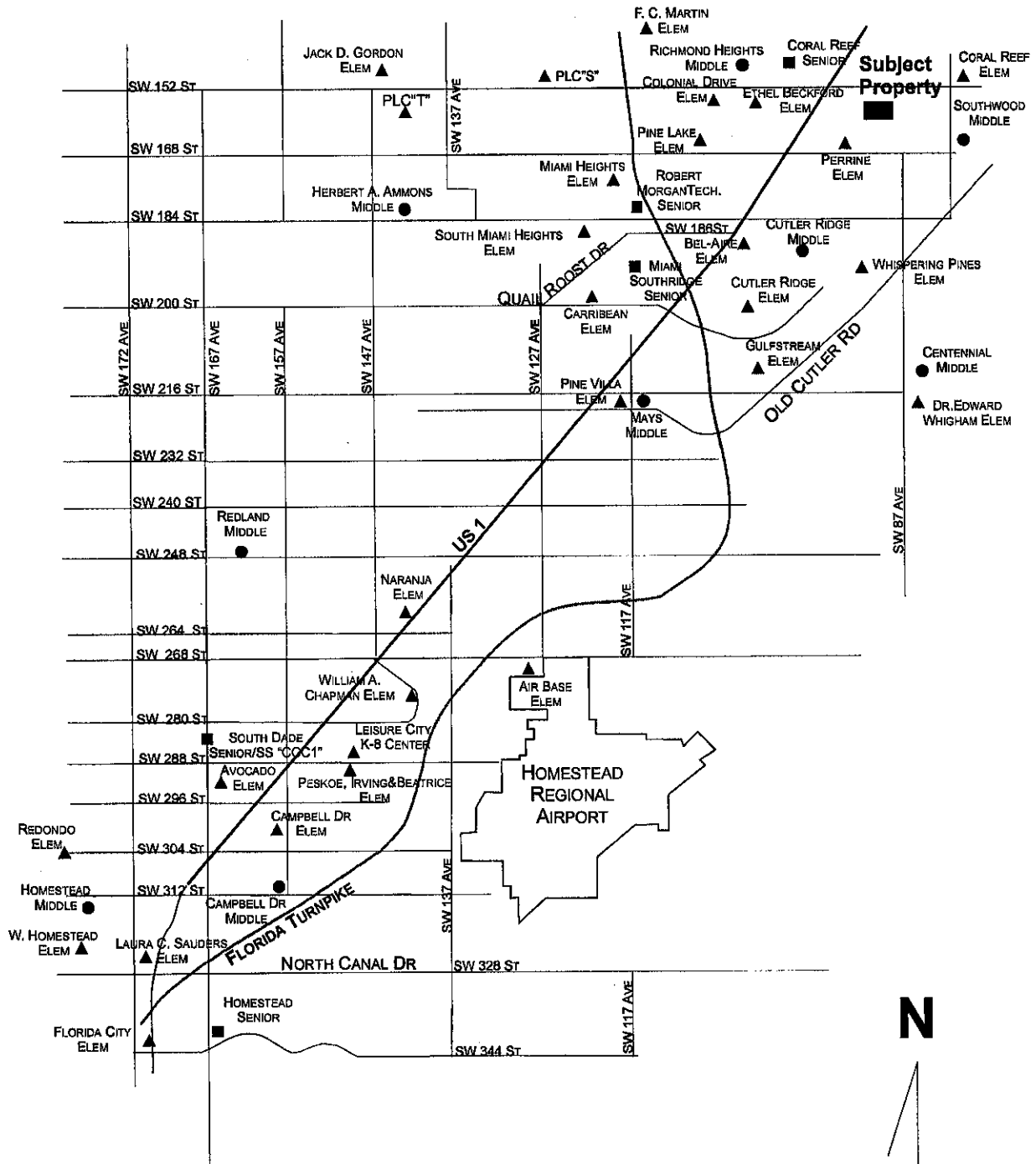
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

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	1	x	\$ 13,502	=	\$ 13,502
MIDDLE	1	x	\$ 15,480	=	\$ 15,480
SENIOR	1	x	\$ 20,485	=	\$ 20,485
Total Potential Capital Cost					\$ 49,467

* 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



MARVIN JEROME JOHNSON
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