

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-173, FICODOM, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Ficodom, (applicant), is requesting a zoning change from GU (Interim) to RU1M(a) (Modified Single-Family) on 100 gross acres located on the northeast corner of S.W. 167 Avenue and North Kendall Drive (see attached location map). The proposed development of 516 units has been deemed by the County to be 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 246 students. Schools impacted are Christina M. Eve Elementary School (133 students - permanent utilization of 55%), Howard Doolin A. Middle School (59 students - permanent utilization of 149%), and Felix Varela Senior High School and G. Holmes Braddock Senior High School (54 students - permanent utilization of 93% and 148%, respectively). The impacted feeder patterns are Felix Varela Senior High School, with an overall feeder pattern utilization of 114% and G. Holmes Braddock Senior High School with an overall feeder pattern utilization of 120%(see attached analysis).

Pursuant to established procedures, a Management Team meeting was held November 20, 2000, to consider mitigation proposals from the applicant, in order to address the impact generated at the middle and senior high levels. At that time, the applicant proffered a monetary contribution of \$159,782 over and above educational facilities impact fees, which, if approved, will be effected through a Declaration of Restrictions (Declaration). Should a different number of units ultimately be approved, the contribution will be modified proportionally. As noted above the referenced contribution will be made in addition to impact fees estimated at \$928,800. The entire contribution is to be paid prior to final plat approval. The Declaration places no special restriction on the expenditure of the contribution by the School Board.

The Declaration has been reviewed by the School Board Attorney's Office and a copy of the proposed Declaration will be placed on file in the Citizen's Information Center and the Recording Secretary's Office.

The Owner of the subject property is Mr. Raymond Bere.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Miami-Dade County Application No. 00-173, Ficodom, for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:slr

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 00-173, Ficodom

REQUEST: Zoning change from GU to RU-1M(a)

ACRES: 100 gross acres

LOCATION: Northeast corner of S.W. 167 Avenue and North Kendall Drive

NUMBER OF UNITS: 516 units (205 single-family residences, 202 townhouses and 109 multi-family units)

ESTIMATED STUDENT POPULATION: 246 students

ELEMENTARY: 133

MIDDLE: 59

SENIOR: 54

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Christina M. Eve Elementary - 16251 S.W. 99 Street

MIDDLE: Howard A. Doolin Middle - 6400 S.W. 152 Ave.

SENIOR HIGH: Felix Varela Senior (grades 9-10) - 15255 S.W. 96 St.
G. Holmes Braddock Senior - (grades 11-12) 3601 S.W. 147 Ave.

SCHOOL UTILIZATION: The October 2000 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
		(1)	(2)	(3)
Christina M. Eve El.	489	55%	55%	59%
Howard A. Doolin Mid.	1999	149%	138%	138%
Felix Varela Sr.	2109	93%	93%	83%
G. Holmes Braddock Sr.	4856	148%	111%	154%
Feeder Pattern:	Felix Varela Sr.	114%		
	G. Holmes Braddock Sr.	120%		

- (1) Ratio of total students to permanent student stations
 (2) Ratio of total students to permanent and relocatable (portables) student stations
 (3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Primary Learning Center "U"	Developer to build pursuant to contract	Spring/2001
State School "VV1"	Design	Fall/2002
Hammocks Middle/Major Addition	Design	Winter/2001
State School "PPP"	Design	Fall/2003

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 \$1,245,252.

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	133	x	\$ 11,790	=	\$ 1,568,070
MIDDLE	59	x	\$ 12,232	=	\$ 721,688
SENIOR	54	x	\$ 18,619	=	\$ 1,005,426
					\$ 3,295,184

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

