

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-32, KENDALL INDUSTRIAL PARK, LTD., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Kendall Industrial Park, Ltd., (applicant), is requesting a district boundary (land use) change from IU-C to RU-1M(b) (modified single-family) and RU-4L (limited apartment house) for 52 acres located at the southwest corner of S.W. 122 Avenue and S.W. 120 Street (see attached location map). The proposed development of 551 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 178 students. The schools that will be impacted are Devon Aire Elementary School (96 students - permanent utilization of 96%), Richmond Heights Middle School (43 students - permanent utilization of 162%), and Miami Killian Senior High School (41 students - permanent utilization of 146%). The impacted feeder patterns are Miami Killian Senior High School, with an overall feeder pattern utilization of 127% and Miami Southridge Senior High School, with an overall feeder pattern utilization of 129% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on March 13, 2000, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact at the middle and senior high school levels of this proposed 551-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$124,000. Should a different number of units ultimately be approved, the donation will be proportionally modified consistent with the impact. Such payment will be made in addition to impact fees (estimated to be \$991,800, based on the countywide average impact fee). The contribution is due prior to final plat approval. The Declaration places no restriction on the expenditure of the contribution by the Board.

The Declaration has been reviewed by the School Board Attorney's Office.

A copy of the proposed Declaration will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Application No. 00-32, Kendall Industrial Park, Ltd., for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:jc

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 00-32, Kendall Industrial Park, Ltd.

REQUEST: Zoning change from IU-C to RU-1M(b) and RU-4L

ACRES: 52 acres

LOCATION: Southwest Corner of S.W. 122 Avenue and S.W. 120 Street

NUMBER OF UNITS: 551 units (45 single-family units, 196 townhouses and 310 multi-family units)

ESTIMATED STUDENT POPULATION: 178 students

ELEMENTARY: 96

MIDDLE: 43

SENIOR: 41

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Devon Aire Elementary - 10501 S.W. 122 Ave.

MIDDLE: Richmond Heights Middle - 15015 S.W. 103 Ave.

SENIOR HIGH: Miami Killian Sr. - 10655 S.W. 97 Ave.

SCHOOL UTILIZATION: The October 1999 FTE membership, permanent utilization and permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/ TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
Devon Aire Elem.	845	96%	90%	104%
Richmond Heights Mid.	1430	162%	113%	132%
Miami Killian Sr.	3450	146%	124%	118%
Feeder Pattern:				
	Miami Killian Sr.	127%		
	Miami Southridge Sr.	129%		

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Primary Learning Center "U"	Developer to build pursuant to contract	December/2000
Christina M. Eve Elem.	Construction	April/2000
Hammocks Mid./Major Addition	Design	March/2001
Richmond Heights Mid./Major Addition	Design	March/2001
Middle Learning Center "EE"	Construction	August/2000
Felix Varela Sr.	Construction	Fall/2000
State School "HHH"	Design	December/2001

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 \$901,036.

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	96	x	\$ 11,790	=	\$	1,131,840
MIDDLE	43	x	\$ 12,232	=	\$	525,976
SENIOR	41	x	\$ 18,619	=	\$	763,379
Total Potential Capital Cost						\$ 2,421,195

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

