

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-449, LAZARO BOMBALIER, LOCATED WEST OF SW 132 AVENUE AT SW 190 TERRACE, 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

Lazaro Bombalier (applicant), requested a zoning change from AU (Agricultural) to EU-M (Estates Modified), on approximately 4.97 acres located west of SW 132 Avenue at SW 190 Terrace (see location map). The proposed additional 8-unit residential development is estimated to generate 6 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 1 unit, for a total of 9 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%. Please note that one of the school facilities impacted by the proposed development meets 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 has proffered a Declaration of Restrictions (Covenant) to provide a monetary donation to the Board covering the capital cost of two senior high school student stations at \$20,551 (\$41,102), less educational facilities impact fees estimated at \$19,200, for a total donation of \$21,902. 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-rata basis.

The donation is to be utilized for capital improvements to relieve the impacted school (Miami Southridge Senior High 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 Miami-Dade County Application No. 04-449, Lazaro Bombalier, located west of SW 132 Avenue at SW 190 Terrace, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$21,902.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-449, Lazaro Bombalier (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 4.97 acres

MSA/Multiplier: 7.2/78

LOCATION: West of SW 132 Avenue at SW 190 Terrace

NUMBER OF UNITS: 8 single-family units (1 unit currently permitted under existing zoning classification, for a total of 9 units)

ESTIMATED STUDENT POPULATION: 6 students*

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE: Mays Middle – 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Region 6

* 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 **
S. Miami Heights Elem.	711/ 714*	709	100%/ 100%*	62	92%/ 93%*	824
Mays Middle	968/ 969*	957	101%/ 101%*	40	97%/ 97%*	1084
Miami Southridge Sr.	3623/ 3625*	2844	127%/ 127%*	261	117%/ 117%*	3987

* 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 generated by this development.

PLANNED RELIEF SCHOOLS IN THE AREA

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

Proposed Relief Schools

School

Funding Year

New Senior High School – (S/S “TTT”)
(Homestead and Southridge Senior High School Relief)
(2858 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	709
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	957
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	6444

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

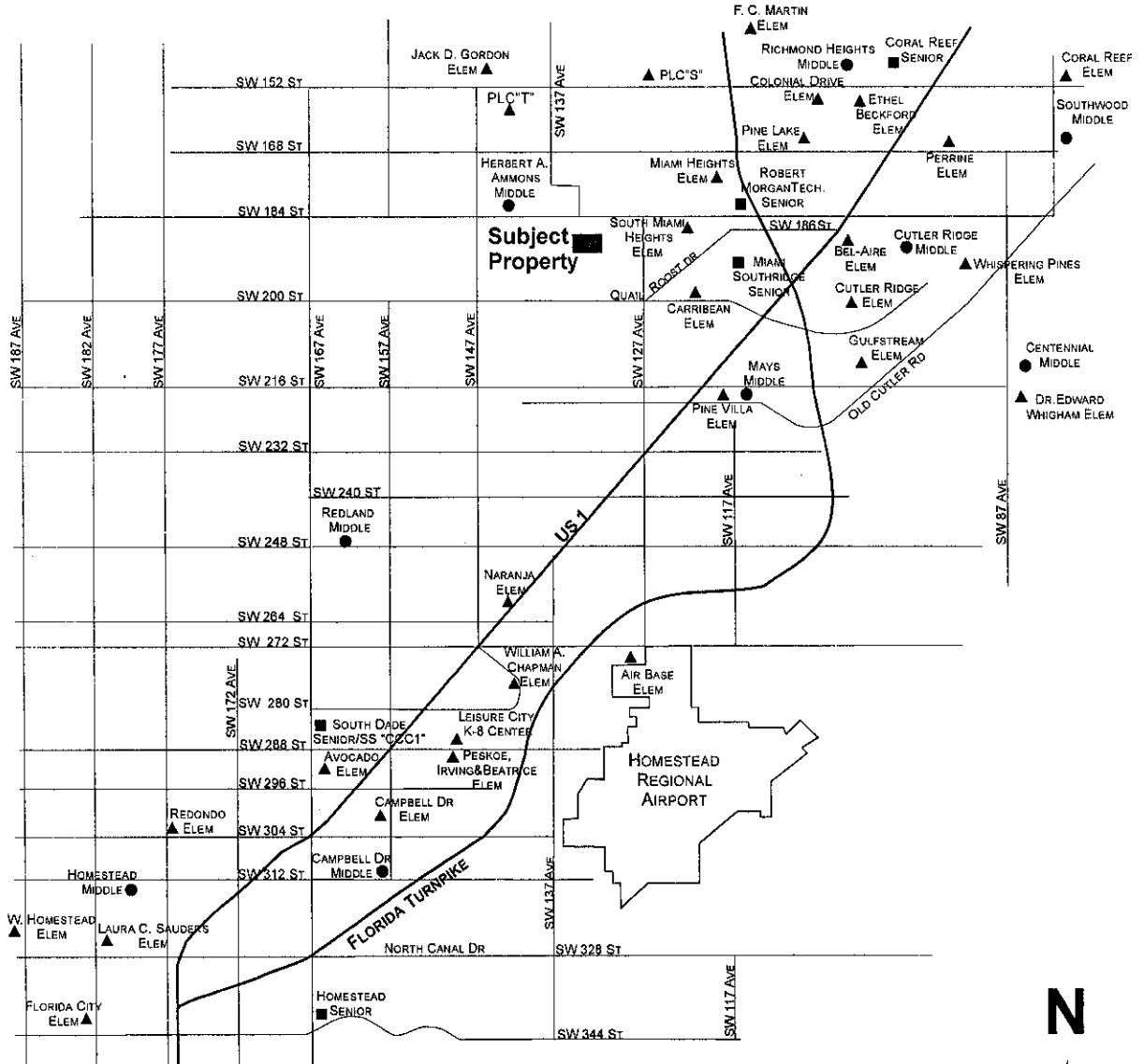
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$39,294.

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	3 x	\$ 13,545	=	\$ 40,635
MIDDLE	1 x	\$ 15,530	=	\$ 15,530
SENIOR	2 x	\$ 20,551	=	\$ 41,102
Total Potential Capital Cost				\$ 97,267

* 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



LAZARO BOMBALIER
 PG: JG
 376