

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 07-407, HARDIN HAMMOCKS ESTATES ASSOCIATION, LOCATED ON THE NORTHEAST CORNER OF SW 109 COURT AND SW 226 TERRACE, 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

Hardin Hammocks Estates Association (applicant), is requesting a zoning change from AU (Agriculture District) to RU-1MA (Modified Single-Family Residential), on approximately 1.19 acres located on the northeast corner of SW 109 Court and SW 226 Terrace (see location map). The proposed 6 units are estimated to generate 4 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 senior high school student station, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of one senior high school student station at \$26,484, less educational facilities impact fees estimated at \$14,400, for a total donation of \$12,084. 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. 07-407, Hardin Hammocks Estates Association, located on the northeast corner of SW 109 Court and SW 226 Terrace, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$12,084.

CSE:cse

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** Hardin Hammocks Estates – No. 07-407

**REQUEST:** Zoning change from AU to RU-1MA

**ACRES:** 1.19 acres

**LOCATION:** Northeast corner of SW 109 Court and SW 226 Terrace

**MSA/  
MULTIPLIER:** 7.1 / .60 Single-Family Attached

**NUMBER OF  
UNITS:** 6 units

**ESTIMATED STUDENT  
POPULATION:** 4 additional students\*

**ELEMENTARY:** 2

**MIDDLE:** 1

**SENIOR HIGH:** 1

### SCHOOLS SERVING AREA OF APPLICATION

**ELEMENTARY:** Goulds Elementary – 23555 SW 112 Avenue

**MIDDLE:** Centennial Middle – 8601 SW 212 Street

**SENIOR:** Miami Southridge Senior High – 19355 SW 114 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 the Office of 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 | CUMULATIVE STUDENTS** |
|-------------------------|--------------------|--------------------------------|--|-------------------------------------|--|-----------------------|
| Goulds Elementary       | 538                | 802                            | 67%  | 0                                   | 67%  | 540                   |
|                         | 540 *              |                                | 67%  |                                     | 67%  |                       |
| Centennial Middle       | 965                | 1,498                          | 64%  | 0                                   | 64%  | 1400                  |
|                         | 966 *              |                                | 64%  |                                     | 64%  |                       |
| Miami Southridge Senior | 3,453              | 2,662                          | 130%   | 190                                 | 121%   | 3811                  |
|                         | 3,454 *            |                                | 130%   |                                     | 121%   |                       |

\*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, Miami Southridge Senior High school meets the review threshold.

#### PLANNED RELIEF SCHOOLS

| <u>School</u>   | <u>Status</u> | <u>Projected Occupancy Date</u> |
|---|---------------|---------------------------------|
| State School "HHH-1"<br>New High School<br>(Miami Southridge Senior and Felix Varela Senior Relief)<br>(2,000 student stations) | Design        | 2010                            |

**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 \$26,196.

**CAPITAL COSTS:** Based on the State's January 2008 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                              | Does not meet review threshold |
| SENIOR HIGH                         | 1 x \$26,484 = \$26,484        |
| <b>Total Potential Capital Cost</b> | <b>\$26,484</b>                |

\*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

