

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-139, GEFEN, INC., LOCATED EAST OF N.W. 97 AVENUE AND SOUTH OF N.W. 186 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Gefen, Inc. (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(b) (Modified Single Family), on 10 acres located east of N.W. 97 Avenue and south of N.W. 186 Street (see location map). The proposed additional 39-unit residential development is estimated to generate 21 students (see attached school impact analysis). The AU zoning presently allows the applicant to build 2 units.

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 the elementary and senior high school levels only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$26,400, in addition to educational facilities impact fees estimated at \$100,368. 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 two of the impacted schools (Bob Graham Education Center 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. 03-139, Gefen, Inc., located east of N.W. 97 Avenue and south of N.W. 186 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$26,400.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-139, Gefen, Inc. (CC05)

REQUEST: Zoning change from AU to RU-1M(b)

ACRES: 10 acres

LOCATION: East of NW 97 Avenue and South of NW 186 Street

NUMBER OF UNITS: 39 additional units (2 units currently permitted under existing zoning classification, 41 units as per site plan provided by the applicant)

ESTIMATED STUDENT POPULATION: 21 students*

ELEMENTARY: 10

MIDDLE: 5

SENIOR: 6

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bob Graham Education Center – 15901 NW 79 Ave.

MIDDLE: Lawton Chiles Middle - 8190 NW 197 St.

SENIOR HIGH: American Senior - 18350 NW 67 Ave.

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
Bob Graham Ed. Center	1386/ 1396*	1207	115%/ 116%*	0	115%/ 116%*
Lawton Chiles Middle	1986/ 1991*	1173	169%/ 170%*	429	124%/ 124%*
American Sr.	2960/ 2966*	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

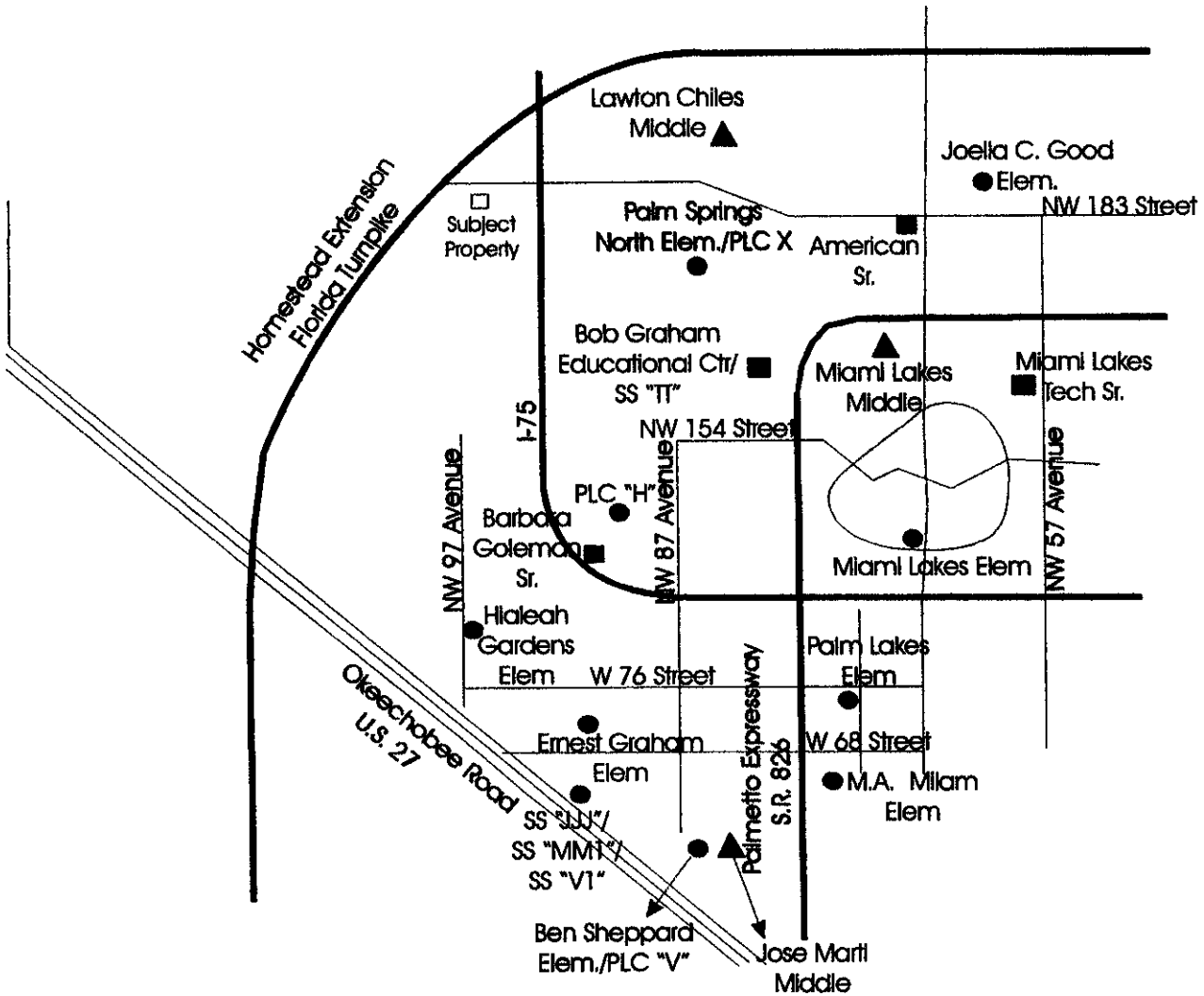
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$122,493.

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	10 x	\$ 13,294	=	\$ 132,940
MIDDLE	5 x	\$ 15,242	=	\$ 76,210
SENIOR	6 x	\$ 20,169	=	\$ 121,014
Total Potential Capital Cost				\$ 330,164

* 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