

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-414, LUCKY START AT CENTRALAND, LLC, LOCATED AT THE SOUTHWEST CORNER OF SW 272 STREET AND SW 137 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES MANAGEMENT**

Background

Lucky Start at Centraland, LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-3M (Modified Apartment House) and BU-1A (Limited Business), on approximately 11 acres located at the southwest corner of SW 272 Street and SW 137 Avenue (see location map). The proposed additional 48-unit residential development is estimated to generate 34 students (see attached school impact analysis). The existing 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 one of three school facilities (middle school) impacted by the proposed development meets 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 middle school level 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 \$12,000, in addition to educational facilities impact fees estimated at \$117,264. 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 school (Redland Middle 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. 04-414, Lucky Start at Centraland, LLC, located at the southwest corner of SW 272 Street and SW 137 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$12,000.

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## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 04-414, Lucky Start at Centraland, LLC (CC15)

**REQUEST:** Zone change from AU to RU-3M and BU-1A

**ACRES:** 11 acres

**MSA/Multiplier:** 7.4/.71

**LOCATION:** Southwest Corner of SW 272 Street and SW 137 Avenue

**UNITS:** 48 additional units (2 units currently permitted under existing zoning classification for a total of 50 units)

**ESTIMATED STUDENT POPULATION:** 34 students\*

**ELEMENTARY:** 16

**MIDDLE:** 8

**SENIOR:** 10

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** William A. Chapman Elementary - 27190 SW 140 Ave.

**MIDDLE:** Redland Middle - 16001 SW 248 St.

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

All schools are located in Region 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, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
William A. Chapman Elem.	786/ 802*	620	127%/ 130%*	108	108%/ 110%*
Redland Middle	1701/ 1709*	991	172%/ 173%*	20	<b>168%/ 169%*</b>
Homestead Sr.	3191/ 3201*	2926	109%/ 109%*	0	109%/ 109%*

\* 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, the middle school meets the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

**Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "YY-1" (Ammons, Hammocks, Richmond Heights and Redland Middle School Relief) (2120 student stations)	Design	August 2007
Modular Classroom Addition at Redland Middle School (242 student stations)	Construction	August 2005

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa and Redland Elementary School Relief, and Redland Middle School Relief) (1624 student stations)	FY 06-07

New Elementary School – (S/S “A1”) FY 06-07  
(Chapman, Naranja and Redland Elementary School Relief)  
(1221 student stations)

New Senior High School – (S/S “TTT”) FY 06-07  
(Homestead and Southridge Senior High School Relief)  
(3600 student stations)

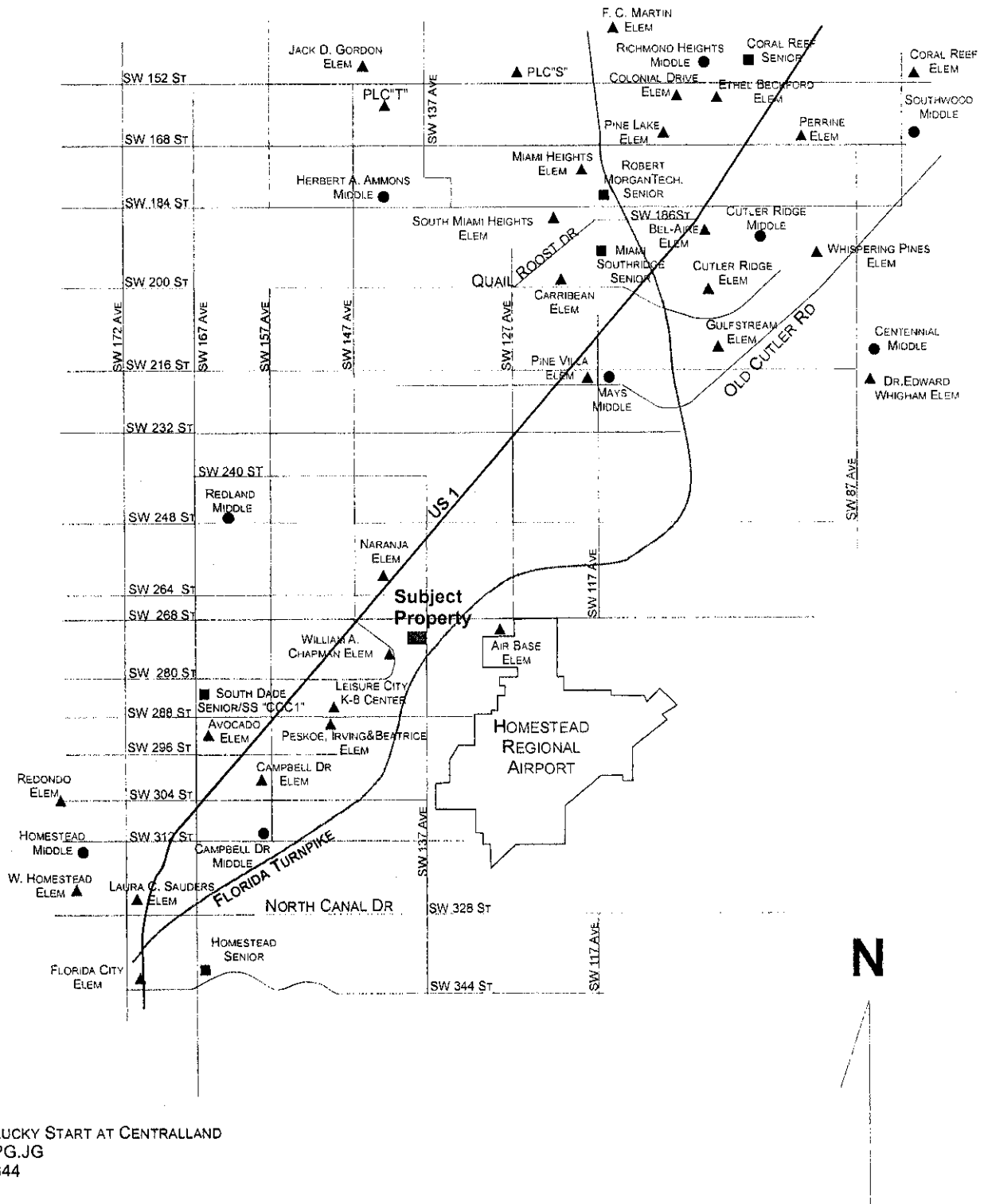
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$198,322.

**CAPITAL COSTS:** Based on the State’s January-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	16	x	\$ 13,480	=	\$ 215,680
MIDDLE	8	x	\$ 15,456	=	\$ 123,648
SENIOR	10	x	\$ 20,453	=	\$ 204,530
Total Potential Capital Cost					\$543,858

\* 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



Lucky Start at Centralland  
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