

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH AN APPLICATION FROM THE UNIVERSITY OF MIAMI, LOCATED SOUTH OF SW 152 STREET AND WEST OF SW 124 AVENUE, PROVIDING FOR A 4-ACRE SITE AS A DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES, AND IN THE EVENT LESS THAN 1200 UNITS ARE APPROVED BY THE COUNTY, AS A PARTIAL CONTRIBUTION IN-LIEU-OF EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

University of Miami (applicant), is requesting a land use change from Institutional and Public Facility to Office/Residential and Low-Medium Density Residential, on approximately 143.5 acres located south of SW 152 Street and west of SW 124 Avenue (see location map). The proposed mixed-use development of commercial and office uses, and an additional 1200-residential units, is estimated to generate approximately 520 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 all of the school facilities impacted by the proposed development meet the referenced threshold.

Additional Information

In connection with the land use change request and to mitigate the impact of the proposed mixed-use development on the public school system at all the school levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will dedicate an approximate 4-acre site (school site) to the Board (see attached school site sketch). The school site is located within the proposed mixed-use development. Pursuant to the Covenant, the applicant would voluntarily dedicate the 4-acre school site to the Board, over and above impact fees, if the County approves the land use change allowing 1200 residential units.

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Should the County approve the land use change allowing less than 1200 units, the applicant would dedicate the school site as a partial donation and a partial contribution in-lieu-of educational facilities impact fees. For example, if the Applicant obtains approval for 976 units, or 20% less than the 1200-unit threshold, the impact fee credit value of the school site would 20% of the appraised value of the school site; the balance of the value of the site, or 80%, would be a donation. The Applicant would also be required to pay the County the difference between the impact fees required by the Miami-Dade County Educational Facilities Impact Fee Ordinance (Ordinance) for the proposed residential development and the established impact fee credit value of the school site. Further, the Applicant has also agreed to limit any impact fee credit to a maximum cap of 50% of the appraised value of the school site, even if the number of units ultimately approved falls below 50% of the requested 1200 units. The value of the property will be established by a District commissioned appraisal, as required by Ordinance.

The conveyance of the school site is subject to the District completing the required due diligence and the applicant obtaining zoning approval from the County to develop the subject property with residential units. The covenant requires that the Applicant convey the school site to the Board at the time of final plat. The Superintendent of Schools or his designee may extend such conveyance date if circumstances so warrant it.

University of Miami and School District Staff are presently developing a proposal for programmatic collaboration on a proposed 6-12 grade science/math school to be built on the subject site. Details of the proposed collaborative effort are forthcoming.

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 an application from the University of Miami, located south of SW 152 Street and west of SW 124 Avenue, providing for a 4-acre site as a donation over and above educational facilities impact fees, in connection with a proposed 1200 unit mixed use development, and in the event the number of units decrease, authorize a combination of land donation and contribution in-lieu of impact fees for the 4-acre site, with the in-lieu contribution not to exceed 50% of the value of the property.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: University of Miami

REQUEST: Land Use Amendment from Institutional and Public Facility to Office/Residential and Low-Medium Density Residential

ACRES: 143.5 acres

MSA/Multiplier: 6.2/.65, .47 and .28

LOCATION: South of SW 152 Street and west of SW 124 Avenue

NUMBER OF UNITS: 1200 units/mixed use development

ESTIMATED STUDENT POPULATION: 520 students*

ELEMENTARY: 239

MIDDLE: 130

SENIOR: 151

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary – 16700 SW 109 Avenue

MIDDLE: Richmond Heights Middle – 15015 SW 103 Avenue

SENIOR HIGH: Miami Southridge Senior – 19355 SW 114 Avenue

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	CUMULATIVE STUDENTS **
Pine Lake Elem.	681/ 920*	647	105%/ 142%*	18	102%/ 138%*	959
Richmond Heights Middle	1563/ 1693*	1121	139%/ 151%*	257	113%/ 123%*	1917
Miami Southridge Sr.	3623/ 3774*	2844	127%/ 133%*	261	117%/ 122%*	4136

* 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>
State School "Y1" (Jack Gordon and Gilbert Porter Elementary School Relief) (1068 student stations)	Design	March 2007
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Senior High School – (S/S "TTT") (Homestead and Southridge Senior High School Relief) (3600 student stations)	FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1715
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	3241
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	6444

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

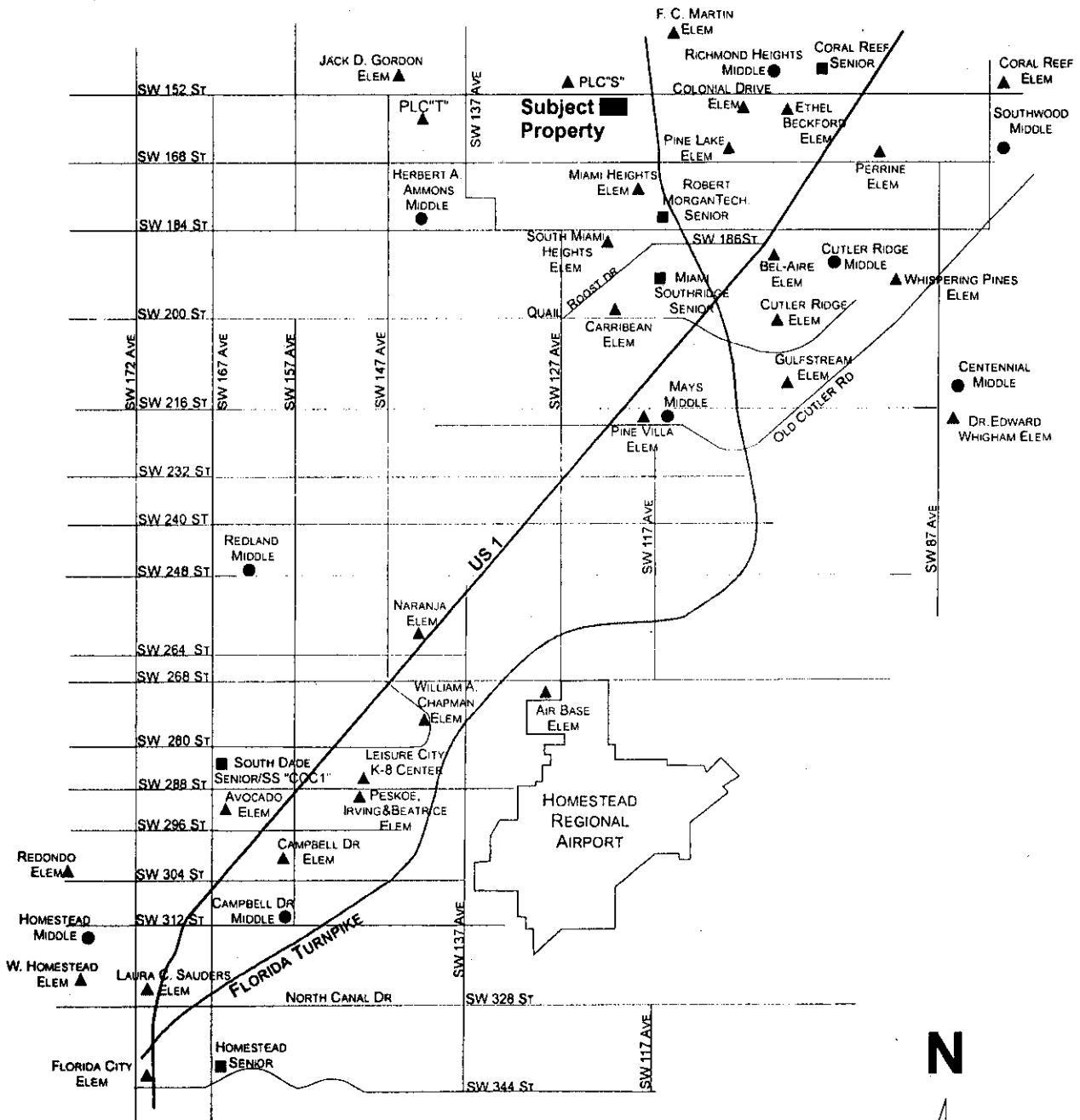
OPERATING COSTS: According to Financial Operations, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$3,405,480.

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

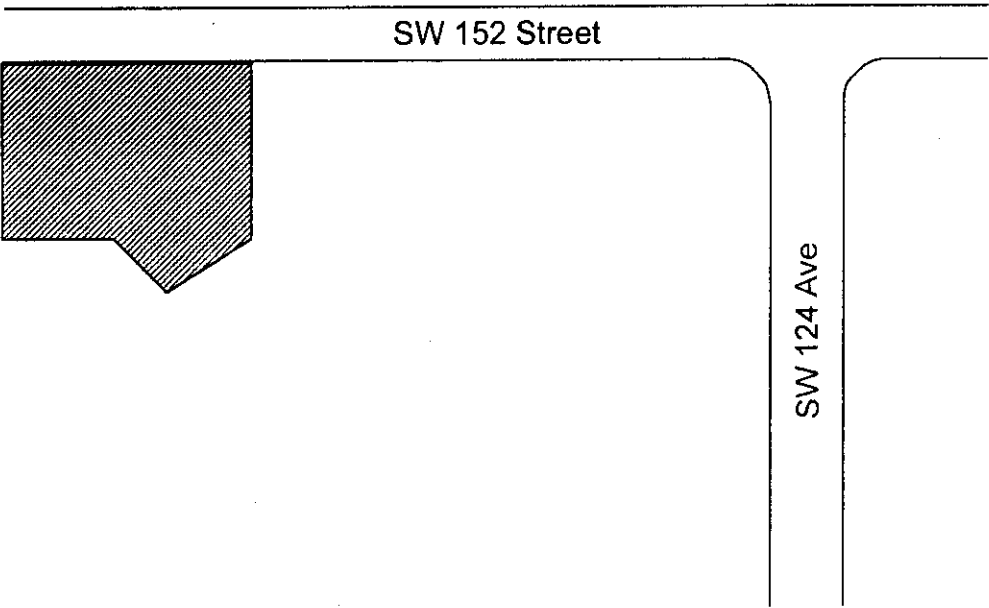
ELEMENTARY	239	x	\$ 13,531	=	\$ 3,233,909
MIDDLE	130	x	\$ 15,513	=	\$ 2,016,690
SENIOR	151	x	\$ 20,529	=	\$ 3,099,879
Total Potential Capital Cost					\$ 8,350,478

* 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



SCHOOL SITE SKETCH



Legend

 Proposed 4-acre School Site (Not To Scale)

