

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH A LAND USE APPLICATION BY ROLLERT INVESTMENTS, INC., LOCATED AT 2744 SW 7 STREET, PROVIDING FOR A MONETARY DONATION OVER AND ABOVE EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

Rollert Investments, Inc. (applicant), requested and received approval for a change to the City of Miami's (City) Future Land Use Map on an approximate .16-net acre site. The applicant is seeking to re-designate land from R-2 "Medium Density Multifamily" (65 dwelling units/acre), to C-1 "Restricted Commercial" (150 dwelling units/acre). The site is located at 2744 SW 7 Street, Miami. The proposed 14 additional multifamily dwelling units are estimated to generate 4 students (see attached school impact analysis). The existing land use presently allows the applicant to build 10 multifamily units, for a total of 24 dwelling units.

This application precedes the implementation of public school concurrency, which became effective in the City on April 25, 2008, and as such was processed pursuant to the applicable 2003 Interlocal Agreement for School Facility Planning (Interlocal), as well as School Board criteria approved on April 13, 2005 under School Board agenda item F-7. Terms of the Interlocal require the parties 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 of 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.

Proposed mitigation

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 \$26,851, less educational facilities impact fees estimated at \$21,000, for a total donation of \$5,851. The entire donation shall be paid in one payment, becoming due and payable prior to the issuance of the first residential building permit for the development. In the event the City 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 a Land Use Application by Rollert Investments, Inc., located at 2744 SW 7 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$5,851.

VGv:mo

SCHOOL IMPACT REVIEW ANALYSIS

May 14, 2008

APPLICATION: Rollert Investments, Inc.

REQUEST: Change Land Use from Medium Density Multifamily (65 DU/acre) to Restricted Commercial (150 DU/acre)

ACRES: ±.16 net acres

LOCATION: 2744 SW 7 Street, Miami

**MSA/
MULTIPLIER:** 5.1 / .27 Multifamily

NUMBER OF UNITS: 14 additional units (10 units allowed prior to land use request, for a total of 24 units)

**ESTIMATED STUDENT
POPULATION:** 4*

ELEMENTARY: 2

MIDDLE: 1

SENIOR HIGH: 1

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Auburndale Elementary – 3255 SW 6 Street

MIDDLE: Citrus Grove Middle – 2121 NW 5 Street

SENIOR HIGH: Miami Senior High – 2450 SW 1 Street

All schools are located in the South Central Regional Center.

*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	CUMMULATIVE STUDENTS**
Aurbundale Elementary	963	1,109	87%	72	82%	965
	965 *		87%		82%	
Citrus Grove Middle	1,024	1,485	69%	20	68%	1,025
	1,025 *		69%		68%	
Miami Senior High	3,116	1,735	180%	143	166%	3,117
	3,117 *		180%		166%	

* 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 Senior High School meets the review threshold.

PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Miami Senior High School Addition (1,000 student stations)	Bidding	2010

OPERATING COSTS: Accounting 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 May 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 \$26,851 \$26,851
Total Potential Capital Cost	\$26,851

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