

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 2006-11, REDOUND CORPORATION, LOCATED AT THE NORTHWEST CORNER OF NW 47 AVENUE AND NW 156 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

Redound Corporation (applicant), requested a zoning change from IU-C (Industrial District) to RU4L (Townhouse District at 17.5 units/acre), on approximately 2.57 acres located at the northwest corner of NW 47 Avenue and NW 156 Street (see location map). The proposed 46-unit residential development is estimated to generate 28 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 the City of Miami Gardens (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, 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 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.

The applicant has volunteered to mitigate the full capital cost of the additional middle school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 7 middle school student stations at \$16,477 each (and will round up the total from \$115,339 to \$115,420), less educational facilities impact fees estimated at \$81,420, for a total donation of \$34,000. The entire donation is due prior to the issuance of the first building permit or one year from the City's final approval of the application, whichever occurs first. 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 at 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. 2006-11, Redound Corporation, located at the northwest corner of NW 47 Avenue and NW 156 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$34,000.

IMR:ir

SCHOOL IMPACT REVIEW ANALYSIS
(May 17, 2006)

APPLICATION: Redound Corp. – Application No. 2006-11 - City of Miami Gardens

REQUEST: Rezone from IU-C (industrial district) to RU-4L (townhouse district at 17.5 units/acre)

ACRES: Approximately 2.57 acres

M1SA/Multiplier: 2.4/.60 (Townhouses)

LOCATION: NW Corner of 47 Avenue and NW 156 Street

UNITS: 46 townhouse units

ESTIMATED STUDENT POPULATION: 28 students *

ELEMENTARY: 13

MIDDLE: 7

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Carol City Elementary – 17631 NW 20 Avenue

MIDDLE: Lake Stevens Middle – 2349 NW 175 Street

SENIOR HIGH: Hialeah Miami Lakes Senior – 1050 NW 195 Street

All schools are located in Regional Center II

* 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 RELCOATABLE	CUMULATIVE STUDENTS**
Carol City Elementary	684	776	88%	0	88%	752
	697 *		90%		90%	
Lake Stevens Middle	1,296	875	148%	178	123%	1,339
	1,303 *		149%		124%	
Hialeah Miami Lakes Senior	2,890	2,699	107%	48	105%	3,181
	2,898 *		107%		105%	

* 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 school meets 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</u>
State School NN-1 Country Club Middle School (Lawton Chiles and Lake Stevens Middle Relief) (1662 student stations)	Construction	School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	776
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2537
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	2699

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6549 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 May 2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	Does not meet review threshold
MIDDLE	7 x 16,477 = \$115,339
SENIOR HIGH	Does not meet review threshold
Total Potential Capital Cost	\$115,339

* 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

