

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-157, IGLESIA BAUTISTA NUEVO AMANECER, LOCATED EAST OF N.W. 89 AVENUE AND SOUTH OF N.W. 174 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Iglesia Bautista Nuevo Amanecer (applicant), is requesting a zoning change from AU (Agricultural) to RU-1 (Single Family Residential), on 4.11 acres located east of N.W. 89 Avenue and south of N.W. 174 Street (see location map). The proposed additional 16-unit residential development is estimated to generate 9 students (see attached school impact analysis). The AU zoning presently allows the applicant to build 1 unit.

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%. Please note that all of the school facilities impacted by the proposed development 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 at all school levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$10,800, in addition to educational facilities impact fees estimated at \$41,616. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation will remain the same.

The donation is to be utilized for capital improvements at all of the impacted schools (Palm Springs North Elementary School, Lawton Chiles Middle School and American 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 recordation.

**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. 03-157, Iglesia Bautista Nuevo Amanecer, located east of N.W. 89 Avenue and south of N.W. 174 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$10,800.

PG:am

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-157, Iglesia Bautista Nuevo Amanecer (CC5)  
**REQUEST:** Zone change from AU to RU-1  
**ACRES:** 4.11 acres  
**LOCATION:** East of NW 89 Avenue and South of NW 174 Street  
**UNITS:** 16 additional units (1 unit currently permitted under existing zoning classification, 17 units as per site plan provided by the applicant)

**ESTIMATED  
STUDENT**

**POPULATION:** 9 students\*

**ELEMENTARY:** 4

**MIDDLE:** 2

**SENIOR:** 3

**SCHOOLS SERVING AREA OF APPLICATION:**

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

**MIDDLE:** Lawton Chiles Middle - 8190 NW 197 Terr

**SENIOR HIGH:** American Senior - 7460 SW 118 St.

All schools are located in Access Center 1

\* 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 opening of schools, August, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
<b>Palm Springs North Elem.</b> (Includes PLC "X")	1676/ 1680*	894	187%/ 188%*	446	125%/ 125%*
<b>Lawton Chiles Middle</b>	1986/ 1988*	1173	169%/ 169%*	429	124%/ 124%*
<b>American Sr.</b>	2960/ 2963*	1950	152%/ 152%*	77	146%/ 146%*

\* includes proposed development

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

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "TT" (a new middle learning center, with a permanent capacity of 483 student stations)	Construction	Spring/2005
State School "JJJ" (Barbara Goleman, Hialeah- Miami Lakes and American Sr. Relief) (2850 student stations)	Pre-Planning	N/A

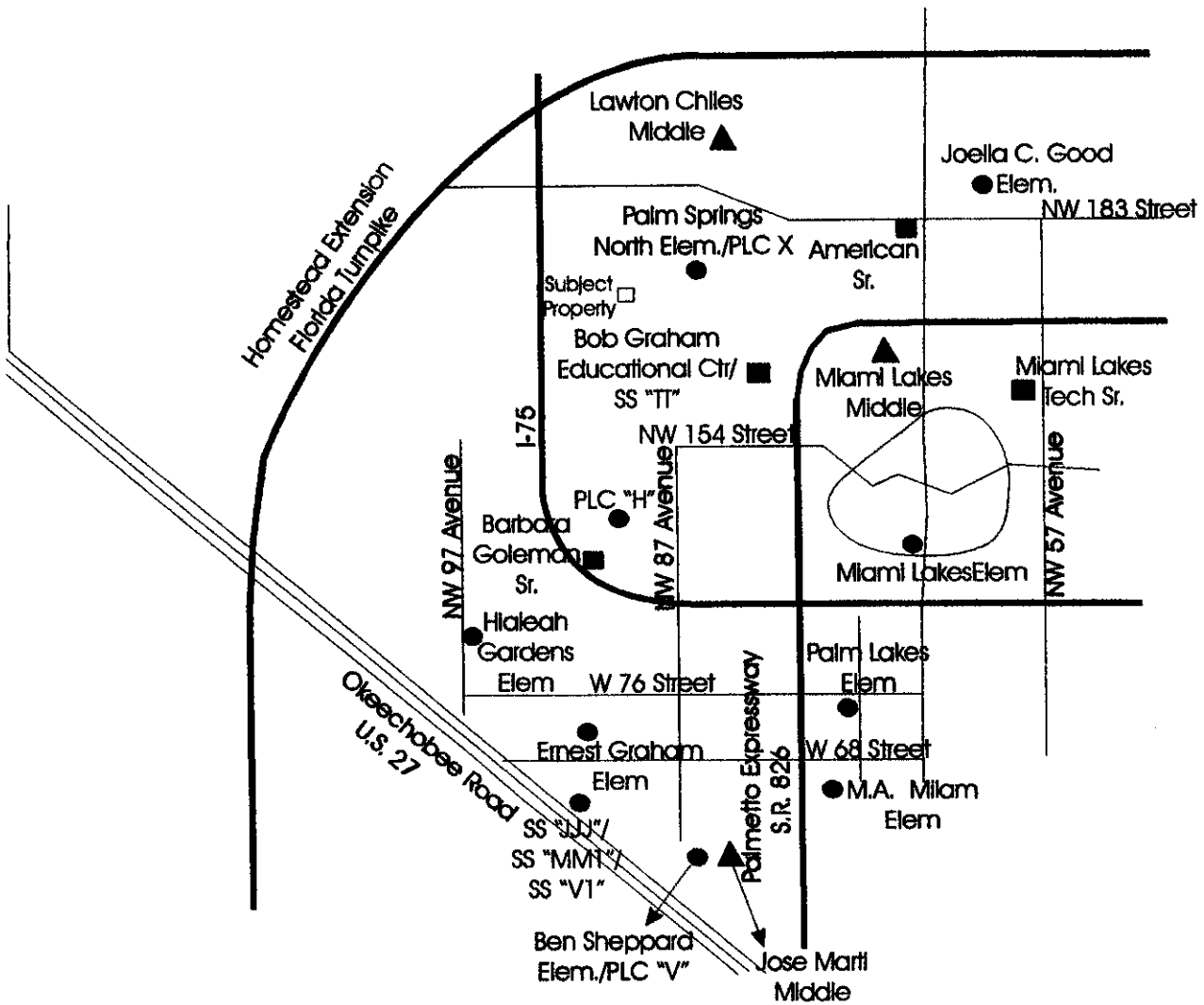
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$52,497.

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

ELEMENTARY	4 x	\$ 13,294	=	\$ 53,176
MIDDLE	2 x	\$ 15,242	=	\$ 30,484
SENIOR	3 x	\$ 20,169	=	\$ 60,507
Total Potential Capital Cost				\$ 144,167

\* 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



Not To Scale