

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-184, MARCOS CENTURION, LOCATED AT 11605 SW 95 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

Marcos Centurion (applicant), is requesting a zoning change from AU (Agricultural) to EU-M (Estate Modified 1 Family), on approximately 2.11 acres located at 11605 SW 95 Street (see location map). The proposed additional 3-unit residential development is estimated to generate 1 student (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 1 unit, 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%; in this case, only the elementary 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 elementary school student station, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 1 elementary school student station at \$13,588, less educational facilities impact fees estimated at \$7,200, for a total donation of \$6,388. The entire donation is due prior to final plat approval of the application. Should the County approve fewer than 2 units, the donation will no longer be provided.

The donation is to be utilized for capital improvements to relieve the impacted school (William Lehman Elementary 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. 05-184, Marcos Centurion, located 11605 SW 95 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$6,388.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-184, Marcos Centurion (CC12)
REQUEST: Zone change from AU to EU-M
ACRES: 2.11 acres
MSA/Multiplier: 5.5/.44
LOCATION: 11605 SW 95 Street
NUMBER OF UNITS: 3 additional units (1 unit 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: William Lehman Elementary - 10990 SW 113 Pl.

MIDDLE: Arvida Middle – 10900 SW 127 Ave.

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 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 **
William Lehman Elementary	881/ 882*	703	125%/ 125%*	0	125%/ 125%*	882
Arvida Middle	1827	1118	202%	79	153%	1889
Miami Killian Sr.	3947	2323	170%	238	154%	4018

* 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, all of the schools meet 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>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>
Devon Aire Elementary K-8 Conversion (Arvida Middle School Relief) (551 student stations)	FY 05-06
New Middle School ("CC2") (Glades and Arvida Middle and Kenwood K-8 School Relief) (1241 student stations)	FY 07-08
New Senior High School ("III1") (Miami Palmetto and Killian Senior High School Relief) (1613 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 703
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2910
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 4811

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

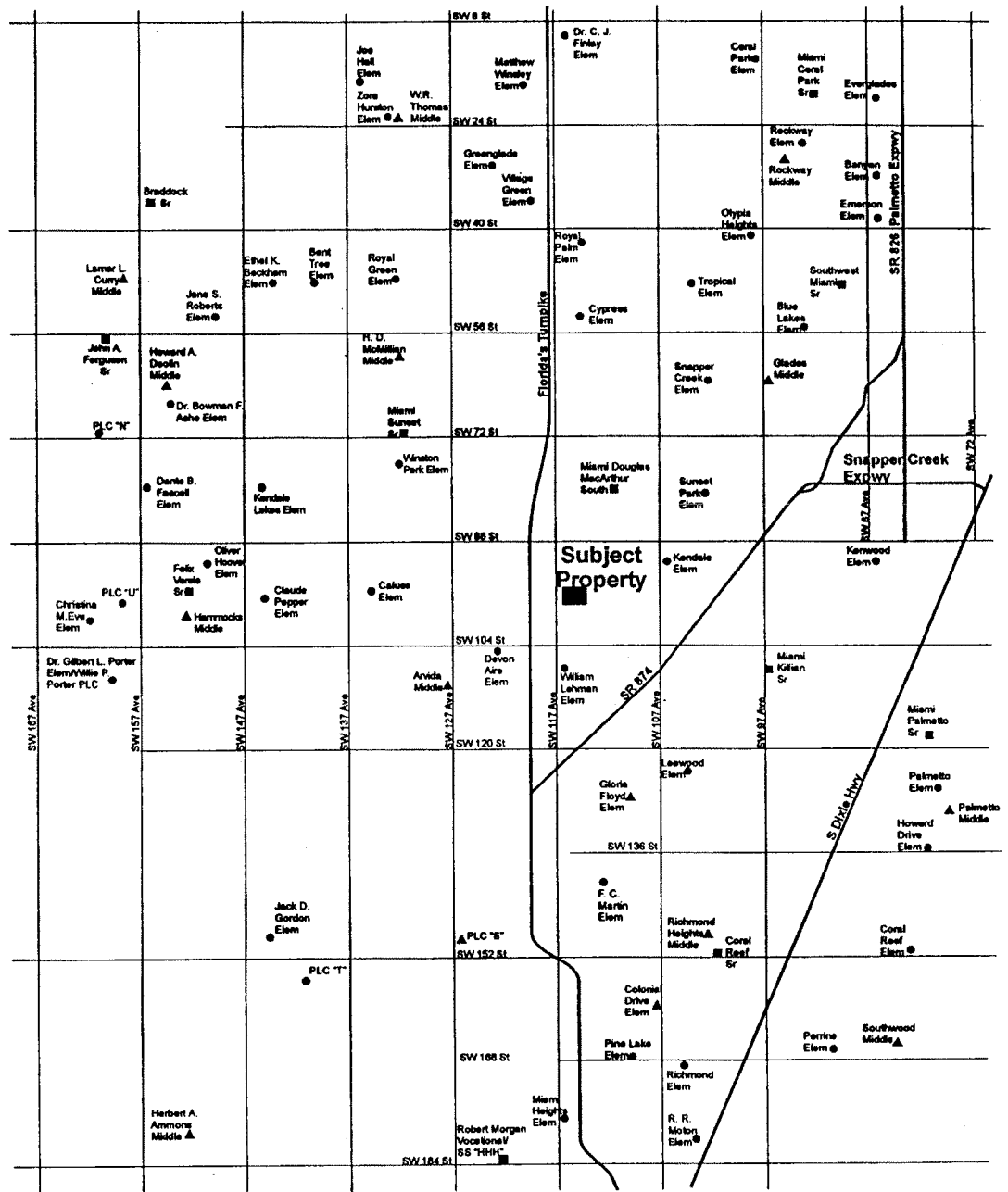
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$6,549.

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

ELEMENTARY 1 x \$ 13,588 = \$ 13,588

* 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



MARCOS CENTURION
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411