

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-072, CENTURY HOMESTEAD LLC, LOCATED AT THE SOUTHWEST CORNER OF SW 115 AVENUE AND SW 228 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

Century Homestead LLC (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M (a) (Modified Single Family), on approximately 8 acres located at the southwest corner of SW 115 Avenue and SW 228 Street (see location map). The proposed additional 46-unit residential development is estimated to generate 28 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 1 unit, for a total of 47 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%; in this case, only the senior high school facility that would serve the proposed development 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. 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 senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 8 senior high school student stations at \$20,572 (\$164,576), less educational facilities impact fees estimated at \$110,400, for a total donation of \$54,176. The entire donation is due prior to final plat approval of the application. 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 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 Declaration of Restrictions in connection with Miami-Dade County Application No. 05-072, Century Homestead LLC, located at the southwest corner of SW 115 Avenue and SW 228 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$54,176.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-072, Century Homestead LLC (CC15)

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

ACRES: 8 acres

MSA/Multiplier: 7.1/.60

LOCATION: Southwest Corner of SW 115 Avenue & SW 228 Street

NUMBER OF UNITS: 46 additional single-family units (1 unit currently permitted under existing zoning classification, for a total of 47 units)

ESTIMATED STUDENT POPULATION: 28 students*

ELEMENTARY: 13

MIDDLE: 7

SENIOR: 8

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 **
Pine Villa Elem.	653/ 666*	504	130%/ 132%*	186	95%/ 97%*	1806
Mays Middle	968/ 975*	957	101%/ 102%*	40	97%/ 98%*	1090
Miami Southridge Sr.	3623/ 3631*	2844	127%/ 128%*	261	117%/ 117%*	3993

* 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 senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Modular addition at Pine Villa Elementary School (286 student stations)	Open	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”) (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08
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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.

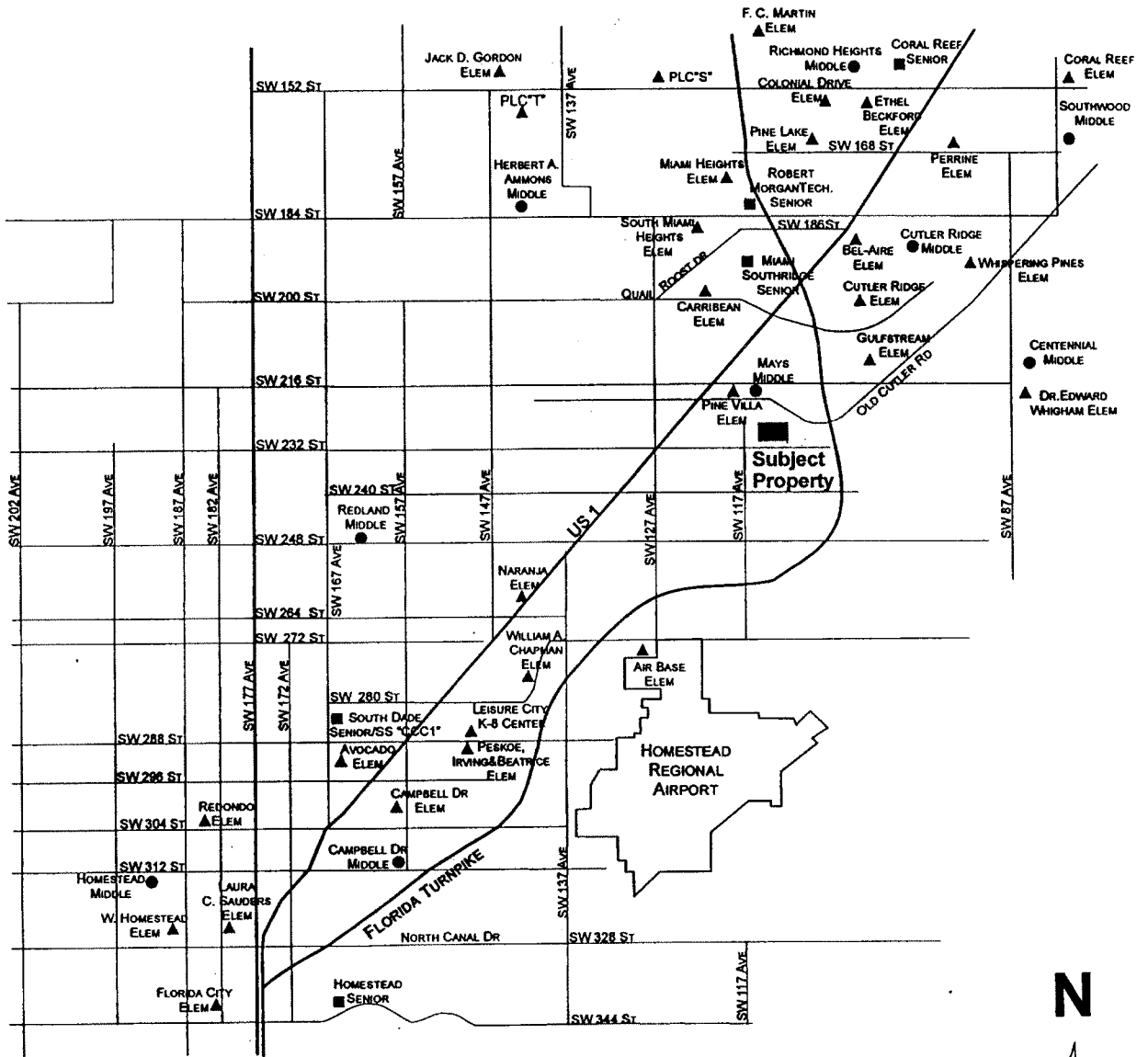
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$183,372.

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

ELEMENTARY	13 x	\$ 13,559	=	\$ 176,267
MIDDLE	7 x	\$ 15,546	=	\$ 108,822
SENIOR	8 x	\$ 20,572	=	\$ 164,576
Total Potential Capital Cost				\$ 449,665

* 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



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CENTURY HOMESTEAD
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