

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-63, VARIETY CHILDREN'S HOSPITAL FOUNDATION, INC., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Variety Children's Hospital Foundation, Inc. (applicant), is requesting a district boundary (land use) change from AU (agricultural) to RU-3M (minimum apartment house) for 10.4 acres located at the northwest corner of N.E. 2 Avenue and Ives Dairy Road (see attached location map). The proposed development of 142 units is consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP) and is within the current Urban Development Boundary.

The estimated student population generated by this application is 54 students. The schools that will be impacted are Madie Ives Elementary School (29 students - permanent utilization of 216%), Highland Oaks Middle School (13 students - permanent utilization of 169%), Dr. Michael M. Krop Senior High School and North Miami Beach High Senior School (12 students, permanent utilizations of 61% and 126%.) The impacted feeder patterns are Dr. Michael M. Krop Senior High with an overall feeder pattern utilization of 122% and North Miami Beach Senior High with an overall feeder pattern utilization of 169% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on June 21, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 142-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$95,000. Should a different number of units ultimately be approved, the donation will be proportionately modified consistent with the impact. Such payment will be made in addition to impact fees (estimated to be \$255,600, based on the countywide average impact fee). The entire contribution is due prior to final plat approval. The Declaration places no restriction on the expenditure of the contribution by the Board.

The Declaration will be reviewed by the School Board Attorney's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Application No. 99-63, Variety Children's Hospital Foundation, Inc., for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:mm

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-63, Variety Children's Hospital Foundation, Inc.

REQUEST: Zone change from AU to RU-3M

ACRES: 10.4 acres

LOCATION: Northwest corner of N.E. 2 Avenue and Ives Dairy Road

**NUMBER OF
UNITS:** 142 townhouses

**ESTIMATED
STUDENT
POPULATION:** 54 students

ELEMENTARY: 29

MIDDLE: 13

SENIOR: 12

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Madie Ives Elementary - 20770 N.E. 14 Avenue

MIDDLE: Highland Oaks Middle - 2375 N.E. 203 Street

SENIOR HIGH: Dr. Michael M. Krop Senior (9-10) - 1410 County Line Road
North Miami Beach Senior (11-12) - 1247 N.E. 167 Street

SCHOOL UTILIZATION: The October 1998 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/ TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
Madie Ives Elem.	969	216%	120%	187%
Highland Oaks Middle	2086	169%	141%	136%
Dr. Michael M. Krop Senior (9-10 grades only)	1475	61%	61%	104%
North Miami Beach Senior	3031	126%	115%	117%

Feeder Patterns: Dr. Michael M. Krop Sr. 122%
North Miami Beach Senior Sr. 169%

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Occupancy Date
Primary Learning Center "M"	design	July/2000

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$273,348.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	29 x	\$ 11,790	=	\$ 341,910
MIDDLE	13 x	\$ 12,232	=	\$ 159,016
SENIOR	12 x	\$ 18,619	=	\$ 223,428

Total Potential Capital Cost = \$ 724,354

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

LOCATION MAP

