

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 07-382, TETRA STAR, LLC, LOCATED ON THE SOUTHWEST CORNER OF NE 215 STREET AND NE 12 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

Tetra Star, LLC (applicant), is requesting a zoning change from R-U2 (Two-Family Residential District) to RU-3M (Minimum Apartment House District), on approximately 3.54 acres located on the southwest corner of NE 215 Street and NE 12 Avenue (see location map). The proposed 5 units are estimated to generate 3 additional students (see attached school impact analysis). The existing zoning classification presently allows the applicant to build 13 units, for a total of 18 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%; in this case, two of the school facilities that would serve the proposed development meet 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 elementary school and senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of one elementary school student station at \$18,881, and one senior high school student station at \$26,484, less educational facilities impact fees estimated at \$9,750, for a total donation of \$36,615. 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 schools.

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. 07-382, Tetra Star, LLC, located on the southwest corner of NE 215 Street and NE 12 Avenue, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$36,615.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

February 21, 2008

APPLICATION: Tetra Star, LLC – No. 07-382

REQUEST: Zoning change from RU-2 to RU-3M

ACRES: 3.54 acres

LOCATION: Southwest corner of NE 215 Street and NE 12 Avenue

**MSA/
MULTIPLIER:** 2.2 / .58 Single-Family Attached

**NUMBER OF
UNITS:** 5 additional units (13 units currently permitted under existing zoning classification, for a total of 18 units)

**ESTIMATED STUDENT
POPULATION:** 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR HIGH: 1

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Madie Ives Elementary – 20770 NE 14 Avenue

MIDDLE: Highland Oaks Middle – 2375 NE 203 Street

SENIOR: Dr. Michael M. Krop Senior High – 1410 NE 215 Street

All schools are located in Regional Center II.

*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**
Madie Ives Elementary	1,091	647	169%	270	119%	1109
	1,092 *		169%		119%	
Highland Oaks Middle	1,451	1,020	142%	238	115%	1508
	1,452 *		142%		115%	
Dr. Michael M. Krop Senior	3,766	2,290	164%	214	150%	3841
	3,767 *		164%		150%	

*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, Madie Ives Elementary School and Dr. Michael M. Krop Senior High School meet the review threshold.

RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Aventura Waterways K-8 Center New K-8 Center (Virginia A. Boone/Highland Oaks Elem., Highland Oaks Middle, Madie Ives Elem., and Ojus Elem. Relief) (1,642 student stations)	Construction	2008
State School "QQQ-1" New Senior High School (Dr. Michael M. Krop Senior and North Miami Beach Senior Relief) (1,593 student stations)	Construction	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 \$19,647.

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	1	x	\$18,881	=	\$18,881
MIDDLE	DOES NOT MEET THRESHOLD				
SENIOR HIGH	1	x	\$26,484	=	\$26,484
Total Potential Capital Cost					\$45,365

*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

