

December 19, 2003

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-209 PALMA FAMILY TRUST, LOCATED SOUTH OF S.W. 208 STREET AND WEST OF S.W. 132 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Palma Family Trust (applicant) is requesting a zoning change from AU (Agricultural) to EU-M (Estate Modified), on 23 acres located south of S.W. 208 Street and west of S.W. 132 Avenue (see location map). The proposed additional 35-unit residential development is estimate to generate 23 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 4 units.

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 only one school facility impacted by the proposed development (senior high school) meets 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 \$8,400, in addition to educational facilities impact fees estimated at \$95,472. 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 remain the same.

The donation is to be utilized for capital improvements at the impacted school (Miami Southridge Senior High 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. 03-209, Palma Family Trust, et al, located south of S.W. 208 Street and west of S.W. 132 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$8,400.

PG:am

**UPDATED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-209, Palma Family Trust, et al (CC14)  
**REQUEST:** Zone change from AU to EU-M  
**ACRES:** 23 acres  
**LOCATION:** South of S.W. 208 Street and West of S.W. 132 Avenue  
**UNITS:** 35 additional units (as per site plan submitted by applicant, 4 units currently permitted under existing zoning classification, for a total of 39 units)

**ESTIMATED  
STUDENT  
POPULATION:** 23 students \*

**ELEMENTARY:** 10

**MIDDLE:** 6

**SENIOR:** 7

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Caribbean Elementary - 11990 S.W. 200 St.

**MIDDLE:** Mays Middle - 11700 S.W. 216 St.

**SENIOR HIGH:** Miami Southridge Senior - 19355 S.W. 114 Ave.

All schools are located in Access Center 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 opening of schools, August, 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>Caribbean Elem.</b>	918/ 928*	927	99%/ 100%*	24	97%/ 98%*
<b>Mays Middle</b>	1105/ 1111*	1023	108%/ 109%	45	103%/ 104%*
<b>Miami Southridge Sr.</b>	3880/ 3887*	2811	138%/ 138%*	325	124%/ 124%*

\* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of October 2003):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

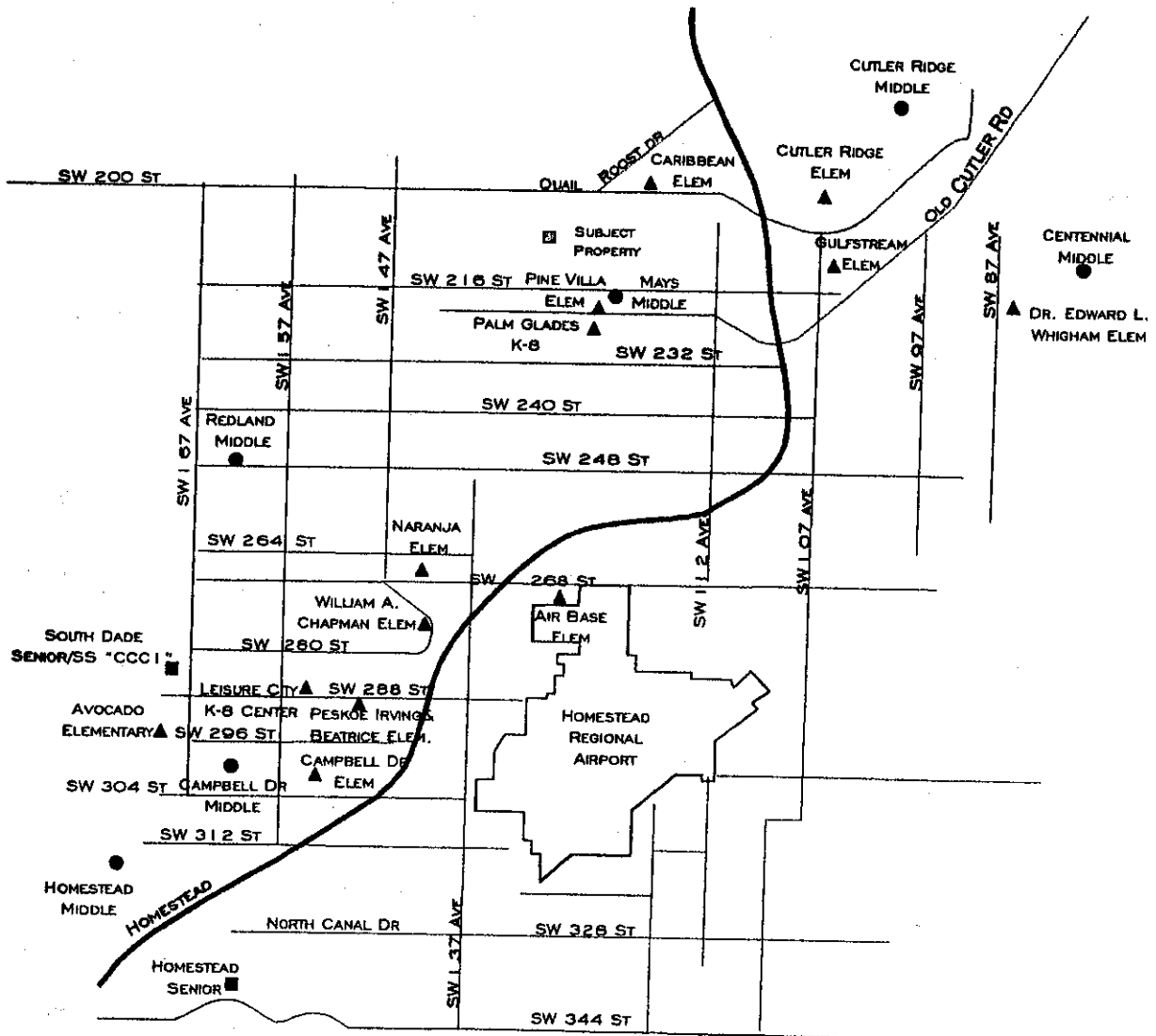
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$134,159.

**CAPITAL COSTS:** Based on the State's October-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

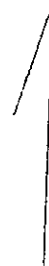
ELEMENTARY	10 x	\$ 13,294	=	\$ 132,940
MIDDLE	6 x	\$ 15,242	=	\$ 91,452
SENIOR	7 x	\$ 20,169	=	\$ 141,183
Total Potential Capital Cost				\$ 365,575

\* 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



N



NOT TO SCALE