

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-356, MAYOR REALTY, INC. AND JOSE M. ALVAREZ, LOCATED AT 2712 – 2732 NW 56 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

Mayor Realty, Inc. and Jose M. Alvarez (applicant), requested a zoning change from BU1 and BU3 (Business Use) to RU2 (Two-Family Residential Use), on an approximately 20,639 square-foot parcel located at 2712 – 2732 NW 56 Street (see location map). The proposed 8-unit residential development is estimated to generate 4 students (see attached school impact analysis).

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 applicants 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 one high school student station at \$21,139, less educational facilities impact fees estimated at \$11,820, for a total

donation of \$9,319. 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 Application No. 05-356, Mayor Realty, Inc. and Jose M. Alvarez, located at 2712 – 2732 NW 56 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$9,319.

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**SCHOOL IMPACT REVIEW ANALYSIS**  
**(December 15, 2005)**

**APPLICATION:** Application No.05-356– Mayor Realty, Inc. and Jose M. Alvarez (CC8)

**REQUEST:** District boundary change to rezone from BU-1 and BU-3 (Business District) to RU-2 (Two-family Residential District)

**ACRES:** .4738 acres (20,639 square-foot parcel)

**MSA/Multiplier:** 4.2/52

**LOCATION:** 2712-2732 NW 56 Street

**UNITS:** 8 units proposed in 4 duplex buildings

**ESTIMATED STUDENT POPULATION:** 4

**ELEMENTARY:** 2

**MIDDLE:** 1

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Olinda Elementary – 5536 NW 21 Ave.

**MIDDLE:** Miami Springs Middle – 150 S. Royal Poinciana Blvd.

**SENIOR HIGH:** Miami Springs Senior – 751 Dove Ave.

All schools are 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 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 **
<b>Olinda El.</b>	356/ 358*	432	82%/ 82%*	0	82%/ 82%*	358
<b>Miami Springs Middle</b>	1781/ 1782*	1288	138%/ 138%*	317	111%/ 111%*	1782
<b>Miami Springs Sr.</b>	3443/ 3444*	2056	168%/ 168%*	499	135%/ 135%*	4436

\* 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.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, only the 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>Projected Occupancy Date</u>
State School "FFF" (Miami Springs Sr. School Relief) (2000 student stations)	Construction	School Opening 2006
State School "WWW" (Miami Springs Sr. School Relief) (1613 student stations)	Construction	School Opening 2008

##### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Modular Classroom Addition at Miami Springs Middle (484 student stations)	FY 06/07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	432
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1772
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	5669

**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 \$26,196.

**CAPITAL COSTS:** Based on the State's September-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 \$ 21,139 = \$ 21,139
Total Potential Capital Cost	\$ 21,139

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

