

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-329, SINFIN HOMES & INV., LOCATED AT THE NORTHEAST CORNER OF SW 94 AVENUE AND SW 174 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

Sinfin Homes & Inv. (applicant), is requesting a zoning change from AU (Agriculture) to RU-1 (Single Family Residential) and RU-2 (Two Family Residential), on approximately 5.5 acres located at the northeast corner of SW 94 Avenue and SW 174 Street (see location map). The proposed additional 31-single family units are estimated to generate 21 additional students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 3 single-family units, for a total of 34 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, all 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.

The applicant has volunteered to mitigate the full capital cost of the additional elementary, middle and senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of ten elementary school stations at \$13,933 (\$139,330), five middle school stations at \$15,974 (\$79,870) and six senior high school stations at \$21,139 (\$126,834), less educational facilities impact fees estimated at \$102,300, for a total donation of \$243,734. 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. 05-329, Sinfin Homes & Inv., located at the northeast corner of SW 94 Avenue and SW 174 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$243,734.

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-329, Sinfin Homes & Inv., Inc (VPB)

REQUEST: Zone change from AU to RU-2

ACRES: 5.5 acres

MSA/Multiplier: 5.7/.74 & .60

LOCATION: Northeast Corner of SW 94 Avenue and SW 174 Street

NUMBER OF UNITS: 31 additional duplex units (3 units currently permitted under existing zoning classification, for a total of 34 units)

ESTIMATED STUDENT POPULATION: 22 students*

ELEMENTARY: 10

MIDDLE: 6

SENIOR: 6

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Perrine Elementary - 8851 SW 168 St.

MIDDLE: Southwood Middle – 16301 SW 80 Ave.

SENIOR HIGH: Miami Palmetto Senior – 7460 SW 118 St.

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 **
Perrine Elem.	764/ 774*	620	123%/ 125%*	40	116%/ 117%*	774
Southwood Middle	1776/ 1782*	1181	150%/ 151%*	20	148%/ 148%*	1783
Miami Palmetto Sr.	3536/ 3542*	2138	165%/ 166%*	214	150%/ 151%*	3547

* 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, all of the 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</u>
New Modular at Perrine Elementary School (220 student stations)	Construction	School Opening 2006
New Modular at Miami Palmetto Sr. High School (600 student stations)	Construction	School Opening 2006

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
State School "JJ1" (Southwood and Palmetto Middle Schools Relief) (1659 student stations)	FY 06-07

State School "III1"
(Miami Palmetto
and Miami Killian Sr. High
Schools Relief)
(1613 student stations)

FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	840
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2840
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	4351

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 \$144,078.

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	10	x	\$ 13,933	=	\$139,330
MIDDLE	6	x	\$ 15,974	=	\$ 95,844
SENIOR	6	x	\$ 21,139	=	\$126,834
Total Potential Capital Cost					\$362,008

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

