

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 06-037, JULIO C. MOLINA, LOCATED AT 29100 SW 172 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 2006, Julio C. Molina (applicant), requested a zoning change from AU to EU-1, on approximately 10 acres located at 29100 SW 172 Avenue (see location map). The proposed additional 7 units were estimated to generate 4 additional students (see attached school impact analysis). The existing zoning classification presently allows the applicant to build 1 unit, for a total of 8 units.

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%; at the time of dialogue, two of the school facilities that would serve the proposed development met 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.

At the time of dialogue, only the middle school and high school met the review threshold. The applicant ultimately volunteered to mitigate the full capital cost of one additional middle school and one 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 middle school student station (\$16,485) and one senior high school student station (\$21,815) for a total of \$38,300, less educational facilities impact fees estimated at \$14,400, for a total donation of \$23,900. 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. 06-037, Julio C. Molina, located at 29100 SW 172 Avenue, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$23,900.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 06-037, Julio C. Molina

REQUEST: Zone change from AU to EU-1

ACRES: 10 acres

LOCATION: 29100 SW 172 Avenue

MSA/MULTIPLIER: 7.3/.60

NUMBER OF UNITS: 7 additional units (1 unit currently permitted under existing zoning classification, for a total of 8 units)

ESTIMATED STUDENT POPULATION: 4 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Avocado Elementary – 16969 SW 294 Street

MIDDLE: Homestead Middle - 650 NW 2 Avenue

SENIOR HIGH: South Dade Senior - 28401 SW 167 Avenue

All schools are located in Regional Center VI.

* 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 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMMULATIVES
Avocado Elementary	1,042	869	120%	66	111%	1,306
	1,044 *		120%		112%	
Homestead Middle	1,206	848	142%	158	120%	2,231
	1,207 *		142%		120%	
South Dade Senior	2,759	1,721	160%	380	131%	3,112
	2,760		160%		131%	

*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, Homestead Middle and South Dade 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>
South Dade Middle (Redland and Homestead Middle School Relief) (1,662 student stations)	Opened	August 2007
South Dade Sr. High School (Partial Replacement) (1,522 additional student stations)	Construction	August 2008

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 \$45,843.

CAPITAL COSTS: Based on the State's June-2006 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	1 x \$ 16,485 = \$ 16,485
SENIOR	1 x \$ 21,815 = \$ 21,815
Total Potential Capital Cost	\$ 38,300

* 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

