

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 06-038, CLAUDE AND BARBARA CASH, LOCATED AT 13195 SW 208 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

Claude and Barbara Cash (applicant), is requesting a zoning change from EU-M (Estates Modified 1 Family) to RU-1(Single Family residential), on approximately 1.29 acres located at 13195 SW 208 Street (see location map). The proposed additional 2 single-family units are estimated to generate 1 additional student (see attached school impact analysis). The existing EU-M zoning presently allows the applicant to build 3 single-family units, for a total of 5 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, 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 an additional elementary school student station, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of one elementary school student station at \$14,378, less educational facilities impact fees estimated at \$4,800, for a total donation of \$9,578. 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 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. 06-038, Claude and Barbara Cash, located at 13195 SW 208 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$9,578.

PG:pg

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 06-038, Claude & Barbara Cash

REQUEST: Zone change from EU-M to RU-1

ACRES: 1.29 acres

LOCATION: 13195 SW 208 Street

MSA/MULTIPLIER: 7.2/.67

NUMBER OF UNITS: 2 additional units (3 units currently permitted under existing zoning classification, for a total of 5 units)

ESTIMATED STUDENT POPULATION: 1 student*

ELEMENTARY: 1

MIDDLE: -

SENIOR: -

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary – 24501 SW 162 Avenue

MIDDLE: Mays Middle -11700 SW 216 Street

SENIOR HIGH: South Dade Senior -28401 SW 167 Avenue

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/ 1087*	903	120%/ 120%*	0	120%/ 120%*	1306
Mays Middle	776	940	83%	99	75%	2231
South Dade Sr.	2759	1721	160%	380	131%	3112

* 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.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, although two of the impacted schools meet the review threshold only the elementary school is impacted by the proposed development.

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>
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2009
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa, Redland, and Naranja Elementary School Relief and Redland and Mays Middle School Relief) (1624 student stations)	Construction	School Opening 2008
State School "A1" (Chapman, Naranja and Redland Elementary School Relief) (826 student stations)	Design	School Opening 2007
Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)		2729
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)		1564
Estimated Permanent Senior 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 needs.

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 \$6,549.

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

ELEMENTARY	1 x \$ 14,378 = \$ 14,378
MIDDLE	Not impacted by proposed development
SENIOR	Not impacted by proposed development

* 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

