

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 06-003, EUREKA COVE LLC, LOCATED AT THE SOUTHWEST CORNER OF SW 176 STREET AND SW 114 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

Eureka Cove LLC (applicant), is requesting a zoning change from AU (Agriculture) to RU-TH (Townhouse), on approximately 2.3 acres located at the southwest corner of SW 176 Street and SW 114 Avenue (see location map). The proposed additional 14 units are estimated to generate 10 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, one of the school facilities that would serve the proposed development meets 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 senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of three senior high school student stations at \$21,815, less educational facilities impact fees estimated at \$27,300, for a total donation of \$38,145. 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 school.

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. 06-003, Eureka Cove LLC, located at the southwest of corner 176 Street and SW 114 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$38,145.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 06-003, Eureka Cove, LLC (CC14)

REQUEST: Zone change from AU to RU-TH

ACRES: 2.3 acres

MSA/Multiplier: 5.8/.73

LOCATION: South of SW 176 Street and West SW 114 Avenue

UNITS: 14 units

**ESTIMATED
STUDENT
POPULATION:** 10 students *

ELEMENTARY: 5

MIDDLE: 2

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary – 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle – 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

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 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
Pine Lake Elem.	567	638	89%	18	86%	611
	572 *		90%		87%	
Richmond Heights Middle	1,318	1,145	115%	158	101%	1,554
	1,320 **		115%		101%	
Miami Southridge Senior High	3,682	2,662	190%	190	129%	4,115
	3,685 *		138%		129%	

* 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, only the senior high school meets 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 "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2232 student stations)	Construction	School Opening 2007

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Senior High School--(S/S "HHH1") (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	638
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	3377
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5520

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 \$65,490.

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	Does not meet the threshold
SENIOR	3 x \$ 21,815 = \$65,445
Total Potential Capital Cost	\$65,445

* 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

