

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-343, THE CAYON FAMILY LTD. PARTNERSHIP, LOCATED AT THE SOUTHEAST CORNER OF SW 145 AVENUE AND SW 14 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

The Cayon Family Ltd. Partnership (applicant), is requesting a zoning change from GU (Interim Use) to RU-1M (a) (Modified Single Family), on approximately 1.4 acres located at the southeast corner of SW 145 Avenue and SW 14 Street (see location map). The proposed additional 6 single-family units are estimated to generate 3 additional 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, 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 allows 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 outlines 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 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 \$16,493, and one senior high school student station at \$21,185, less educational facilities impact fees estimated at \$14,400, for a total donation of \$23,918. 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 Application No. 05-343, The Cayon Family Ltd. Partnership, located at the southeast corner of SW 145 Avenue and SW 14 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$23,918.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-343, The Cayon Family Ltd. Partnership

REQUEST: Zone change from GU to RU-1M(a)

ACRES: 1.4 acres

MSA/Multiplier: 6.1/.55

LOCATION: Southeast Corner of SW 145 Avenue and SW 14 Street

NUMBER OF UNITS: 6 units

ESTIMATED STUDENT POPULATION: 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Zora Neal Hurston Elementary – 13137 SW 26 St.

MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.

SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

All schools are located in Regional Center V

* 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 **
Zora Neale Hurston Elementary	802/ 803*	1039	77%/ 77%*	0	77%/ 77%*	1133
W. R. Thomas Middle	1149 1150*	913	126%	0	126% 126%*	1519
G. Holmes Braddock Sr.	4502 4503*	2943	153%	926	116% 116%*	5079

* 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 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>
New Modular at John A. Ferguson Sr. (John A. Ferguson and G. Holmes Braddock Senior High School Relief) (850 student stations)	Construction	School Opening 2006
New Middle School "UU-1" (Paul Bell, W. R. Thomas and Howard Doolin Middle School Relief) (1660 student stations)	Design	School Opening 2008

Proposed Relief Schools

School

Funding Year

FY 08-09

New Senior High School—(S/S “GGG1”)
(Doral, Braddock, Miami Coral
Park Senior High School Relief)
(2000 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 1039
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2573
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 5793

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 March-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	Does not meet the threshold	
MIDDLE	1 x \$ 16,493 =	\$ 16,493
SENIOR	1 x \$ 21,825 =	\$ 21,825
Total Potential Capital Cost		\$ 38,318

* 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

