

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION No. 2005-336, SOLID OAKS, LLC, LOCATED AT 14752 NE 6 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

Solid Oaks, LLC (applicant), is requesting a zoning change from BU-1 (Business District Neighborhood) to BU-1A (Business District Limited), with a special exception to permit residential use within the BU1-A Zone, on approximately 1.9 acres located at 14752 NE 6 Avenue (see location map). The proposed 12 residential units are estimated to generate 6 students (see attached school impact analysis). The existing BU-1 zoning presently allows the applicant to build 12 units for a total of 24 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 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 elementary and middle school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of one middle school student station at \$16,460 and 2 senior high school student stations at \$21,782 each (\$43,564), less educational facilities impact fees estimated at \$25,020 for a total donation of \$35,004. 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. 2005-336, Solid Oaks, LLC., located at 14752 NE 6 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$35,004.

IMR:ir

SCHOOL IMPACT REVIEW ANALYSIS
(January 25, 2006)

APPLICATION: Application No. 2005-336– Solid Oaks, LLC (CC8)

REQUEST: District boundary change to (1) rezone from BU-1 (Business District Neighborhood) to BU-1A (Business District Limited); (2) Special Exception to permit a residential use in BU1A Zone; (3) non-use variance to waive requirement that not more than four families shall occupy a building in RU-3 District.

ACRES: 1.9 acres

MSA/Multiplier: 2.1/.52 (Townhome)

LOCATION: 14752 N.E. 6 Avenue

UNITS: 12 additional townhome units (12 units presently permitted under existing zoning classification, for a total of 24 units)

ESTIMATED STUDENT POPULATION: 6

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: North Miami Elementary – 655 NE 145 Street

MIDDLE: North Miami Middle – 13105 NE 7 Avenue

SENIOR HIGH: North Miami Senior – 800 NE 137 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**
North Miami Elementary	969	754	129%	424	82%	972
	972 *		129%		83%	
North Miami Middle	1,352	822	164%	20	161%	1,353
	1,353 *		165%		161%	
North Miami Senior	3,118	2,268	137%	214	126%	3,130
	3,120 *		138%		126%	

* 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, 2006-20010, dated July 2006)

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
K-8 Conversion at Linda Lentin El. (North Miami Middle Relief) (515 student stations)	Open	August 2006
State School QQ-1 (K-8) (W.J. Bryan and Natural Bridge Elementary Relief; North Miami Middle Relief) (1593 student stations)	Open	August 2006
State School E-1 (A New Elementary) (North Miami, Biscayne Gardens and Oak Grove Elementary Relief) (725 student stations)	Design	2008 School Opening
North Miami Middle Replacement (1000 student stations)	Design	2008 School Opening
State School BBB-1 (North Miami Senior Replacement) (3200 student stations)	Design	2009 School Opening

Proposed Relief Schools

School

Funding year

N/A

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2,479
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2,108
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3,200

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 \$39,294.

CAPITAL COSTS: Based on the State's January-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	1 x 16,460 = \$16,460
SENIOR HIGH	2 x 21,782 = \$43,564
Total Potential Capital Cost	\$60,024

* 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

