

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-094, REDLANDS COVE DEVELOPMENT, LLC, LOCATED AT THE SOUTHEAST CORNER OF SW 276 STREET AND SW 157 AVENUE, 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

Redlands Cove Development, LLC (applicant), is requesting a zoning change from AU (Agriculture) to EU-S (Estates Sub. 1 Single-Family), on approximately 10 acres located at the southeast corner of SW 276 Street and SW 157 Avenue (see location map). The proposed additional 14-single family units are estimated to generate 10 additional students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 2 single-family units, for a total of 16 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 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 elementary and senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of five elementary school stations at \$14,371 (\$71,855) and three senior high school stations at \$21,804 (\$65,412), less educational facilities impact fees estimated at \$33,600, for a total donation of \$103,667. 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. 05-029, Redlands Cove Development, LLC, located at the southeast corner of 276 Street and SW 157 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$103,667.

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-094, Redlands Cove Development LLC (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 10 acres

MSA/Multiplier: 7.3/.70

LOCATION: Southeast Corner of SW 276 Street and SW 157 Avenue

NUMBER OF UNITS: 14 additional single-family units (2 units currently permitted under existing zoning classification, for a total of 16 units)

ESTIMATED STUDENT POPULATION: 10 students*

ELEMENTARY: 5

MIDDLE: 2

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24701 SW 162 Ave.

MIDDLE: Redland Middle – 16001 SW 248 St.

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 **
Redland Elem.	1086/ 1091*	903	120%/ 120%*	0	120%/ 120%*	1147
Redland Middle	1458/ 1460*	1230	119%/ 119%*	79	111%/ 111%*	2091
South Dade Sr.	2759/ 2762*	1721	160%/ 160%*	380	131%/ 131%*	2957

* 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 elementary 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
Jorge Mas Canosa Middle (State School "YY1") (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 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

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State School S/S "A1" Design School Opening 2007
 (Chapman, Naranja and Redland
 Elementary School Relief)
 (826 student stations)

State School "CC1"/ Design School Opening 2007
 K-8 @ Palm Glade
 (Pine Villa and Redland
 Elementary School Relief,
 and Redland Middle School Relief)
 (1642 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 2729
 Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 5766
 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 \$65,490.

CAPITAL COSTS: Based on the State's May-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5 x \$ 14,371 = \$ 71,855
MIDDLE	Does not meet the threshold
SENIOR	3 x \$ 21,804 = \$ 65,412
Total Potential Capital Cost	\$137,267

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

LOCATION MAP

