

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH A LAND USE APPLICATION FROM PREMIER MANAGEMENT & INVESTMENTS COMPANY, INC., LOCATED AT 3921 W. FLAGLER STREET, PROVIDING FOR A MONETARY DONATION OVER AND ABOVE EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

Premier Management and Investments Company, Inc. (applicant) requested and received approval for a change to the City of Miami (City) Future Land Use Map on an approximate 1.12 net acre site. The applicant is seeking to re-designate land from Medium Density Multifamily Residential (65 dwelling units/acre) and Single-Family Residential (9 dwelling units/acre), to Restricted Commercial (150 dwelling units/acre). The site is located at 3921 W. Flagler Street (see location map). The proposed 103 additional multifamily dwelling units are estimated to generate 28 students (see attached school impact analysis). The existing land use presently allows the applicant to build one single-family unit and 64 multifamily units, for a total of 168 dwelling units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the City, 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.

Proposed mitigation

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 13 elementary school student stations at \$14,385 (\$187,005), and 8 senior high school student stations at \$21,825 (\$174,600), less educational facilities impact fees estimated at \$154,500, for a total donation of \$207,105. The entire donation is due prior to the issuance of a building permit. In the event the City 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 a land use application from Premier Management & Investments Company, Inc., located at 3921 W. Flagler Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$207,105.

VGv:mo

****REVISED****
SCHOOL IMPACT REVIEW ANALYSIS
March 1, 2006

APPLICATION: Premier Management & Investments Company, Inc.
(PAB Mtg. March 1, 2006)

REQUEST: Change Land Use from R-3 "Medium Density Multifamily Residential" (65 DU/acre) and "Single-Family Residential" (9 DU/acre), to C-1 "Restricted Commercial" (150 DU/acre)

ACRES: ± 1.12 total net acres (± 0.14 net acres "Single-Family Detached" and ± 0.98 net acres "Medium Density Multifamily Residential")

LOCATION: Approximately 3921 W. Flagler Street, Miami

**MSA/
MULTIPLIER:** 5.1 / 0.27 Multifamily and 0.38 Single-Family Detached

**NUMBER OF
UNITS:** 103 additional units
(65 units currently permitted under existing zoning classification, for a total of 168 units)

**ESTIMATED STUDENT
POPULATION:** 28 additional students

ELEMENTARY: 13

MIDDLE: 7

SENIOR HIGH: 8

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Kinloch Park Elementary – 4275 NW First Street

MIDDLE: Kinloch Park Middle – 4340 NW 3 Street

SENIOR HIGH: Coral Gables Senior High – 450 Bird Road

All schools are located in Regional Center IV.

*Based on Census 2000 information provided by 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 RELCOATABLE	CUMULATIVE STUDENTS**
Kinloch Park Elementary	811	440	184%	126	143%	920
	824 *		187%		146%	
Kinloch Park Middle	1,217	1,273	96%	0	96%	1,316
	1,224 *		96%		96%	
Coral Gables Senior High	3,628	2,799	130%	0	130%	3,845
	3,636 *		130%		130%	

*Student population increase 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, 2006-2010, dated July 2006)

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Kinloch Park Elementary (418 student stations)	Construction	2007 School Opening
State School "J-1" (Fairlawn / Kinloch / Auburndale Elementary schools relief) (826 student stations)	Planning	2008 School Opening

Proposed Relief Schools

<u>School</u>	<u>Funding year</u>
International Studies Senior (Coral Gables Senior High School relief) (700 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1,684
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1,273
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3,499

OPERATING COSTS: Accounting 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 \$183,372.

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	13	x	14,385	=	\$187,005
MIDDLE	Does not meet threshold				
SENIOR HIGH	8	x	21,825	=	\$174,600
Total Potential Capital Cost					\$361,605

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

