

November 29, 2000

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-222, GEFEN, INC., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Gefen Inc., (applicant), is requesting a special exception to permit a residential development in a BU-1A District on 2.93 acres located East of N.W. 75 Place and South of N.W. 186 Street (see attached location map). The proposed development of 72 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 26 students. Schools impacted are Palm Springs North Elementary School (14 students - permanent utilization of 148%), Lawton Chiles Middle School (6 students - permanent utilization of 117%), and American Senior High School (6 students - permanent utilization of 148%). The impacted feeder pattern is American Senior High School, with an overall feeder pattern utilization of 144% (see attached analysis).

Pursuant to established procedures, a Management Team meeting was held November 20, 2000, to consider mitigation proposals from the applicant. At that time, the applicant proffered a monetary contribution of \$43,628 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 \$129,600. 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. Domingo Pando.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Miami-Dade County Application No. 00-222, Gefen, Inc. 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. 00-222 Gefen, Inc.

**REQUEST:** Special Exception to permit a residential development in a BU-1A Zone

**ACRES:** 2.93 acres

**LOCATION:** East of N.W. 75 Place and south of N.W. 186 Street

**NUMBER OF UNITS:** 72 multifamily units

**ESTIMATED STUDENT POPULATION:** 26 students

**ELEMENTARY:** 14

**MIDDLE:** 6

**SENIOR:** 6

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Palm Springs North Elementary - 17615 N.W. 82 Ave

**MIDDLE:** Lawton Chiles Middle - 8190 N.W. 197 Street

**SENIOR HIGH:** American Senior - 18350 N.W. 67 Avenue

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

	<b>MEMBERSHIP</b>	<b>PERMANENT UTILIZATION</b>	<b>PERMANENT/TEMPORARY UTILIZATION</b>	<b>PROGRAM CAPACITY UTILIZATION</b>
		(1)	(2)	(3)
<b>Palm Springs North El.</b> (Includes PLC "H" and PLC "X")	2095	148%	113%	166%
<b>Lawton Chiles Middle</b>	1496	117%	117%	134%
<b>American Senior</b>	2790	148%	145%	132%
<b>Feeder Patterns:</b>	<b>American Sr.</b>		<b>144%</b>	

- 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

**PLANNED RELIEF SCHOOLS IN THE AREA:**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "C"	Planning	Winter/2002

**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 \$131,612.

**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	14 x	\$ 11,790	=	\$ 165,060
MIDDLE	6 x	\$ 12,232	=	\$ 73,392
SENIOR	6 x	\$ 18,619	=	\$ 111,714
Total Potential Capital Cost				\$ 350,166

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

