

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-237, ALFREDO BARCELO, LOCATED AT THE NORTHEAST CORNER OF SW 87 AVENUE AND GRAND CANAL DRIVE, 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

Alfredo Barcelo (applicant), requested a special exception to re-subdivide two lots into four lots, on approximately 1.49 acres located at the northeast corner of SW 87 Avenue and Grand Canal Drive (see location map). The proposed additional 2-unit residential development is estimated to generate one student (see attached school impact analysis). The existing RU-1 zoning presently allows the applicant to build 2 units, for a total of 4 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%; only the middle school facility meets the referenced threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity review threshold. The criteria also outline specific steps to guide District staff's consultation with developers and input at public hearings, 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.

In this case, the applicant did not initially proffer mitigation in addition to impact fees. However, at the July 5, 2005 Miami-Dade County Zoning Appeals Board 10 Meeting, the applicant, with the encouragement of the Council, voluntarily proffered a Declaration of Restrictions (Covenant) in connection with the rezoning request, providing a monetary donation to the Board in the amount of \$4,500, over and above educational

facilities impact fees, estimated at \$4,800. The entire donation is due prior to final plat approval of the application. The County approved the application at its meeting of July 5, 2005.

The donation is to be utilized for capital improvements at any of the schools that will serve the proposed development.

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. 04-237, Alfredo Barcelo, located at the northeast corner of SW 87 Avenue and Grand Canal Drive, for a voluntary monetary donation over and above educational facilities impact fees in the amount of \$4,500.

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**UPDATED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-237, Alfredo Barcelo (CC10)  
**REQUEST:** Special exception to resubdivide two lots into four lots  
**ACRES:** 1.49 acres  
**MSA/Multiplier:** 3.2/.44  
**LOCATION:** Northeast Corner of SW 87 Avenue and Grand Canal Drive  
**NUMBER OF UNITS:** 2 additional units (2 units currently permitted under existing zoning classification, for a total of 4 units)

**ESTIMATED STUDENT POPULATION:** 1 student\*

**ELEMENTARY:** 1

**MIDDLE:** -

**SENIOR:** -

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Seminole Elementary - 121 SW 78 Pl.

**MIDDLE:** Rockway Middle – 9393 SW 29 Terr.

**SENIOR HIGH:** Miami Coral Park Senior - 8865 SW 16 St.

All schools are located in Region 3

\* 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 August, 2005:

	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>Seminole Elem.</b>	706/ 707*	928	76%/ 76%*	18	75%/ 75%*	786
<b>Rockway Middle</b>	1314	788	167%	99	<b>148%</b>	1315
<b>Miami Coral Park Sr.</b>	4105	3495	117%	1016	91%	4139

\* increased student population as a result of the proposed development.  
 \*\* Estimated number 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, only the middle school meets the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA  
 (information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Miami Coral Park Senior High School (1658 student stations)	Construction	February 2006

<u>School</u>	<u>Funding Year</u>
New Modular At Rockway Middle School (676 student stations)	FY 06-07
New Senior High – (S/S “GGG1”) (Doral and Miami Coral Park Senior High School Relief) (2000 student stations)	FY 08-09

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 928  
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 1464  
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 7153

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

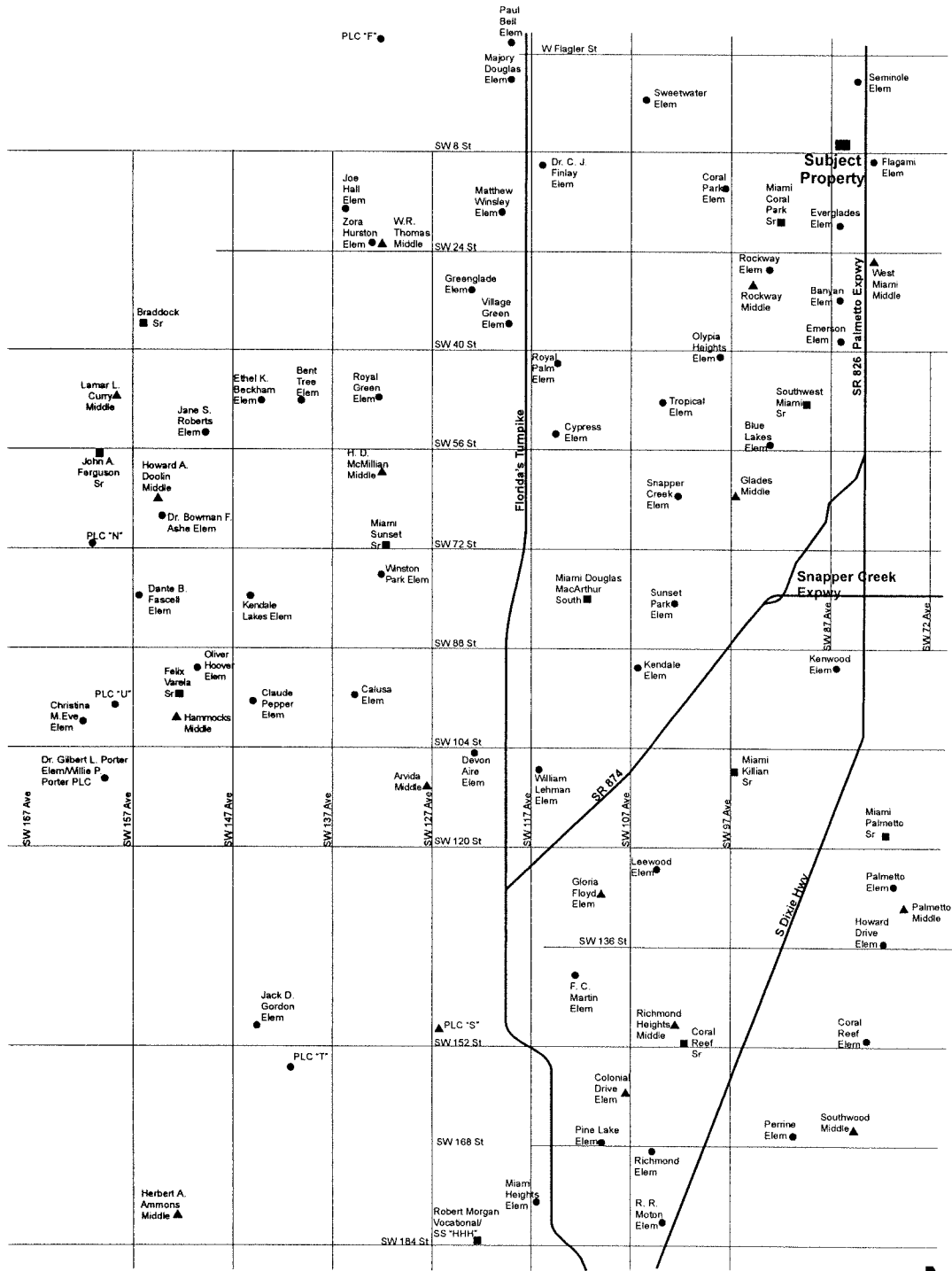
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,459 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$6,549.

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

ELEMENTARY      1 x \$ 13,854 = \$ 13,854

\* 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



ALFREDO BARCELO  
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