

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

SUBJECT: AUTHORIZATION TO ACCEPT A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES, IN CONNECTION WITH APPLICATION RED ROAD COMMONS, LOCATED 6600 AND 6640 SW 57 AVENUE AND 5757 SW 68 STREET, AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

In 2004, Red Road Commons (the applicant), requested a Development Order under the existing TODD (MU-4) zoning, on approximately 7.09 acres located at 6600 and 6640 SW 57 Avenue and 5757 SW 68 Street (see location map). The proposed 143 additional units were estimated to generate 29 additional students (see attached school impact analysis). The existing zoning classification allowed the applicant to build 266 units, for a total of 409 units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance City of South Miami (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, all of the school facilities that would serve the proposed development meet the referenced threshold.

Additional Information

In connection with the Development Order, the applicant decided to enter into a Development Agreement with the City of South Miami which stipulated that the applicant provide a monetary donation to the School District in the amount of \$34,800, in addition to educational facilities impact fees estimated at \$566,444. The Development Order was approved by the City Council of South Miami on April 9, 2005.

The donation is to be utilized for capital improvements at the impacted schools. To the extent that there are no pending or proposed capital improvements at the referenced school, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a voluntary monetary donation as stipulated in the Development Agreement between the City and the Applicant, in addition to educational facilities impact fees, in connection with Application Red Road Commons, located at 6600 and 6640 SW 57 Avenue and 5757 SW 68 Street, in the amount of \$34,800.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Red Road Commons

REQUEST: Development under the existing TODD (MU-4) zoning

ACRES: 7.09 net acres

LOCATION: 6600 and 6640 SW 57th Avenue and 5757 SW 68th Street, South Miami

NUMBER OF UNITS: 143 proposed multi-family units (Current TODD Zoning allows for 266 residential units. Developer is proposing 409 residential units, thus generating a net density increase of 143 units)

MSA/Multiplier: 5.3/.20

ESTIMATED STUDENT POPULATION: 29 students*

ELEMENTARY: 13

MIDDLE: 7

SENIOR: 9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Sunset Elementary – 5120 S.W. 72 Street

MIDDLE: Ponce De Leon Middle – 5801 Augusto St.

SENIOR HIGH: Coral Gables Senior – 450 Bird Rd.

*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 RELOCATABLE
Sunset Elementary	1,077/ 1,081*	734	147%/ 147%*	208	114%/ 115%*
Ponce de Leon Middle	1,501/ 1,508*	1,225	123%/ 123%*	198	105%/ 196%*
Coral Gables Senior	3,610/ 3,619*	2,092	173%/ 173%*	95	165%/ 165%*

* Increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, Coral Gables Elementary, G. W. Carver Elementary and Coral Gables Senior High schools meet the review threshold.

PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Sunset Elementary (500 student stations)	Design	2009
Ponce de Leon Middle addition (264 student stations)	Open	2007
School for International Studies (State School LLL1) (700 student stations)	Planning	2009

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 \$189,921.

CAPITAL COSTS: Based on the State's February-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	13	x	13,502	=	\$175,526
MIDDLE	7	x	15,480	=	\$108,360
SENIOR HIGH	9	x	20,485	=	\$184,365
Total Potential Capital Cost					\$468,251

* 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

