

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION ASPR NO. 06-039, GARDEN HOMES, LOCATED AT 28107 SOUTH DIXIE HIGHWAY, 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

Garden Homes (applicant), is requesting a site plan approval for a residential development in Leisure City Community Urban Center (LCCUC), on approximately 1.84 acres located at 28107 South Dixie Highway. The proposed 140 units are estimated to generate 87 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 stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of twenty-six senior high school student stations at \$26,522 (\$689,572), less educational facilities impact fees estimated at \$210,000, for a total donation of \$479,572. The donation is due as follows: one-half (\$239,786) prior to the issuance of the first building permit for the development and one-half (\$239,786) prior to the issuance of the second building permit for the development. 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 ASPR No. 06-039, Garden Homes, located at 28107 South Dixie Highway, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$479,572.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

February 6, 2008

APPLICATION: Garden Homes, ASPR No. 06-039

REQUEST: 140 Multi-Family Unit Development in Leisure City CUC

ACRES: 1.84

LOCATION: 28107 South Dixie Highway

MSA/MULTIPLIER: 7.4/.62

NUMBER OF UNITS: 140 units

ESTIMATED STUDENT POPULATION: 87 students*

ELEMENTARY: 42

MIDDLE: 19

SENIOR: 26

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Leisure City K-8 – 14950 SW 288 Street

MIDDLE: Leisure City K-8 – 14950 SW 288 Street

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 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**
Leisure City K-8	1,316	1,131	116%	97	107%	1,522
	1,358 *		120%		111%	
Leisure City K-8	1,316	1,131	116%	97	107%	1,499
	1,335 *		118%		109%	
South Dade Senior	2,588	1,721	150%	404	122%	2,778
	2,614 *		152%		123%	

*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, South Dade Senior High School meets the review threshold.

PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
South Dade Senior Replacement (3,641 student stations)	Construction	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 \$569,763.

CAPITAL COSTS: Based on the State's February 2008 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 HIGH	26 x \$26,522 = \$689,572
Total Potential Capital Cost	\$689,572

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.