

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 2006-09, SAMKLE AUTOMOTIVE, INC., LOCATED AT 20700 NW 2 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

Samkle Automotive, Inc. (applicant), is requesting a zoning change from BU-1(Business District), BU1A (Business District Limited), and BU-2 (Business District Special) to a Planned Area Development (PAD), on approximately 4.31 acres located at 20700 NW 2 Avenue (see location map). The proposed 340 units are estimated to generate 112 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 Miami Gardens (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, 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 middle school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of twenty eight (28) middle school student stations at \$16,485 (\$461,580), less educational facilities impact fees estimated at \$455,008, for a total donation of \$6,572. The entire donation is due prior to final plat approval of the application. 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.

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. 2006-09 Samkle Automotive, Inc., located at 20700 NW 2 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$6,572.

IMR:imr

SCHOOL IMPACT REVIEW ANALYSIS
(Prepared February 14, 2006)

APPLICATION: Samkle Automtive, Inc./Andover Park Village – City of Miami Gardens

REQUEST: Rezone from BU-1, BU1-A and BU2 to Planned Area Development (PAD)

ACRES: 4.31 gross acres; 3.5 net acres

M1SA/Multiplier: 2.2/3.3 (Multifamily)

LOCATION: 20700 NW 2 Avenue

UNITS: 340 Multifamily units (252 One-bedroom units and 88 Two-bedroom units)

ESTIMATED STUDENT POPULATION: 112 students *

ELEMENTARY: 52

MIDDLE: 28

SENIOR: 32

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Norland Elementary – 19340 NW 8 Court

MIDDLE: Norland Community Middle – 1235 NW 192 Terrace

SENIOR HIGH: Miami Norland Senior – 1050 NW 195 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**
Norland Elementary	635	598	106%	80	94%	742
	687 *		115%		101%	
Norland Community Middle	1,546	1,191	130%	158	115%	1,610
	1,574 *		132%		117%	
Miami Norland Senior High	2,439	2,202	111%	71	107%	2,754
	2,471 *		112%		109%	

* 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 school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (updated)

(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</u>
New Gym Addition At Miami Norland Senior High (220 student stations)	Construction	2007 School Opening
State School "PP1" (Norland and John. F. Kennedy Middle Schools Relief) (1396 student stations)	Construction	2008 School Opening

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
Miami Norland Senior High School Replacement (2,500 student stations)	FY-08-09

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	598
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2432
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	2720

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 Operations, 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 \$733,488.

CAPITAL COSTS: Based on the State's February 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	28 x 16,485 = \$461,580
SENIOR HIGH	Does not meet review threshold
Total Potential Capital Cost	\$461,580

* 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

