

Business, Operations, Finance and Construction  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-131, PALM TOWER, LLC, LOCATED AT THE NORTHEAST CORNER OF SW 192 AVENUE AND SW 352 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

**Background**

Palm Tower, LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single Family), on approximately 50 acres located at the northeast corner of SW 192 Avenue and SW 352 Street (see location map). The proposed additional 216-unit residential development is estimated to generate 86 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 10 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 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 \$103,200, in addition to educational facilities impact fees estimated at \$553,248. 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 the impacted schools (Florida City Elementary, Homestead Middle, Homestead Senior High Schools). 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. 04-131, Palm Tower, LLC, located at the northeast corner of SW 192 Avenue and SW 352 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$103,200.

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**REVISED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-131, Palm Tower, LLC (CC15)  
**REQUEST:** Zone change from AU to RU-1M(a)  
**ACRES:** 50.71± acres  
**LOCATION:** Northeast Corner of SW 192 Avenue and SW 352 Street  
**UNITS:** 216 single-family units (10 units currently permitted under existing zoning classification, for a total of 226 units)

**ESTIMATED  
STUDENT  
POPULATION:** 86 students\*

**ELEMENTARY:** 40

**MIDDLE:** 21

**SENIOR:** 25

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Florida City Elementary - 264 NW 6 Ave.

**MIDDLE:** Homestead Middle - 650 NW 2Ave.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

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 October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Florida City Elem.	862/ 902*	522	165%/ 173%*	94	140%/ 146%*
Homestead Middle	1311/ 1332*	871	151%/ 153%*	59	141%/ 143%*
Homestead Sr.	3274/ 3299*	2404	136%/ 137%*	0	136%/ 137%*

\*increased student population as a result of the proposed development  
Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the facilities impacted by the proposed development meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of September 2004):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
Modular Classroom addition at Homestead Sr. High School (660 student stations)	Completed	Opened August 2004
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3600 student stations)	Pre-Planning	August 2009

**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 \$501,638.

**CAPITAL COSTS:** Based on the State's September-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	40 x \$ 13,423 = \$ 536,920
MIDDLE	21 x \$ 15,390 = \$ 323,190
SENIOR	25 x \$ 20,365 = \$ 509,125
<b>Total Potential Capital Cost</b>	<b>\$1,369,235</b>

\* 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

