

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT IN CONNECTION WITH APPLICATION NO. 2005-114, ARMA, LLC, LOCATED SOUTH OF NE 11 STREET AND NE 6 AVENUE, HOMESTEAD**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Background

Arma, LLC (applicant), is requesting a zoning change from G (General Use) to R-3 (Multiple Apartments), on approximately 2.2 acres located south of NE 11 Street and NE 6 Avenue, Homestead (see location map). The proposed additional 21 multifamily units are estimated to generate 13 additional 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 Homestead (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.

The applicant has volunteered to mitigate the full capital cost of the additional middle school and senior high school student stations, by providing a monetary donation covering the capital cost of three middle school student stations at \$16,477 (\$49,431), and four senior high school student stations at \$21,804 (\$87,216), less educational

facilities impact fees estimated at \$31,500, for a total donation of \$105,147. The entire donation is due upon School Board authorization to accept the monetary donation. 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.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a monetary donation over and above educational facilities impact fees in connection with Application No. 2005-114, Arma, LLC, located south of NE 11 Street and NE 6 Avenue, Homestead, in the amount of \$105,147.

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## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 2005-114, Arma, LLC (Homestead)

**REQUEST:** Zoning change from G (General Use) to R-3 (Multiple Apartments)

**ACRES:** 2.2 acres

**MSA/Multiplier:** 7.3/.62 (multifamily)

**LOCATION:** South of NE 11 Street and NE 6 Avenue

**NUMBER OF UNITS:** 21 multifamily units

**ESTIMATED STUDENT POPULATION:** 13 students\*

  

**ELEMENTARY:** 6

**MIDDLE:** 3

**SENIOR:** 4

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** West Homestead Elementary – 1550 SW 6 Street (Homestead)

**MIDDLE:** Homestead Middle – 650 NW 2 Avenue (Homestead)

**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 **
<b>W. Homestead Elem.</b>	828/ 834*	806	103%/ 103%*	36	98%/ 99%*	853
<b>Homestead Middle</b>	1206/ 1209	848	142%/ 143%	158	<b>120%/</b> <b>120%</b>	1242
<b>South Dade Sr.</b>	2759/ 2763*	1721	160%/ 160%*	380	<b>131%/</b> <b>131%*</b>	2957

\* 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, two of the 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>
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2009

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	806
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2510
Estimated Permanent Senior High 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 need.

**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 \$85,137.

**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 the threshold
MIDDLE	3 x \$ 16,477= \$ 49,431
SENIOR	4 x \$ 21,804= \$ 87,216
Total Potential Capital Cost	\$136,647

\* 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

