

Office of School Facilities  
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 06-029, REDLAND ACRES FAMILY HOMES DEVELOPMENT CORP., LOCATED AT THE SOUTHWEST CORNER OF SW 288 STREET AND SW 169 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**

**LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Background

Redland Acres Family Homes Development Corp. (applicant), is requesting a zoning change from AU (Agriculture) and EU-1 (Estate 1 Family) to EU-S (Estates Sub. 1 Family), on approximately 33.6 acres located at the southwest corner of SW 288 Street and SW 169 Avenue (see location map). The proposed additional 31 units are estimated to generate 19 additional students (see attached school impact analysis). The existing zoning presently allows the applicant to build 14 units, for a total of 45 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 middle and senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of five middle school student stations at \$16,485, and five senior high school student stations at \$21,815, less educational facilities impact fees estimated at \$74,400, for a total donation of \$117,100. 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. 06-029, Redland Acres Family Homes Development Corp., located at the southwest corner SW 288 Street and SW 169 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$117,100.

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## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 06-029, Redlands Acres Family Homes Development Corp., Inc.  
(CC14)

**REQUEST:** Zone change from AU & EU-1 to EU-S

**ACRES:** 33.6 acres

**MSA/MULTIPLIER:** 7.3/60

**LOCATION:** Southwest Corner of SW 288 Street and SW 169 Avenue

**NUMBER OF UNITS:** 31 additional units (14 units currently permitted under existing zoning classification, for a total of 45 units)

**ESTIMATED STUDENT POPULATION:** 19 students\*

**ELEMENTARY:** 9

**MIDDLE:** 5

**SENIOR:** 5

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Avocado Elementary – 16969 SW 294 Street

**MIDDLE:** Homestead Middle -650 NW 2 Avenue

**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:

Avocado Elementary	1,042	869	120%	66	111%	1,136
	1,051 *		121%		112%	
Homestead Middle	1,206	848	142%	158	120%	1,200
	1,211 *		143%		120%	
South Dade Senior High	2,759	1,721	160%	380	131%	2,921
	2,764 *		161%		132%	

\*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, the middle and senior high schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2006-2010, 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 2008
State School "SS1" (4-8 Grades) (Avocado and Redondo Elementary School Relief, and Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007

#### Estimated Permanent Elementary and Middle Seats

(Current and Proposed in 5-Year Plan) 3269

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 \$124,431.

**CAPITAL COSTS:** Based on the State's June 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	5 x \$ 16,485 = \$ 82,425
SENIOR	5 x \$ 21,815 = \$109,075
Total Potential Capital Cost	\$ 191,500

\*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

