

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 06-234, RINCON DE SAN LAZARO, INC., LOCATED AT THE NORTHEAST CORNER OF SW 30 STREET AND SW 149 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

Rincon de San Lazaro, Inc. (applicant), is requesting a zoning change from GU (Interim) to RU-1M(a) (Modified Single Family), on approximately 4.44 acres located at the northeast corner of SW 30 Street and SW 149 Avenue (see location map). The proposed additional 23 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 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 six elementary school student stations at \$18,173 and three middle school student stations at \$19,624, less educational facilities impact fees estimated at \$55,200, for a total donation of \$112,710. 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. 06-234, Rincon de San Lazaro, Inc., located at the northeast corner of SW 30 Street and SW 149 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$112,710.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 06-234, Rincon De San Lazaro (CC10)

REQUEST: Zoning change from GU to RU-1M(a)

ACRES: 4.44 acres

**MSA/
MULTIPLIER:** 6.1/ .55

LOCATION: Northeast Corner of SW 30 Street and SW 149 Avenue

UNITS: 23 units

**ESTIMATED
STUDENT
POPULATION:** 13 students *

ELEMENTARY: 6

MIDDLE: 3

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary – 1901 SW 134 Avenue

MIDDLE: Lamar Louise Curry Middle – 15750 SW 47 Street

SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Avenue

All schools are located in Regional Center V

*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 September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE IMPACT
Joe Hall Elementary	760	645	118%	18	115%	1,278
	766 *		119%		116%	
Lamar L. Curry Middle	1,686	1,018	166%	0	166%	1,704
	1,689 *		166%		166%	
G. Holmes Braddock Sr.	4,062	2,943	138%	926	105%	4,650
	4,066 *		138%		105%	

*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 impacted elementary and middle 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 "UU1" (P. Bell, W. R. Thomas L. L. Curry Middle School Relief) (1660 student stations)	Construction	School Opening 2008
State School "W1" (Dante Fascell, B. F. Ashe, Greenglade, Hall Elementary Schools and Jane Roberts K-8 Relief) (826 student stations)	Planning	School Opening 2008

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1471
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2678
Estimated Permanent Senior High Seats (Current and Proposed in 5-Year Plan)	2943

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: 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 \$85,137.

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

ELEMENTARY	6 X \$18,173 = \$109,038
MIDDLE	3 X \$19,624 = \$ 58,872
SENIOR	Does not meet the threshold

Total Potential Capital Cost \$167,910

*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

