

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-438, JUAN BADELL AND EDUARDO LA ROZ, LOCATED ON THE NORTHWEST CORNER OF SW 34 STREET AND SW 148 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

In 2005, Juan Badell and Eduardo La Roz (applicant), requested a zone change from GU to RU-1M(a), on approximately 0.809 acres located at the northwest corner of SW 34 Street and SW 148 Avenue (see location map). The proposed 4 units were estimated to generate 2 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, two of the school facilities that would serve the proposed development (elementary and middle schools) meet the referenced threshold. Of these, only the elementary school is impacted by students generated by the residential development.

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.

At the time of dialogue, only the high school met the review threshold. The applicant ultimately volunteered to mitigate the full capital cost of the additional senior high school student station, and recently proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of one senior high school student station at \$20,551, less educational facilities impact fees estimated at \$9,600, for a total donation of \$10,951. 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. 04-438, Juan Badell and Eduardo La Roz, located on the northwest corner of SW 34 Street and SW 148 Avenue, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$10,951.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-438, Juan Badell and Eduardo La Roz
REQUEST: Zone change from GU to RU-1M(a)
ACRES: .809 acres
MSA/Multiplier: 6.1/.55
LOCATION: Northwest corner of SW 34 Street and SW 148 Avenue
UNITS: 4 units
ESTIMATED STUDENT POPULATION: 2 students*
ELEMENTARY: 1
MIDDLE: -
SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Greenglade Elementary - 3060 SW 127 Ave.
MIDDLE: Lamar Louise Curry Middle – 15750 SW 47 St. (Grades 6-7)
SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

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 Information Technology Services, as of October 2007:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMMULATIVES
Greenglade Elementary	703	528	133%	18	129%	826
	704 *		133%		129%	
Lamar L. Curry Middle	1,679	1,018	165%	0	165%	1,697
	1,679 *		165%		165%	
G. Holmes Braddock Senior	3,856	2,943	131%	926	100%	4,425
	3,857 *		131%		100%	

*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) 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) At the time of dialogue, G. Holmes Braddock Senior High School met the review threshold and the proposed proffer is based on that condition.

PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "UU-1" (W.R. Thomas, Lamar L. Curry and Paul W. Bell Middle Schools Relief) (1,659 student stations)	Construction	August 2008
Addition at G. Holmes Braddock Senior High School (975 student stations)	Planning	August 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 \$13,098.

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

ELEMENTARY	Does not meet threshold
MIDDLE	Does not meet threshold
SENIOR	1 x \$ 20,551 = \$ 20,551
Total Potential Capital Cost	\$ 20,951

* 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

