

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH LAND USE APPLICATION NO. 9 OF THE APRIL 2005 CYCLE TO AMEND THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN, EDUARDO REYES, LOCATED BETWEEN SW 38 STREET AND SW 40 STREET (BIRD ROAD), AND BETWEEN SW 84 AVENUE AND THEORETICAL SW 85 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

Eduardo Reyes (applicant), requested and received approval for a change to the Miami-Dade County Future Land Use Map on an approximate 1.41-acre site. The applicant is seeking to re-designate land from Business and Office and Low Density Residential (2.5-6 DU/acre) to Business and Office. The site is located between SW 38 Street and SW 40 Street (Bird Road), and between SW 84 Avenue and theoretical SW 85 Avenue (see location map). The proposed additional 8 townhouse units are estimated to generate 3 additional students (see attached school impact analysis). The existing land use presently allows the applicant to build 10 single-family units, for a total of 18 townhouse 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, two of the 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 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 applicants to discuss possible mitigation options.

The applicant has volunteered to mitigate the full capital cost of the additional middle school and senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of one middle school student station at \$15,579 and one senior high school student station at \$20,616, less educational facilities impact fees estimated at \$15,600, for a total donation of \$20,595. 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 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 Land Use Application No. 9, Eduardo Reyes, located between SW 38 Street and SW 40 Street (Bird Road), and between SW 84 Avenue and theoretical SW 85 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$20,595.

IMR:ir

PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS
(Revised August 22, 2005)

APPLICATION: No. 9, Eduardo Reyes

REQUEST: Land use amendment change from Business and Office and Low Density Residential (2.5 to 6 DU/acre) to Business and Office

ACRES: 1.41 net acres

LOCATION: Between SW 38 Street and Bird Road (SW 40 Street), and between SW 84 Avenue and theoretical SW 85 Avenue

MSA/MULTIPLIER: 5.4/ .42 (single-family), .37 (townhouse) and .29 (multifamily)

NUMBER OF UNITS: 8 additional units (10 single-family units currently allowed, for a total of 18 townhouse units)

ESTIMATED STUDENT POPULATION: 3 additional students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Emerson Elementary – 8001 SW 36 Street

MIDDLE: Rockway Middle – 9393 SW 29 Terrace

SENIOR HIGH: Southwest Miami Senior - 8855 SW 50 Terrace

The elementary and senior high schools are located in Regional Center V. The middle school is located in Regional Center III.

* 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 **
Emerson Elementary	465/ 466*	576	81%/ 81%*	18	78%/ 78%*	466
Rockway Middle	1314/ 1315*	788	167%/ 167%	99	148%/ 148%*	1316
Southwest Miami Senior	3166/ 3167*	2065	153%/ 153%*	285	135%/ 135%*	3169

* Student population increase 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.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the middle and senior high 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 Southwest Miami Senior (874 student stations)	Construction	School Opening 2007

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Modular Classrooms addition at Rockway Middle School (676 student stations)	FY 06/07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	576
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1464
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	2939

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

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 July-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	1 x \$ 15,579 = \$ 15,579
SENIOR	1 x \$ 20,616 = \$ 20,616
Total Potential Capital Cost	\$ 36,195

*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

