

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-335, FAZE CORPORATION, LOCATED AT APPROXIMATELY NW 75 PLACE AND NW 186 STREET, MIAMI-DADE COUNTY, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

Faze Corporation, Inc. (applicant), requested a Special Exception to permit residential use in a Commercial Zoning District on approximately 2.93 acres located at approximately NW 75 Place and NW 186 Street, Miami-Dade County (see location map). The proposed 72 multi-family residential units are estimated to generate 31 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for Public 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 relocatables), beyond the threshold review level of 115%. Please note that all school facilities (elementary, middle and senior high schools) 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). However, the applicant proffered proposed mitigation at a dialogue meeting with District staff on November 8, 2004, prior to the establishment of the newly approved Review Criteria.

Proposed Mitigation

In connection with the rezoning request and to mitigate the impact of the proposed development on the public school system at the elementary, middle and senior school levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$37,200 in addition to educational facilities impact fees estimated at \$176,256. The entire donation

is due prior to final plat approval. In the event the County approves fewer units, the donation will be reduced on a pro-rated basis. The donation is to be utilized for capital improvements at the impacted schools (Joella Good Elementary, Lawton Chiles Middle and American Senior High Schools). To the extent that there are no pending or proposed capital improvements at the referenced schools, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

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. 04-335, FAZE Corporation, Inc., located at approximately NW 75 Place and NW 186 Street, Miami-Dade County, providing for a monetary donation over and above educational facilities impact fees in the amount of \$37,200.

AB:am

SCHOOL IMPACT REVIEW ANALYSIS
(Revised May 20, 2005)

APPLICATION: FAZE Corporation (Valencia Villas) – No. 04-335

REQUEST: Special Exemption to permit residential use in a Commercial Zoning District

ACRES: 2.93 acres

LOCATION: Approximately NW 75 Place and NW 186 Street

NUMBER OF UNITS: 72 Multi-family

MSA: 3.1 = 0.43

ESTIMATED STUDENT POPULATION: 31 students*

ELEMENTARY: 14

MIDDLE: 8

SENIOR: 9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joella Good Elementary - 6350 NW 188 Terrace

MIDDLE: Lawton Chiles Middle – 8190 NW 197 Street

SENIOR HIGH: American Senior High – 18350 NW 67 Avenue

All Schools are located in Region I

*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**
Joella Good Elementary	1,577/ 1,591*	709	222%/ 224%*	336	151%/ 152%*	1640
Lawton Chiles Middle	1,987/ 1,995*	1,028	193%/ 194%*	376	142%/ 142%*	2067
American Senior High	2,932/ 2,941*	1,870	157%/ 157%*	119	147%/ 148%*	3040

- * 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, all school facilities meet the review threshold

PLANNED RELIEF SCHOOLS IN THE AREA

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

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "NN-1" (Lawton Chiles and Lake Stevens Middle School Relief) (1,662 student stations)	Design	August 2006
Modular Addition at American Senior High School (275 student stations)	Construction	August 2005
Modular Addition at Lawton Chiles Middle (242 student stations)	Construction	August 2005
Modular Addition at Joella Good Elementary (242 student stations)	Construction	August 2005

Proposed Relief Schools

School

Funding Year

New Senior
(American and Goleman
Senior High Schools Relief)
(2,858 student stations)

FY 08-09

S/S "LLL"
Miami Carol City Senior Replacement
(Carol City and American
Senior High Schools Relief)
(3647 student stations)

FY 07-08

S/S "U-1"
(Joella Good and Palm Springs North
Elementary Schools Relief)
(1221 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 2172
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2932
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan) 8650

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

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 \$203,019.

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	14	X	\$13,545	=	\$189,630
MIDDLE	8	X	\$15,530	=	\$124,240
SENIOR	9	X	\$20,551	=	\$184,959

Total Potential Capital Cost					\$498,829
------------------------------	--	--	--	--	-----------

*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

