

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-366, DADELAND BREEZES APARTMENTS, LLC, LOCATED NORTH OF SW 88 STREET AND WEST OF STATE ROAD 826, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

Dadeland Breezes Apartments, LLC (applicant), is requesting a zoning change from RU-4M (Modified Apartment House) to PAD (Planned Area Development), on approximately 11.11 acres located north of SW 88 Street and west of State Road 826 (see location map). The proposed additional 242-unit residential development is estimated to generate 61 students (see attached school impact analysis). The existing RU-4M zoning presently allows the applicant to build 398 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 \$122,000, in addition to educational facilities impact fees estimated at \$1,566,720. 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 (Kenwood Elemiddle and South Miami 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. 04-366, Dadeland Breezes Apartments, LLC, located at SW 88 Street and west of State Road 826, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$122,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-366, Dadeland Breezes Apartments, LLC (12)

REQUEST: Zone change from RU-4M to PAD

ACRES: 11.11 acres

MSA/Multiplier: 5.5/.25

LOCATION: North of SW 88 Street and West of State Road 826

UNITS: 242 additional units (398 units currently permitted under existing zoning classification, for a total of 640 units)

ESTIMATED STUDENT POPULATION: 61 students *

ELEMENTARY: 28

MIDDLE: 15

SENIOR: 18

SCHOOLS SERVING AREA OF APPLICATION:

ELEMIDDLE: Kenwood Elemiddle - 9300 SW 79 Ave.

SENIOR HIGH: South Miami Senior - 6856 SW 53 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 PERMANENT | % UTILIZATION FISH DESIGN CAPACITY PERMANENT | NUMBER OF PORTABLE STUDENT STATIONS | % UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE | CUMULATIVE STUDENTS ** |
|-------------|--------------------|--------------------------------|--|-------------------------------------|--|------------------------|
| Kenwood | 1136/ | 854 | 133%/ | 16 | 131%/ | 1181 |
| Elemiddle | 1179* | | 138%* | | 136%* | |
| South Miami | 2858/ | 1695 | 169%/ | 261 | 146%/ | 2881 |
| Sr. | 2876* | | 170%* | | 147%* | |

* increased student population as a result of the proposed development

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, all of the 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

| <u>School</u> | <u>Status</u> | <u>Projected Occupancy Date</u> |
|---|---------------|---------------------------------|
| Modular addition at Kenwood K-8 Center (242 student stations) | Construction | August 2005 |
| Addition at S. Miami Sr. High (900 additional student stations) | Construction | August 2006 |

Proposed Relief Schools

| <u>School</u> | <u>Funding Year</u> |
|---|---------------------|
| JRE Lee Conversion to Elementary (relief for South Miami/Ludlam and Kenwood K-8) (736 student stations) | FY 07-08 |
| New Middle (relief for Glades/Arvida/Kenwood K-8) (1241 seats) | FY 07-08 |

New Senior
(relief for Killian/Palmetto/South Miami Senior)
(2000 seats)

FY 07-08

| | |
|--|------|
| Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) | 1550 |
| Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) | 1523 |
| Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan) | 4595 |

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

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 \$355,813.

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

| | | | | | |
|------------------------------|----|---|-----------|---|------------|
| ELEMENTARY | 28 | x | \$ 13,502 | = | \$ 378,056 |
| MIDDLE | 15 | x | \$ 15,480 | = | \$ 232,200 |
| SENIOR | 18 | x | \$ 20,485 | = | \$ 368,730 |
| Total Potential Capital Cost | | | | | \$ 978,986 |

* 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

