

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 06-215, PALM AND TOWER III INVESTORS, LLC, LOCATED ON THE SOUTHEAST CORNER OF SW 344 STREET AND SW 133 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

Palm and Tower III Investors, LLC (applicant), is requesting a zoning change from AU (Agriculture) to EU-M (Estate Single-Family), on approximately 9.48 acres located on the southeast corner of SW 344 Street and SW 133 Avenue (see location map). The proposed 23 units are estimated to generate 14 additional students (see attached school impact analysis). The applicant intends to only seek this zoning change in the event application No. 14 of the April 2006 Land Use Cycle is not approved by Miami-Dade County.

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 elementary school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of seven elementary school student stations at \$18,549 (\$129,843), less educational facilities impact fees estimated at \$55,200, for a total donation of \$74,643. 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. 06-215, Palm and Tower III Investors, LLC, located on the southeast corner of SW 344 Street and SW 133 Avenue, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$74,643.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Palm & Tower III Investors, LLC – 06-215

REQUEST: Zoning change from AU to EU-M

ACRES: 9.48 acres

LOCATION: Southeast corner of SW 344 Street and SW 133 Avenue

**MSA/
MULTIPLIER:** 7.5/.60 Single-Family Detached

**NUMBER OF
UNITS:** 23 units

**ESTIMATED STUDENT
POPULATION:** 14*

ELEMENTARY: 7

MIDDLE: 3

SENIOR HIGH: 4

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Campbell Drive Elementary – 15790 SW 307 Street

MIDDLE: Campbell Drive Middle – 900 NE 23 Avenue

SENIOR: Homestead Senior High – 2351 SE 12 Avenue

All schools are located in Regional Center VI.

*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by Information Technology Services, as of October 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMMULATIVES
Campbell Drive Elementary	1,147	931	123%	36	119%	1,164
	1,154 *		124%		119%	
Campbell Drive Middle	1,109	1,447	77%	0	77%	1,118
	1,112 *		77%		77%	
Homestead Senior	2,754	2,977	93%	190	87%	3,640
	2,758 *		93%		87%	

* 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.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, Campbell Drive Elementary meets the review threshold.

PLANNED RELIEF SCHOOL

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School TT1 (1642 student stations)	Design	2009

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 1,331

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 \$91,686.

CAPITAL COSTS: Based on the State's July 2007 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	7	x	\$18,549	=	\$129,843
MIDDLE	Does not meet review threshold				
SENIOR HIGH	Does not meet review threshold				
Total Potential Capital Cost					\$129,843

*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

