

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A VOLUNTARY MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT, IN CONNECTION WITH APPLICATION NO. 04-441, FUSTER DESIGN ASSOCIATES PA, LOCATED AT THE SOUTHEAST CORNER OF SW 149 AVENUE AND SW 38 STREET**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Background

Fuster Design Associates PA (applicant), requested a zoning change from GU (Interim Use) to RU-1M(b) (Modified Single-family), on approximately 1.37 acres located at the southeast corner of SW 149 Avenue and SW 38 Street (see location map). The proposed 7-unit residential development is estimated to generate 4 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%. Please note that two of the school facilities impacted by the proposed development meet the referenced threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that will allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity threshold (Review Criteria). The Review Criteria outline specific steps that will guide District staff's input at public hearings and in consultation with developers, 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. Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the above applicant to discuss possible mitigation options to accommodate new students generated by the proposed zoning change.

Proposed mitigation

In connection with the rezoning request, and in conformance with the Interlocal, the

applicant has volunteered to mitigate the full capital cost of the additional student impact generated by the proposed development on the public school system at the senior high school level only. The applicant will provide a monetary donation to the Board covering the capital cost of one senior high school student station, at \$20,551, less educational facilities impact fees estimated at \$16,800, for a total donation of \$3,751. The entire donation will be provided to the District prior to the scheduled zoning hearing. The District will hold the donation in escrow until the County approves the application. Should the County not approve the application, the donation will be returned to the applicant.

The donation is to be utilized for capital improvements to relieve the impacted school (G. Holmes Braddock Senior High School).

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a voluntary monetary donation in connection with Miami-Dade County Application No. 04-441, Fuster Design Associates PA, located at the southeast corner of SW 149 Avenue and SW 38 Street, over and above educational facilities impact fees in the amount of \$3,751.

PG:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 04-441, Fuster Design Associates PA (CC10)  
**REQUEST:** Zone change from GU to RU-1M(b)  
**ACRES:** 1.37 acres  
**MSA/Multiplier:** 6.1/.55  
**LOCATION:** Southeast corner of SW 149 Avenue and SW 38 Street  
**UNITS:** 7 units (as per site plan provided)  
**ESTIMATED STUDENT POPULATION:** 4 students\*  
**ELEMENTARY:** 2  
**MIDDLE:** 1  
**SENIOR:** 1

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Greenglade Elementary - 3060 SW 127 Ave.  
**MIDDLE:** Lamar Louise Curry Middle – 15750 SW 47 St. (Grades 6-7)  
W. R. Thomas Middle - 13001 SW 26 St. (Grade 8)  
**SENIOR HIGH:** G. Holmes Braddock Senior - 3601 SW 147 Ave.

All schools are located in Access Center 5

\* 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, as of October, 2004:

	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 **
<b>Greenglade Elementary</b>	633/ 635*	550	115%/ 115%*	18	111%/ 112%*	656
<b>W. R. Thomas Middle</b>	1324	914	145%	0	<b>145%</b>	1688
<b>Lamar L. Curry Middle</b>	787	1143	69%	0	69%	795
<b>G. Holmes Braddock Sr.</b>	4623/ 4624*	2912	159%/ 159%*	926	<b>120%/ 120%*</b>	5192

\* increased student population as a result of the proposed development.

\*\* Estimated # 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, the senior high school meets the review threshold. Additionally, please note that although W.R. Thomas Middle School meets the review threshold, the students generated by this development will be attending Lamar Curry Middle School during the 2005-2006 school year.

### PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

#### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "UU-1" (W.R. Thomas Middle and Jane S. Roberts K-8 Center School Relief) (1659 student stations)	Planning	December 2007

**Proposed Relief Schools**

**School**

**Funding Year**

New Senior High School  
(Doral, Miami Coral Park and  
G. Holmes Braddock Senior High Schools Relief)  
(2858 student stations)

FY 08-09

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 550  
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 1573  
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 5770

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**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 May-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2	x	\$ 13,545	=	\$ 27,090
MIDDLE	1	x	\$ 15,530	=	\$ 15,530
SENIOR	1	x	\$ 20,551	=	\$ 20,551
Total Potential Capital Cost					\$ 63,104

\* 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

