

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-020, NARANJA ASSOCIATE, LLLP, LOCATED AT THE NORTHWEST CORNER OF SW 268 STREET AND SW 1 ROAD, 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

Naranja Associates, LLLP (applicant), is requesting an Administrative Site Plan Approval within the Naranja Community District, on approximately 2.03 acres located at the northwest corner of SW 268 Street and SW 1 Road (see location map). The proposed additional 120-multifamily units are estimated to generate 74 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 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 applicant to discuss possible mitigation options.

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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 21 senior high school stations at \$21,825 (\$458,325), less educational facilities impact fees estimated at \$234,000, for a total donation of \$224,325. The entire donation is due prior to the issuance of the first building permit. 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. 05-020, Naranja Associates, LLLP, located at the northwest corner of SW 268 Street and SW 1 Road, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$224,325.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-020, Naranja Associates, LLLP (CC14)

REQUEST: Administrative Site Plan Approval within the Naranja Community District

ACRES: 2.03 acres

LOCATIONS: Northwest Corner of SW 268 Street and SW 1 Road

**MSA/
MULTIPLIER:** 7.4/.62

**NUMBER OF
UNITS:** 120 multifamily units

**ESTIMATED
STUDENT
POPULATION:** 74 students*

ELEMENTARY: 34

MIDDLE: 19

SENIOR: 21

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Naranja Elementary - 13990 SW 264 Street

MIDDLE: Redland Middle - 16001 SW 248 Street

SENIOR HIGH: South Dade Senior – 28401 SW 167 Avenue

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 **
Naranja Elem.	677/ 711*	522	130%/ 136%*	138	103%/ 108%*	1070
Redland Middle	1458/ 1477*	1230	120%/ 120%*	79	111%/ 113%*	2082
South Dade Sr.	2759/ 2780*	1721	161%/ 161%*	380	131%/ 132%*	2975

- * 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</u>	
State School "SS1" (Redland, and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007	
Jorge Mas Canosa Middle (State School "YY1") (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 student stations)	Construction	School Opening 2007] REVISED
State School "CCC1" (Partial Replacement of South Dade Sr. High School) (1522 additional student stations)	Construction	School Opening 2009	
New Elementary School – (S/S "A1") (Chapman, Naranja and Redland Elementary School Relief)	Design	School Opening 2007	

(826 student stations)
 New K-8 @ Palm Glade (S/S "CC1") Design School Opening 2008
 (Pine Villa and Redland Elementary School Relief,
 and Redland Middle School Relief)
 (1624 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 1348
 Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 5748
 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 \$484,626.

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	21 x \$ 21,825 = \$ 458,325

* 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

