

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-1, PALM & TOWER INVESTMENT, LTD., AND PALM DRIVE INVESTMENT, LTD., LOCATED NORTH OF WEST PALM DRIVE (SW 344 STREET) BETWEEN REDLAND ROAD (SW 187 AVENUE) AND TOWER ROAD (SW 192 AVENUE), 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

Palm Tower Investment, Ltd., and Palm Drive Investment, Ltd. (applicant), requested a change to the Florida City Future Land Use Map for two separate sites. The applicant is seeking to re-designate two parcels from 40 acres of Low-Density Residential (6 dwelling units per acre) to 20 acres of High-Density Residential (15 dwelling units per acre) and 20 acres of Commercial. The parcels are located north of West Palm Drive (SW 344 Street) between Redland Road (SW 187 Avenue) and Tower Road (SW 192 Avenue) (see location map). The existing land use presently allows the applicant to build 240 multifamily units, for a total of 300 units; the resulting additional 60 units are estimated to generate 37 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 Florida City (City), 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%; the elementary and middle schools meet 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 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. As a result, the District met with the above applicant to discuss possible mitigation options.

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 elementary and middle school levels, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation to the Board covering the capital cost of 17 elementary school student stations at \$13,437 (\$228,429) and 9 middle school student stations at \$15,406 (\$138,654), less educational facilities impact fees estimated at \$117,000, for a total donation of \$250,083. The entire donation is due prior to final plat approval of the application. In the event the City 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 (Florida City Elementary and Homestead Middle 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 Florida City Application No. 05-01, Palm Tower Investment, Ltd., and Palm Drive Investment, Ltd., located north of West Palm Drive (SW 344 Street) between Redland Road (SW 187 Avenue) and Tower Road (SW 192 Avenue), for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$250,083.

IMR:ir

**\*\*REVISED\*\***  
**SCHOOL IMPACT REVIEW ANALYSIS**  
**July 23, 2005**

**APPLICATION:** Palm & Tower Investments, Ltd., and Palm Drive Investment, Ltd.

**REQUEST:** Change Future Land Use Map from Low Density Residential (6DU/acre) to 20 gross acres High Density Residential (15 DU/acre) and 20 gross acres Commercial

**LOCATION:** North of West Palm Drive (SW 344 Street) between Redland Road (SW 187 Avenue) and Tower Road (SW 192 Avenue)

**ACRES:** 40 gross acres

**MSA/Multiplier:** 7.3 / 0.62 (Multifamily)

**NUMBER OF UNITS:** 60 additional units (240 multifamily units currently permitted under existing Future Land Use Map, for a total of 300 multifamily units)

**ESTIMATED STUDENT POPULATION:** 37 students\*

**ELEMENTARY:** 17

**MIDDLE:** 9

**SENIOR:** 11

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Florida City Elementary - 264 NW 6 Avenue

**MIDDLE:** Homestead Middle - 650 NW 2 Avenue

**SENIOR HIGH:** Homestead Senior High – 2351 SE 12 Avenue, Homestead

All schools are in Region 6

\*Based on Census 2000 Information provided by 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*
Florida City Elementary	761/ 778*	522	146%/ 149%*	94	124%/ 126%*	778
Homestead Middle	1321/ 1330*	871	152%/ 153%*	59	142%/ 143%*	1352
Homestead Senior High	3191/ 3202*	2926	109%/ 109%*	0	109%/ 109%*	4015

\* 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, the elementary and middle schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005)

State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Construction	June 2007
--	--------------	-----------

#### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Senior High School – (S/S "TTT1") (Homestead Senior High School Relief) (2858 student stations)	FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	808
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2475
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5784

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

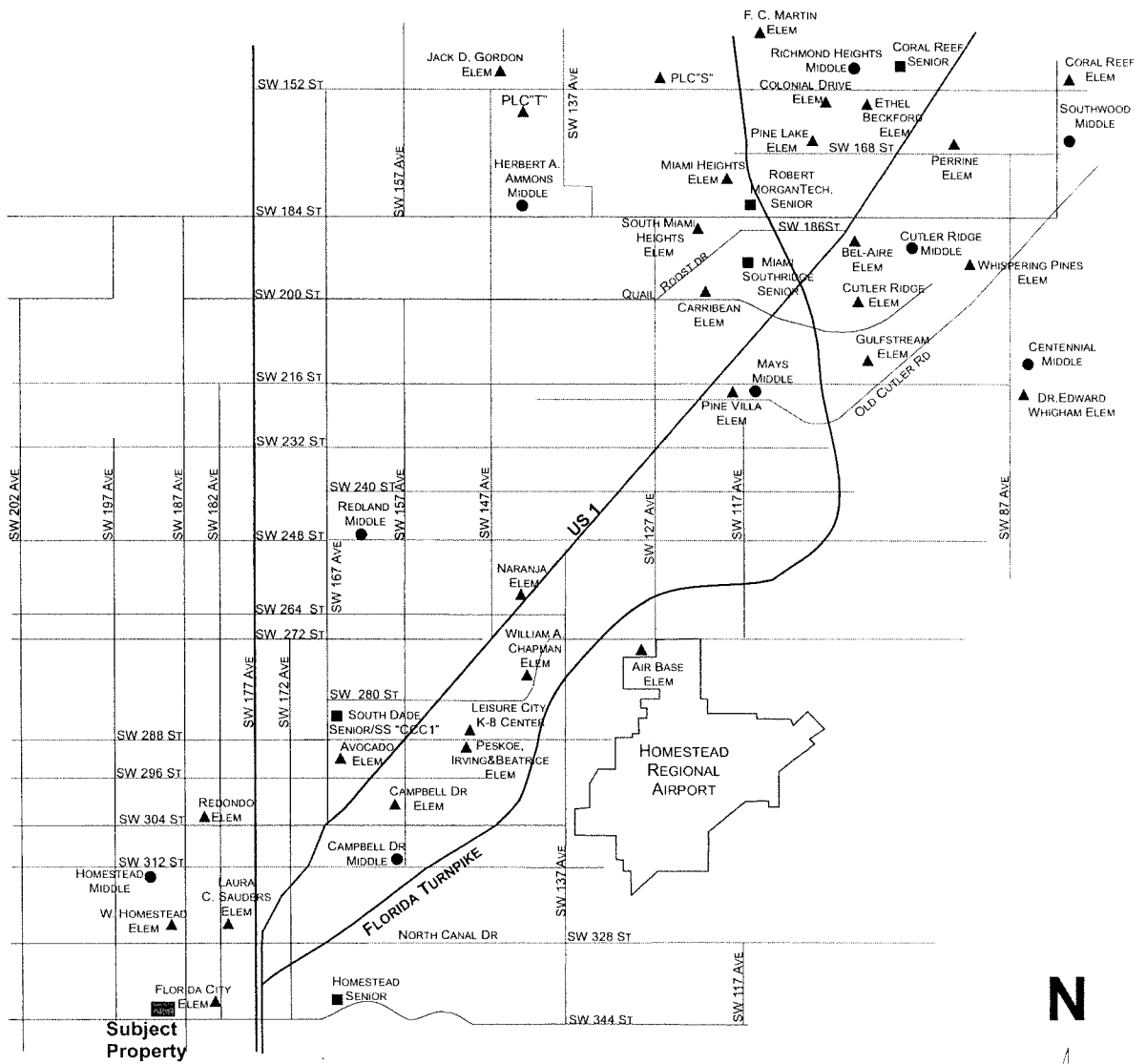
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$242,313.

**CAPITAL COSTS:** Based on the State's October 2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	17	x	\$13,437	=	\$228,429
MIDDLE	9	x	\$15,406	=	\$138,654
SENIOR	11	x	\$20,387	=	\$224,257
Total Potential Capital Cost					\$591,340

\* 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



PALM & TOWER  
 IR.JG  
 403