

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: VOLUNTARY MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT, IN CONNECTION WITH APPLICATION NO. 05-117, DOM USA HOMESTEAD AND SOUTH DADE INVESTMENTS, LLC, LOCATED SOUTH OF 224 STREET AND WEST OF SW 112 AVENUE**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Background

DOM USA Homestead and South Dade Investments, LLC (applicant), requested a zoning change from AU (Agricultural) to RU-1M(a) (Modified Single-family), on approximately 5 acres located south of SW 224 Street and west of SW 112 Avenue (see location map). The proposed additional 29-unit residential development is estimated to generate 18 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 1 unit, for a total of 30 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 the school facilities impacted by the proposed development meets 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 senior high school level only. The applicant will provide a monetary donation to the Board covering the capital cost of five senior high school student stations at \$20,551 (\$102,755), less educational facilities impact fees estimated at \$98,101.20, for a total donation of \$4,653.80. The entire donation will be provided to the District prior to the scheduled zoning hearing. The District will hold the donation in escrow until the County approves the application. Should the County not approve the application, the donation will be returned to the applicant.

The donation is to be utilized for capital improvements to relieve the impacted school (Miami Southridge Senior High School).

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 voluntary monetary donation in connection with Miami-Dade County Application No. 05-117, DOM USA Homestead and South Dade Investments, LLC, located south of SW 224 Street and west of SW 112 Avenue, over and above educational facilities impact fees in the amount of \$4,653.80.

PG:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 05-117, DOM USA Homestead & South Dade Investments LLC (CC15)

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 5 acres

**MSA/Multiplier:** 7.1/.60

**LOCATION:** South of SW 224 Street & West of SW 112 Avenue

**NUMBER OF UNITS:** 29 additional single-family units (1 unit currently permitted under existing zoning classification, for a total of 30 units)

**ESTIMATED STUDENT POPULATION:** 18 students\*

**ELEMENTARY:** 8

**MIDDLE:** 5

**SENIOR:** 5

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Pine Villa Elementary - 21799 SW 117 Ct.

**MIDDLE:** Mays Middle – 11700 SW 216 St.

**SENIOR HIGH:** Miami Southridge Senior - 19355 SW 114 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	CUMULATIVE STUDENTS **
<b>Pine Villa Elem.</b>	653/ 661*	504	130%/ 131%*	186	95%/ 96%*	1801
<b>Mays Middle</b>	968/ 973*	957	101%/ 102%*	40	97%/ 98%*	1088
<b>Miami Southridge Sr.</b>	3623/ 3628*	2844	127%/ 128%*	261	117%/ 117%*	3990

\* 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 senior high 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>
Modular addition at Pine Villa Elementary School (286 student stations)	Construction	August 2005

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
New K-8 at Palm Glade – (S/S “CC1”) (Pine Villa and Redland Elementary and Redland Middle School Relief) (1624 student stations)	FY 05-06
New Senior High School – (S/S “HHH1”) (Miami Southridge Felix Varela, and Sunset Senior High School Relief) (2858 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1790
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	957
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5702

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 \$117,882.

**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	8 x	\$ 13,545	=	\$ 108,360
MIDDLE	5 x	\$ 15,530	=	\$ 77,650
SENIOR	5 x	\$ 20,551	=	\$ 102,755
Total Potential Capital Cost				\$288,765

\* 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

