

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-238, GLOBAL PROPERTY CONSULTANTS, LLC, LOCATED AT THE SOUTHEAST CORNER OF SW 113 AVENUE AND SW 187 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

Global Property Consultants, LLC (applicant), is requesting a zoning change from RU-2 (Two Family Residential) to RU-3M (Minimum Apartment House), on approximately .95 acres located at the southeast corner of SW 113 Avenue and SW 187 Street (see location map). The proposed 4-unit residential development is estimated to generate 3 students (see attached school impact analysis). The existing RU-2 zoning presently allows the applicant to build 5 units, for a total of 9 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, the senior high school that will 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 station, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 1 senior high school student station at \$21,074, less educational facilities impact fees estimated at \$7,724, for a total donation of \$13,350. 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.

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. 05-238, Global Property Consultants, LLC, located at the southeast corner of SW 113 Avenue and SW 187 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$13,350.

PG:am

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 05-238, Global Property Consultants, LLC (CC14)

**REQUEST:** Zone change from RU-2 to RU-3M

**ACRES:** .95

**LOCATIONS:** Southeast Corner of SW 113 Avenue and SW 187 Street

**MSA/  
MULTIPLIER:** 7.2/.64

**NUMBER OF  
UNITS:** 4 additional units (5 units currently permitted under existing zoning classification, for a total of 9 units)

**ESTIMATED  
STUDENT  
POPULATION:** 3 students\*

**ELEMENTARY:** 1

**MIDDLE:** 1

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** South Miami Heights Elementary -12231 SW 190 Terrace

**MIDDLE:** Cutler Ridge Middle –19400 Gulfstream Rd.

**SENIOR HIGH:** Miami Southridge Senior -19355 SW 114 Avenue

All schools are located in Regional Center VI

\* 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, 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 **
South Miami Heights Elem.	728/ 729*	714	102%/ 102%*	62	94%/ 94%*	839
Cutler Ridge Middle	1152/ 1153*	1328	87%/ 87%*	99	81%/ 81%*	1154
Miami Southridge Sr.	3665/ 3666*	2662	138%/ 138%*	200	<b>128%/ 128%*</b>	4085

\* 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 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):

##### Proposed Relief Schools

###### School

###### Funding Year

New Senior High School – (S/S “HHH1”) (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)

FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	714
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1328
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5520

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

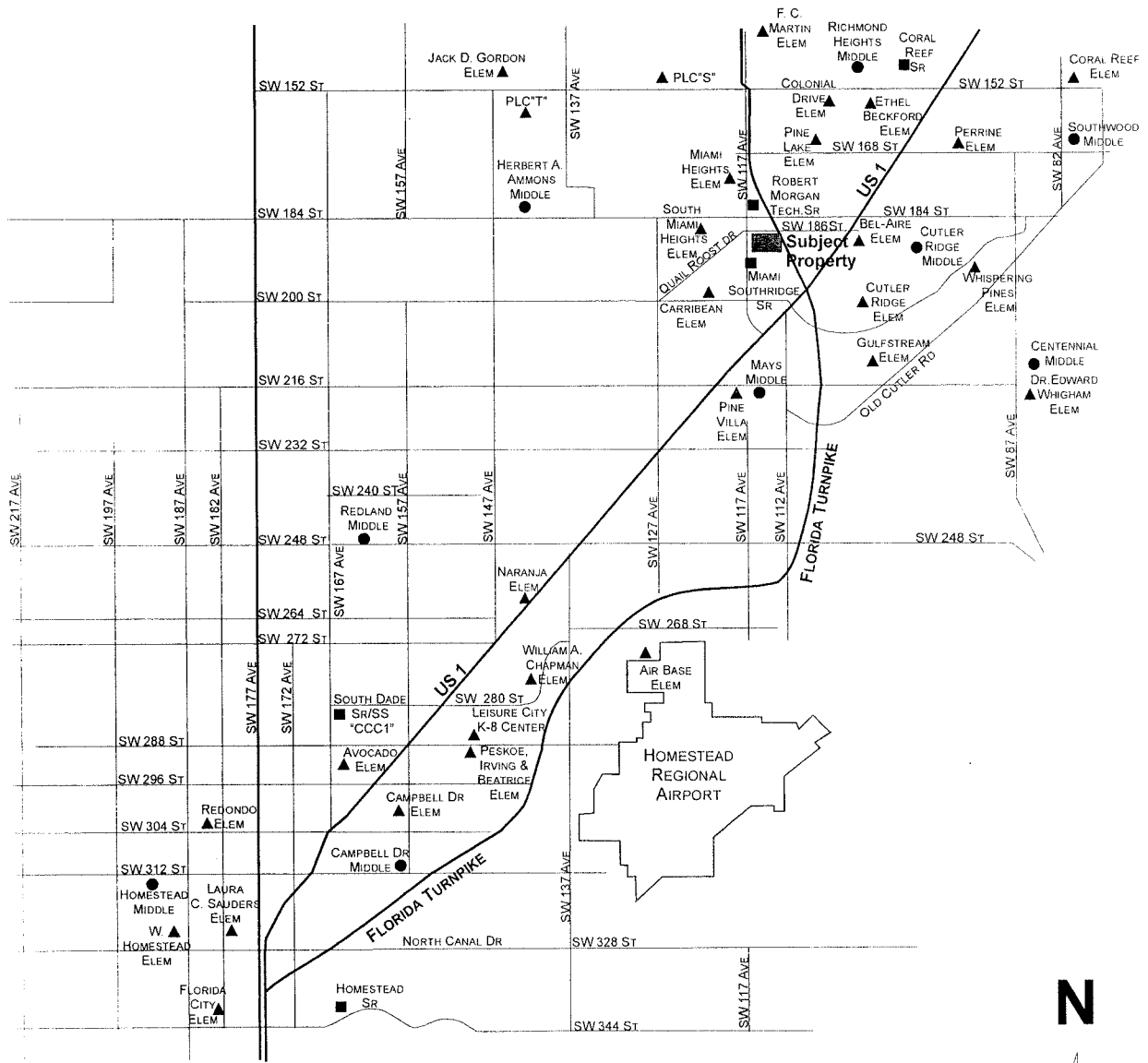
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$19,647.

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

ELEMENTARY	Does not meet threshold
MIDDLE	Does not meet threshold
SENIOR	1 x \$ 21,074 = \$ 21,074
Total Potential Capital Cost	\$ 21,074

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



GLOBAL PROPERTIES  
 CONSULTANTS 05-238  
 PG.JG  
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