

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-044, THE HAVEN CENTER, INC., LOCATED AT 11175 SW 80 STREET, 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

The Haven Center, Inc. (applicant), requested a zoning change from GU (Interim Use) to RU-3M (Minimum Apartment House), on approximately 21 acres located at 11175 SW 80 Street (see location map). The proposed additional 238 unit residential development is estimated to generate 60 students (see attached school impact analysis). The existing GU zoning presently allows the applicant to build 4 units, for a total of 242 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 two of the school facilities impacted by the proposed development meet the referenced threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that will allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity threshold (Review Criteria). The Review Criteria outline specific steps that will guide District staff's input at public hearings and in consultation with developers, in an attempt to provide the required number of student stations to mitigate the impact of proposed residential development. Subsequent to a determination by District staff that the proposed development is above the review threshold, the developer is requested to consider and select from several mitigation options. Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the above applicant to discuss possible mitigation options to accommodate new students generated by the proposed zoning change.

Proposed Mitigation

In connection with the rezoning request, and in conformance with the Interlocal, the applicant has volunteered to mitigate the full capital cost of the additional student impact generated by the proposed development on the public school system at the middle and senior high school levels only. The applicant has proffered a Declaration of Restrictions (Covenant) to provide a monetary donation to the Board covering the capital cost of 15 middle school student stations at \$15,530 (\$232,950), and 17 senior high school student stations at \$20,551 (\$349,367), for a total of \$582,317, less educational facilities impact fees estimated at \$512,080.80, for a total donation of \$70,236.20. 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 to relieve the impacted schools (Glades Middle and Miami Killian Senior High Schools).

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. 05-044, The Haven Center, Inc., located at 11175 SW 80 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$70,236.20.

PG:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 05-044, The Haven Center, Inc. (CC12)

**REQUEST:** Zone change from GU to RU-3M

**ACRES:** 21 acres

**MSA/Multiplier:** 5.5/.25

**LOCATION:** 11175 SW 80 Street

**NUMBER OF UNITS:** 238 additional townhouse units (4 units currently permitted under existing zoning classification, for a total of 242 units)

**ESTIMATED STUDENT POPULATION:** 60 students\*

**ELEMENTARY:** 28

**MIDDLE:** 15

**SENIOR:** 17

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Sunset Park Elementary - 10235 SW 84 St.

**MIDDLE:** Glades Middle – 9451 SW 64 St.

**SENIOR HIGH:** Miami Killian Senior - 10655 SW 97 Ave.

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 **
<b>Sunset Park Elem.</b>	655/ 683*	704	93%/ 97%*	18	91%/ 95%*	706
<b>Glades Middle</b>	1550/ 1565*	804	193%/ 195%*	158	<b>161%/ 163%*</b>	1577
<b>Miami Killian Sr.</b>	3780/ 3797*	2148	176%/ 177%*	238	<b>158%/ 159%*</b>	3868

\* 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, the middle and 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

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Miami Killian Senior High School (875 student stations)	Construction	August 2006

#### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Middle School – (S/S “CC2”) (Glades and Arvida Middle and Kenwood K-8 School Relief) (1241 student stations)	FY 07-08
New Senior High School – (S/S “III1”) (Miami Palmetto and Killian Senior High School Relief) (2000 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	704
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2045
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5023

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 Affairs, 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 \$392,940.

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

ELEMENTARY	28	x	\$ 13,545	=	\$ 379,260
MIDDLE	15	x	\$ 15,530	=	\$ 232,950
SENIOR	17	x	\$ 20,551	=	\$ 349,367
Total Potential Capital Cost					\$ 961,577

\* 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

