

February 10, 2005

Office of Superintendent of Schools
Board Meeting of February 16, 2005

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT:

AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-327, SINFIN HOMES AT PALMETTO BAY LLC, LOCATED AT SW 92 COURT AND SW 174 STREET, VILLAGE OF PALMETTO BAY, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM [M] REVISED

Background

Sinfin Homes at Palmetto Bay, LLC (applicant), requested a zoning change from AU (Agricultural) to RU-1 (Single Family Residential), on approximately 5.25 acres located at SW 92 Court and SW 174 Street, Village of Palmetto Bay (see location map). The proposed additional 16 single-family residential units are estimated to generate 10 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build one unit. The Village approved the zoning change on December 13, 2004.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the Village of Palmetto Bay (Village), 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 two of three school facilities (middle and senior high schools) impacted by the proposed development meet the review 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 and senior 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 \$6,000, in addition to educational facilities impact fees estimated at \$42,000. The entire donation is due prior to final plat approval.

The donation is to be utilized for capital improvements at the impacted schools (Southwood Middle and Miami Palmetto Senior High Schools). To the extent 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.

REVISED

AB:rr

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. 04-327, SW 174 Street, Village of Palmetto Bay, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$6,000.

RECOMMENDED:

The Covenant will be reviewed by the School Board Attorney's Office prior to recordation.

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-327, Sin Fin Homes at Palmetto Bay, LLC (VPB)

REQUEST: Zone change from AU to RU-1

ACRES: 5.25 acres

MSA/Multiplier: 5.7/60

LOCATION: SW 92 Court and SW 174 Street

UNITS: 16 additional single-family units (1 unit currently permitted under existing zoning classification, for a total of 17 units)

ESTIMATED STUDENT POPULATION: 10 students *

ELEMENTARY: 5

MIDDLE: 2

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Perrine Elementary - 8851 SW 168 St.

MIDDLE: Southwood Middle - 16301 SW 80 Ave.

SENIOR HIGH: Miami Palmetto Senior - 7460 SW 118 St.

All schools are located in Region 5

*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	FISH DESIGN UTILIZATION %	NUMBER OF PORTABLE STUDENT STATIONS	FISH DESIGN CAPACITY PERMANENT	PERMANENT STATIONS	UTILIZATION OF PORTABLE STUDENT STATIONS	FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
651/	617	106%/	40	106%*	99%/	100%*	99%/
1809/	1160	156%/	20	156%*	153%/	153%*	153%/
1811*	2053	173%/	238	173%*	155%/	155%*	155%*
3550/							
3553*							

* 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 and the senior high schools meet 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	School Status	Classroom/Gym addition at	Projected Occupancy Date
		Miami Palmetto Sr.	August 2005
		(220 additional student stations)	

Proposed Relief Schools

School	Funding Year
New Elementary School (Palmetto, Howard Drive, Coral Reef and Perrine Elementary School Relief) (826 student stations)	FY 07-08
New Middle School (Southwood and Palmetto Middle School Relief) (1659 student stations)	FY 06-07
New Senior High School (Palmetto and Miami Killian Sr. High School Relief) (2000 student stations)	FY 07-08

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 \$58,330.

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	5 x	\$ 13,480	=	\$ 67,400
MIDDLE	2 x	\$ 15,456	=	\$ 30,912
SENIOR	3 x	\$ 20,453	=	\$ 61,359
Total Potential Capital Cost				\$ 159,671

* 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

