

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-378, TAMIAMI KENDALL INVESTMENT, INC., LOCATED AT THE NORTHWEST CORNER OF SW 127 AVENUE AND SW 136 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

Tamiami Kendall Investment, Inc. (applicant), is requesting a zoning change from BU-1(A) (Business) to RU-3M (Minimum Apartment House), on approximately 8.03 acres located at the northwest corner of SW 127 Avenue and SW 136 Street (see location map). The proposed additional 104-townhouse units are estimated to generate 49 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, one of the school facilities that would serve the proposed development meets 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 senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 14 senior high school stations at \$21,825 (\$305,550) less educational facilities impact fees estimated at \$202,800, for a total donation of \$102,750. 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. 05-378, Tamiami Kendall Investment, Inc., located at the northwest corner of SW 127 Avenue and SW 136 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$102,750.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-378, Tamiami Kendall Investment, Inc.

REQUEST: Zone change from BU-1A to RU-3M

ACRES: 8.03 acres

LOCATION: Between SW 127 Avenue & SW 128 Place and Between SW 133 Street & SW 136 Street

**MSA/
MULTIPLIER:** 6.2/.47

UNITS: 104 townhouse units

**ESTIMATED
STUDENT
POPULATION:** 49 students*

ELEMENTARY: 23

MIDDLE: 12

SENIOR: 14

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Gloria Floyd Elementary - 2650 SW 109 Ave.

MIDDLE: Richmond Heights Middle – 15015 SW 103 Ave.

SENIOR HIGH: Miami Sunset Senior - 13125 S.W. 72 St.

All schools are located in Regional Centers V & 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 **
Gloria Floyd Elem.	769/ 792*	772	100%/ 102%*	18	97%/ 100%*	941
Richmond Heights Middle	1331/ 1343*	1125	118%/ 119%*	178	102%/ 103%*	1573
Miami Sunset Sr.	3311/ 3325*	2522	131%/ 132%*	190	122%/ 123%*	3535

* 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):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "YY-1" (Ammons, Hammocks, Richmond Heights and Redland Middle School Relief) (2232 student stations)	Construction	School Opening 2007

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
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)	772
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	3357
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5380

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 \$320,901.

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	Does not meet the threshold
SENIOR	14 x \$ 21,825 = \$305,550

* 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

