

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-035 SILVER WINGS DEVELOPMENT, LLC LOCATED EAST OF S.W. 80 AVENUE AND SOUTH OF S.W. 110 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Silver Wings Development, LLC (applicant), is requesting a zoning change from EU-1AU (1 Acre Estate) to RU-TH (Townhouse) on 3.91 acres located east of S.W. 80 Avenue and south of S.W. 110 Street (see attached location map). The proposed 17-unit residential development would generate an estimated student population of 6 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance Miami-Dade County (County), and the development community are to collaborate to develop options which seek to address the impact of proposed residential development on public schools where the development would result in an increase in the schools' FISH % utilization (permanent and relocatable), beyond the threshold review level of 115%. The proposed development will impact two school facilities that meet the referenced threshold.

Additional Information

In connection with the rezoning request and to mitigate the impact of the proposed development on the public school system, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$7,200, in addition to educational facilities impact fees, estimated at \$48,960. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation would be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted schools (Palmetto Middle School and/or Miami Palmetto Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced schools, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

The Covenant will be reviewed by the School Board Attorney's Office prior to its execution.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a Declaration of Restrictions in connection with Miami-Dade County Application No. 03-035, Silver Wings Development LLC, located east of S.W. 80 Avenue and south of S.W. 110 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$7,200.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-035, Silver Wings Development, LLC (CC12)

REQUEST: Zone change from EU-1 to RU-TH

ACRES: 3.91± acres

LOCATION: East of SW 80 Avenue and South of SW 110 Street

NUMBER OF UNITS: 17 units (3 units currently permitted as per site plan provided)

ESTIMATED STUDENT POPULATION: 6 students*

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Vineland Elementary - 8455 SW 119 St.

MIDDLE: Palmetto Middle - 7351 SW 128 St.

SENIOR HIGH: Miami Palmetto Senior - 7460 SW 118 St.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Vineland Elem.	705/ 708*	602	117%/ 118%*	125	97%/ 97%*
Palmetto Middle	1868/ 1869*	966	193%/ 193%*	159	166%/ 166%*
Miami Palmetto Sr.	3370/ 3372*	2070	163%/ 163%*	258	145%/ 145%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$34,998.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	3 x	\$ 13,185	=	\$ 39,555
MIDDLE	1 x	\$ 15,118	=	\$ 15,118
SENIOR	2 x	\$ 20,005	=	\$ 40,010
Total Potential Capital Cost				\$ 94,683

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

LOCATION MAP

