

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH ZONING APPLICATION NO. 05-020, GEMA LIMITED AND HAMGRO INVESTMENTS, S.A., PROVIDING FOR THE VOLUNTARY DEDICATION OF APPROXIMATELY 6.9 GROSS ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF SW 112 AVENUE AND SW 236 STREET, AS A CONTRIBUTION IN-LIEU-OF EDUCATIONAL FACILITIES IMPACT FEES**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

Gema Limited and Hamgro Investments, S.A. (applicant), is requesting a zoning change from AU (Agricultural) to RU-3M (Minimum Apartment House) and RU-1M (a) (Modified single family), on approximately 86 acres located at the northeast corner of SW 112 Avenue and SW 236 Street (see location map). The proposed additional 520-unit residential development is estimated to generate 357 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 17 units, for a total of 537 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 and middle school facilities that would serve the proposed development 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 proffered a Declaration of Restrictions (Covenant) to provide an approximate 6.9-acre site (School Site), as a contribution in-lieu-of educational facilities impact fees (see attached location sketch). This site will be the host site for State School "A-1", an elementary school intended to relieve Pine Villa, Chapman and Naranja Elementary Schools. Construction funding is included in the Five-Year Capital Plan for FY 2005-06.

As required by the Educational Facilities Impact Fee Ordinance, a District commissioned appraisal established the value of the School Site at approximately \$454,000/acre or \$3,125,584 for the approximate 6.9 acres, as is. In the event the appraised value of the land is less than the actual impact fee amount generated by the development, the applicant shall be responsible for payment of educational facilities impact fees representing the difference between the two amounts. Should the appraised value of the School Site be greater than the actual impact fees to be generated, the Board shall not reimburse the applicant for the difference between these two values. Based on the current impact fee structure, the estimated impact fee payment would be approximately \$1.1 million.

The District conducted phase I and phase II environmental assessments of the School Site, which revealed arsenic in the soil as a result of prior farming activities. The Department of Environmental Resources Management (DERM), and staff of the District's Regulatory Compliance Department, have jointly approved a mitigation plan that consists of replacing the contaminated soil with clean fill as part of the site development process, at an estimated cost of approximately \$165,000/acre or approximately \$1.1 million for the approximate 6.9-acre site. It should be noted that this type of soil contamination is fairly common in the Southwest Miami-Dade area as a result of farming.

The School Site shall be conveyed to the Board within 60 days following the zoning approval of the application, which is anticipated to occur by calendar year end.

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. 05-020, Gema Limited and Hamgro Investments, S.A., providing for the voluntary dedication of approximately 6.9 gross acres of vacant land located at the northeast corner of SW 112 Avenue and SW 236 Street, as a contribution in-lieu-of educational facilities impact fees, subject to the terms and conditions noted above.

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## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 05-020, Gema Limited and Hamgro Investments, S.A. (CC15)

**REQUEST:** Zone change from AU to RU-3M & RU-1M (a)

**ACRES:** 86 acres

**MSA/Multiplier:** 7.1/.60 (single-family) and .72 (townhouse)

**LOCATION:** Northeast Corner of SW 112 Avenue and SW 236 Street

**NUMBER OF UNITS:** 520 additional units (151 single-family units and 369 townhouse units), plus 17 units currently permitted under existing zoning classification, for a total of 537 units

**ESTIMATED STUDENT POPULATION:** 357 students\*

**ELEMENTARY:** 164

**MIDDLE:** 89

**SENIOR:** 104

### SCHOOLS SERVING AREA OF APPLICATION:

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

**MIDDLE:** Centennial Middle – 8601 SW 212 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 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/ 817*	504	130%/ 163%*	186	<b>95%/ 118%*</b>	1962
<b>Centennial Middle</b>	1115/ 1204*	796	140%/ 151%*	99	<b>125%/ 135%*</b>	1608
<b>Homestead Sr.</b>	3191/ 3295*	2926	109%/ 113%*	0	109%/ 113%*	4110

\* 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 April 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
Modular Classroom Addition at Pine Villa Elementary School (286 student stations)	Open	August 2005

#### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Elementary (S/S "A1") (Pine Villa, Chapman and Naranja Elementary School Relief) (1221 student stations)	FY 05-06
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa and Redland Elementary School Relief, and Redland Middle School Relief) (1624 student stations)	FY 05-06

New Modular at  
Centennial Middle School  
(770 student stations)

FY 06-07

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) 1790  
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2190  
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.

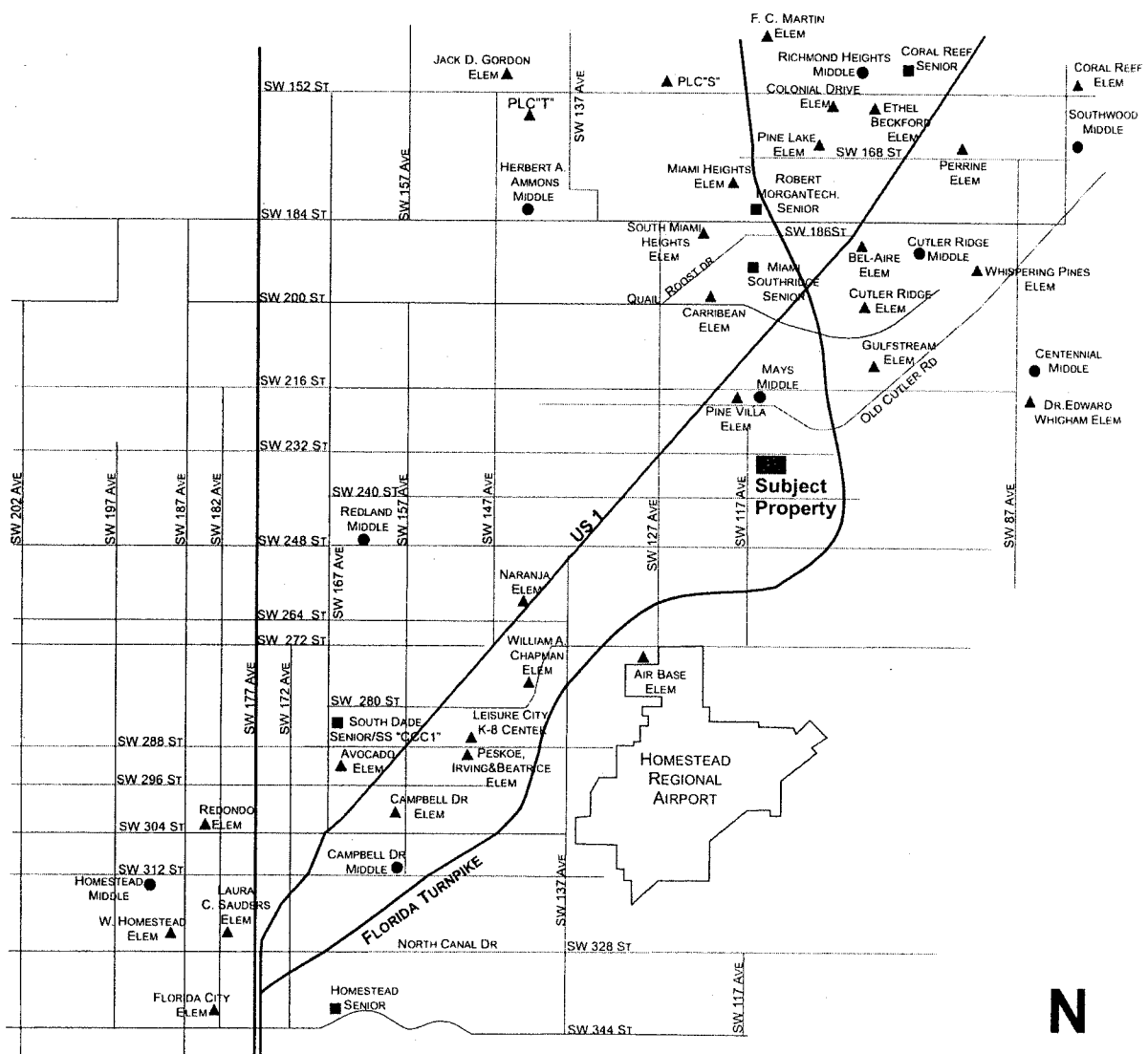
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$2,337,993.

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

ELEMENTARY	164	x	\$ 13,574	=	\$2,226,136
MIDDLE	89	x	\$ 15,563	=	\$1,385,107
SENIOR	104	x	\$ 20,594	=	\$2,141,776
Total Potential Capital Cost					\$5,753,019

\* 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



GEMA LIMITED AND HAMGRO INVESTMENTS  
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 408

# LOCATION SKETCH

