

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

SUBJECT: AUTHORIZATION TO ACCEPT A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT IN CONNECTION WITH GABLES MARQUIS CONDOMINIUMS, LOCATED AT 3232 CORAL WAY

COMMITTEE: FACILITIES MANAGEMENT

Background

Gables Marquis Condominiums (applicant), is requesting a major use special permit and zoning change from R-2 (Duplex) to C-1 (Commercial), on 1.66 acres located at 3232 Coral Way (see location map). The proposed additional 47-unit residential development is estimated to generate 13 students (see attached school impact analysis). The existing R-2 zoning presently allows the applicant to build 121 units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance City of Miami (City), 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 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 senior high school level only, the applicant is voluntarily proffering a monetary donation in the amount of \$6,400, in addition to educational facilities impact fees estimated at \$411,264. The applicant's legal counsel will hold the donation in escrow until the City approves the application, at which time the donation will be forwarded to the District. Should the City not approve the application, the donation will be returned to the applicant.

The donation is to be utilized for capital improvements at the impacted school (Coral Gables 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.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a monetary donation over and above educational facilities impact fees in the amount of \$6,400, in connection with Gables Marquis Condominiums.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Gables Marquis Condominiums (Coral Gables)
REQUEST: Zone change from R-2 to C-1
ACRES: 1.66 acres
LOCATION: 3232 Coral Way
NUMBER OF UNITS: 47 additional units (121 units currently permitted under existing zoning classification, for a total of 168 units)

ESTIMATED STUDENT POPULATION: 13 students*

ELEMENTARY: 6

MIDDLE: 3

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Frances S. Tucker Elementary - 3500 Douglas Rd.

MIDDLE: Ponce De Leon Middle - 5801 Augusto St.

SENIOR HIGH: Coral Gables Senior - 450 Bird Rd.

All schools are located in Access Center 4

* 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
Frances S. Tucker Elem.	472/ 478*	597	79%/ 80%*	38	74%/ 75%*
Ponce De Leon Middle	1527/ 1530*	1319	116%/ 116%*	188	101%/ 102%*
Coral Gables Sr.	3652/ 3656*	2190	167%/ 167%*	108	159%/ 159%*

* 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>Occupancy Date</u>
Addition @ Coral Gables Sr. (830 student stations)	Construction	Fall/2005

(District to remove 310 existing portable student stations providing net increase of 520 student capacity)

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 \$75,829.

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	6 x \$ 13,294 = \$ 79,764
MIDDLE	3 x \$ 15,242 = \$ 45,726
SENIOR	4 x \$ 20,169 = \$ 80,676
Total Potential Capital Cost	\$206,166

* 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

