

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A MONETARY DONATION IN CONNECTION WITH LAND USE AND MAJOR USE SPECIAL PERMIT APPLICATION MU-05-01507, FIVE PROPERTIES LLC, LOCATED AT 4350 NW 10 STREET, MIAMI, 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

Five Properties LLC (applicant), is seeking a Land Use and Major Use Special Permit (MUSP) from the City of Miami (City) to construct a 7-story high-rise residential structure consisting of 158 dwelling units. In April 2006, the City Commission granted the applicant a land use re-designation from "Medium Density Multifamily Residential" (65 dwelling units/acre), to "General Commercial" (150 dwelling units/acre). The previous land use allowed the applicant to build 90 multifamily units. The proposed 68 additional multifamily dwelling units are estimated to generate 18 students (see attached school impact analysis). The site is located at 4350 NW 10 Street, Miami (see location map).

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 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.

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 monetary donation covering the capital cost of 8 elementary school student stations at \$13,839 (\$110,712), and 5 senior high school student stations at \$20,997 (\$104,985), less educational facilities impact fees estimated at \$102,000, for a total donation of \$113,697. If approved by the City Commission, the MUSP and associated development order for the property shall be conditional upon the payment of the entire donation, which must be paid in full prior to the issuance of a building permit.

The donation is to be utilized for capital improvements to relieve the impacted schools.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a monetary donation in connection with a land use and Major Use Special Permit application MU-05-01507, Five Properties LLC, located at 4350 NW 10 Street, Miami, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$113,697.

VGv:mo

**\*\*UPDATED\*\***  
**SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** Five Properties, LLC

**REQUEST:** Change Land Use from "Medium Density Multifamily Residential" (65 DU/acre) to "General Commercial" (150 DU/acre); and  
Major Use Special Permit (MUSP)

**ACRES:** ±1.38 net acres

**LOCATION:** 4350 NW 10 Street, Miami

**MSA/  
MULTIPLIER:** 5.1 / .27 Multifamily

**NUMBER OF  
UNITS:** 68 additional units  
*(90 units currently permitted under existing zoning classification,  
for a total of 158 units)*

**ESTIMATED STUDENT  
POPULATION:** 18 students\*

**ELEMENTARY:** 8

**MIDDLE:** 5

**SENIOR HIGH:** 5

**SCHOOLS SERVING AREA OF APPLICATION**

**ELEMENTARY:** Kinloch Park Elementary – 4275 NE 1 Street

**MIDDLE:** Kinloch Park Middle – 4340 NE 3<sup>rd</sup> Street

**SENIOR HIGH:** Coral Gables Senior – 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	822	440	187%	126	145%	980
	830 *		189%		147%	
Kinloch Park Middle	1,219	1,273	96%	0	96%	1,567
	1,224 *		96%		96%	
Coral Gables Senior High	3,704	2,799	132%	0	132%	4,053
	3,709 *		133%		133%	

\*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, Kinloch Park Elementary and Coral Gables Senior High schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2006-2010, dated April 2006)

##### Proposed Relief Schools

<u>School</u>	<u>Status</u>	<u>Funding year</u>
Addition at Kinloch Park Elementary (418 student stations)	Construction	2007 School Opening
State School "J-1" (Fairlawn / Kinloch / Aurbundale Elementary Schools relief) (826 student stations)		FY 10-11
State School "LLL-1" International Studies Senior at Metrorail (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 \$117,882.

**CAPITAL COSTS:** Based on the State's August 2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	8	x	13,839	=	110,712
MIDDLE	Does not meet the review threshold				
SENIOR HIGH	5	x	20,997	=	\$104,985
<b>Total Potential Capital Cost</b>					<b>\$215,697</b>

\*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

