

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-317, EMILY DEVELOPMENT LLC, LOCATED AT THE SOUTHEAST CORNER OF SW 192 AVENUE AND SW 316 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

Emily Development LLC (applicant), is requesting a zoning change from EU-M (Estate Modified 1 Family) to RU-1M (a) (Modified Single Family), on approximately 10 acres located at the southeast corner of SW 192 Avenue and SW 316 Street (see location map). The proposed additional 26 single-family units are estimated to generate 17 additional students (see attached school impact analysis). The existing EU-M zoning presently allows the applicant to build 29 single-family units, for a total of 55 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 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 four middle school student stations at \$15,974 (\$63,896), and five senior high school student stations at \$21,139 (\$105,695), less educational facilities impact fees estimated at \$62,400, for a total donation of \$107,191. 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. 05-317, Emily Development LLC, located at the southeast corner of SW 192 Avenue and SW 316 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$107,191.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-317, Emily Development, LLC (CC14)
REQUEST: Zone change from EU-M to RU-1M(a)
ACRES: 10 acres
MSA/Multiplier: 7.3/.60
LOCATION: Southeast Corner of SW 192 Avenue and SW 316 Street
NUMBER OF UNITS: 26 additional single-family units (29 units currently permitted under existing zoning classification, for a total of 55 units)

ESTIMATED STUDENT POPULATION: 17 students*

ELEMENTARY: 8

MIDDLE: 4

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary – 1550 SW 6 St.

MIDDLE: Homestead Middle – 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

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 **
West Homestead Elem.	828/ 836*	806	103%/ 104%*	36	98%/ 99%*	855
Homestead Middle	1206/ 1210*	848	142%/ 143%*	158	120%/ 120%*	1239
South Dade Sr.	2759/ 2764*	1721	160%/ 161%*	380	131%/ 132%*	2959

* 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>
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "CCC1" (Partial Replacement of South Dade Sr. High School) (1522 additional student stations)	Construction	School Opening 2009

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	806
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2510
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3243

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

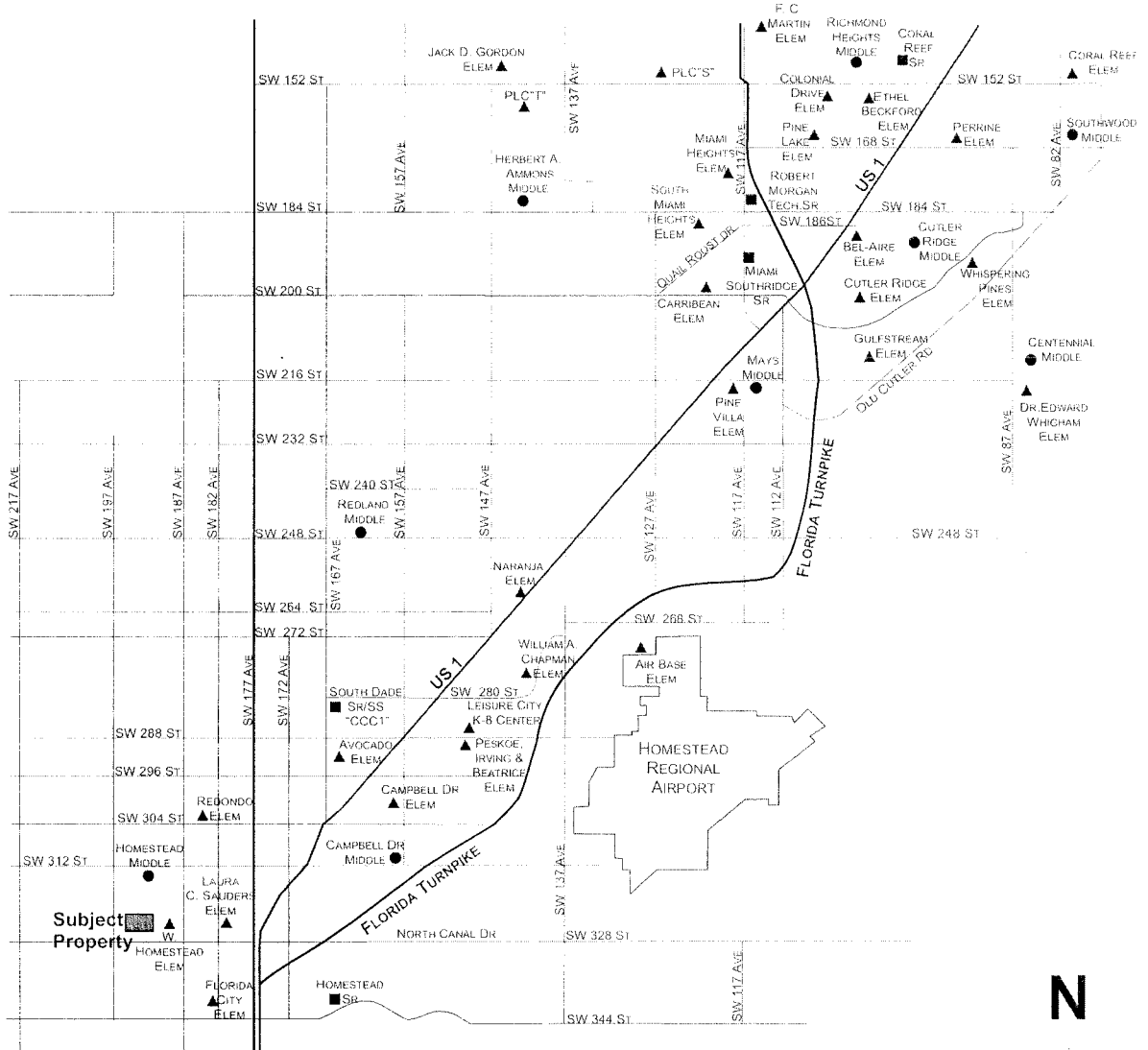
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$111,333.

CAPITAL COSTS: Based on the State's December-2005 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	4 x \$ 15,974 = \$ 63,896
SENIOR	5 x \$ 21,139 = \$105,695
Total Potential Capital Cost	\$169,591

* 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



EMILY DEVELOPMENT
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 435