

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 12 OF THE OCTOBER 2005 LAND USE CYCLE, WEST PERRINE COMMUNITY DEVELOPMENT CORPORATION, LOCATED AT THE NORTHEAST CORNER OF SW 186 STREET AND HOMESTEAD 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

West Perrine Community Development Corporation (applicant), is requesting an amendment to the Miami-Dade County Comprehensive Development Master Plan to change the land use from Industrial and Office to Business and Office, on approximately 2.4 acres located at the northeast corner of SW 186 Street and Homestead Avenue (see location map). The proposed additional 105-multifamily 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, 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.

The applicant has volunteered to mitigate the full capital cost of the additional middle and senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a

monetary donation covering the capital cost of 12 middle school stations at \$16,485 (\$197,820) and 14 senior high school stations at \$21,815 (\$305,410), less educational facilities impact fees estimated at \$157,500, for a total donation of \$345,730. 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. In addition, should the applicant include an elderly housing component within the proposed development, the donation may also be reduced accordingly.

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. 12 of the October 2005 Land Use Cycle, West Perrine Community Development Corporation, located at the northeast corner of SW 186 Street and Homestead Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$345,730.

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 12, West Perrine Community Development Corporation

REQUEST: Land use amendment from Industrial and Office to Business and Office

ACRES: 2.4 acres

LOCATION: Northeast corner of SW 186 Street and Homestead Avenue

**MSA/
MULTIPLIER:** 5.8/.47 (multifamily)

**NUMBER OF
UNITS:** 105 multi-family units

**ESTIMATED
STUDENT
POPULATION:** 49 students

ELEMENTARY: 23

MIDDLE: 12

SENIOR: 14

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Robert Russa Moton Elementary – 18050 Homestead Avenue

MIDDLE: Southwood Middle – 16301 SW 80 Avenue

SENIOR HIGH: Miami Palmetto Senior – 7460 SW 118 Street

All of the 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 **
R. R. Moton Elem.	602/ 625*	710	85%/ 88%*	0	85%/ 88%*	625
Southwood Middle	1776/ 1788*	1181	150% 151%*	20	148%/ 148%*	1783
Miami Palmetto Senior	3536/ 3550*	2138	165%/ 166%*	214	150%/ 151%*	3556

* 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>
Modular addition at Miami Palmetto Senior 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) 710
 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 \$320,901.

CAPITAL COSTS: Based on the State's February - 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	12 x \$ 16,485 = \$ 197,820
SENIOR	14 x \$ 21,815 = \$ 305,410
Total Potential Capital Cost	\$ 503,230

* 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

