

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

**SUBJECT: AUTHORIZATION TO ACCEPT A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES, IN CONNECTION WITH APPLICATION NO. 06-248, JOHN CADILLAC MCDANIEL, LOCATED AT THE SOUTHWEST CORNER OF SW 144 AVENUE AND SW 15 STREET, AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Background

John Cadillac McDaniel (applicant), is requesting a zoning change from AU (Agriculture) to RU-1M(a) (Modified Single-Family), on approximately 2.4 acres located at the southwest corner of SW 144 Avenue and SW 15 Street (see location map). The proposed 12 units are estimated to generate 7 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 middle school student stations by providing a monetary donation covering the capital cost of two middle school student stations at \$19,173 (\$39,808), less educational facilities impact fees estimated at \$28,800, for a total donation of \$11,008. The District is holding the donation in escrow pending Board authorization and County approval. 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.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a voluntary monetary donation in addition to educational facilities impact fees, in connection with Application No. 06-248, John Cadillac McDaniel, located at the southwest corner of SW 144 Avenue and SW 15 Street, in the amount of \$11,008.

CSE:cse

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 06-248, John Cadillac McDaniel

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 2.4 acres

**LOCATION:** Southwest corner of SW 144 Avenue and theoretical SW 15 Street

**UNITS:** 12 units

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

**ESTIMATED  
STUDENT  
POPULATION:** 7 students \*

**ELEMENTARY:** 3

**MIDDLE:** 2

**SENIOR:** 2

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Joe Hall Elementary – 1901 SW 134 Avenue

**MIDDLE:** W. R. Thomas Middle – 1300 SW 26 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	CUMMULATIVE STUDENTS
Joe Hall Elementary	760	645	118%	18	115%	1,274
	763 *		118%		115%	
W. R. Thomas Middle	1,059	897	118%	0	118%	1,430
	1,061 *		118%		118%	
G. Holmes Braddock Sr.	4,062	2,943	138%	926	105%	4,194
	4,064 *		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, only W.R. Thomas Middle 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 "UU1" (W. R. Thomas / P. Bell / L. L. Curry Middle Schools Relief) (1,660 student stations)	Construction	School Opening 2008

#### Proposed Relief Schools

N/A

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2,557

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 \$45,843.

**CAPITAL COSTS:** Based on the State's April 2007 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	2 X \$19,904 = \$39,808
SENIOR	Does not meet the threshold

\*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

