

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 02-074, BOXFORD OVERSEAS LTD., INC., LOCATED AT THE SOUTHWEST CORNER OF S.W. 88 STREET AND S.W. 152 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Boxford Overseas Ltd., Inc. (applicant), is requesting a zoning change from GU (Interim) to BU-1A (Business), RU-3M (Minimum Apt. House) and RU-1M(a) (Modified Single Family), on 45 acres located at the southwest corner of S.W. 88 Street and S.W. 152 Avenue (see location map). The proposed 337-unit residential development is estimated to generate 195 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%. Please note that the middle and one of the senior high 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 \$234,000, in addition to educational facilities impact fees estimated at \$824,976. The entire donation is due prior to final plat approval. In the event the County approves fewer units, the donation will be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at all of the impacted schools (Oliver Hoover Elementary School, Hammocks Middle School, Felix Varela Senior High School and Miami Sunset 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. 02-074, Boxford Overseas Ltd., Inc., located at the southwest corner of S.W. 88 Street and S.W. 152 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$234,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-074, Boxford Overseas Ltd., Inc. (CC11)

REQUEST: Zone change from GU to BU-1A, RU-3M and RU-1M(a)

ACRES: 45 acres

LOCATION: Southwest Corner of SW 88 Street and SW 152 Avenue

UNITS: 337 units

**ESTIMATED
STUDENT
POPULATION:** 195 students*

ELEMENTARY: 90

MIDDLE: 49

SENIOR: 56

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Oliver Hoover Elementary - 9050 Hammocks blvd.

MIDDLE: Hammocks Middle - 9889 Hammocks Blvd.

SENIOR HIGH: Felix Varela Sr. - 15255 SW 96 St.
Miami Sunset Sr. - 13125 SW 72 St.

All schools are located in Access Center 6

* 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
Oliver Hoover Elem.	1180/ 1270*	1121	105%/ 113%*	252	86%/ 92%*
Hammocks Middle	2502/ 2551*	1693	148%/ 151%*	297	126%/ 128%*
Felix Varela Sr.	4625	3157	147%	0	147%
Miami Sunset Senior	3403	2680	127%	976	93%

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school and one of the senior high schools do not meet the review threshold.

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

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle (1495 student stations)	Construction	Spring/2004
John A. Ferguson Sr. (2862 student stations)	Construction	Spring/2004
State School "YY1" (Redland, Hammocks and Ammons Middle School Relief) (2120 student stations)	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 \$1,137,435.

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	90	x	\$ 13,294	=	\$1,196,460
MIDDLE	49	x	\$ 15,242	=	\$ 746,858
SENIOR	56	x	\$ 20,169	=	\$1,129,464

Total Potential Capital Cost \$3,072,782

* 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

