

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 10 OF THE APRIL 2007 LAND USE CYCLE, WEST PERRINE LAND TRUST, INC., LOCATED ON THE SOUTHWEST CORNER OF HOMESTEAD AVENUE AND SW 184 STREET, 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

West Perrine Land Trust Inc. (applicant), is requesting an amendment to the Miami-Dade County Comprehensive Development Master Plan to change the land use designation from Industrial to Medium Density Residential with One Density Increase, on approximately 3.2 gross acres located on the southwest corner of Homestead Avenue and SW 184 Street (see location map). The proposed 192 units are estimated to generate 90 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, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of twenty middle school student stations at \$20,031 (\$400,620), less educational facilities impact fees estimated at \$288,000, for a total donation of \$112,620. 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. 10 of the April 2007 Land Use Cycle, West Perrine Land Trust Inc., located on the southwest corner of Homestead Avenue and SW 184 Street, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$112,620.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

July 6, 2007

APPLICATION: No. 10, West Perrine Land Trust, Inc.

REQUEST: Change Land Use from Industrial and Office to Medium Density Residential with One Density Increase (DI-1) (13 to 60 du).

ACRES: 3.2 gross acres

LOCATION: Southwest corner of Homestead Avenue and SW 184 Street

**MSA/
MULTIPLIER:** 5.8/.47 Multifamily

**NUMBER OF
UNITS:** 192 additional units*

**ESTIMATED STUDENT
POPULATION:** 90

ELEMENTARY: 43

MIDDLE: 20

SENIOR HIGH: 27

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Robert Russa Moton Elementary – 18050 Homestead Avenue

MIDDLE: Southwood Middle – 16301 SW 80 Avenue

SENIOR: Miami Palmetto Senior High – 7460 SW 118 Street

All schools are located in Regional Center V.

*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	CUMULATIVE STUDENTS**
Robert Russa Moton Elementary	621	710	87%	0	87%	664
	664 *		94%		94%	
Southwood Middle	1,785	1,181	151%	0	151%	1,806
	1,805 *		153%		153%	
Miami Palmetto Senior	3,453	2,822	122%	214	114%	3,485
	3,480 *		123%		115%	

*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, Southwood Middle School meets the review threshold.

PLANNED RELIEF SCHOOL

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition	Design	2008
Southwood Middle School (600 student stations)		

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 1,781

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 \$1,257,408.

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	Does not meet review threshold
MIDDLE	20 x \$20,031 = \$400,620
SENIOR HIGH	Does not meet review threshold
Total Potential Capital Cost	\$400,620

*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

