

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-430 MIAMI GARDENS PARK, LTD., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Miami Gardens Park, Ltd., (applicant), is requesting a zoning change from IU-C (Industrial-Controlled) to RU-4M (Modified Apartment House) on 19 gross acres located at N.W. 178 Street and N.W. 59 Avenue (see attached location map). The proposed development of 444 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 160 students. Schools impacted are Joella Good Elementary School (87 students - permanent utilization of 189%), Lake Stevens Middle School (38 students - permanent utilization of 166%), and American Senior High School (35 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 February 26, 2001, to consider mitigation proposals from the applicant. At that time, the applicant proffered a monetary contribution of \$268,480 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 educational facilities impact fees estimated at \$368,361. 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. H. Leland Taylor.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Miami-Dade County Application No. 00-430, Miami Gardens Park, Ltd., for a voluntary contribution in the amount of \$268,480 in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 00-430 Miami Gardens Park, Ltd.

REQUEST: Zoning change from IU-C to RU-4M

ACRES: 19 acres

LOCATION: NW 178 Street and NW 59 Avenue

**NUMBER OF
UNITS:** 444 multifamily units

**ESTIMATED
STUDENT
POPULATION:** 160 students

ELEMENTARY: 87

MIDDLE: 38

SENIOR: 35

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joella Good Elementary - 6350 N.W. 188 Terr.

MIDDLE: Lake Stevens Middle - 18484 N.W. 48 Pl.

SENIOR HIGH: American Senior - 18350 N.W. 67 Ave.

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

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/TEMPORARY UTILIZATION
		(1)	(2)
Joella Good Elem.	1659	189%	143%
Lake Stevens Mid.	1660	166%	134%
American Sr.	2790	148%	145%

Feeder Pattern: American Sr. 144%

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

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 \$809,920.

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	87 x \$ 11,790 = \$ 1,025,730
MIDDLE	38 x \$ 12,232 = \$ 464,816
SENIOR	35 x \$ 18,619 = \$ 651,665
Total Potential Capital Cost	\$ 2,142,211

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

