

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A VOLUNTARY MONETARY DONATION IN CONNECTION WITH APPLICATION NO. 04-173, THE STEFANO GROUP INC., AND THE 60 CORPORATION, LOCATED NORTH OF SW 74 STREET AND BETWEEN SW 163 AVENUE AND SW 164 AVENUE, IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

The Stefano Group Inc., and The 60 Corporation (applicants), requested a modification to a previous resolution to permit additional residential units, on approximately 9.7 acres located north of SW 74 Street and between SW 163 Avenue and SW 164 Avenue (see location map). The proposed additional 4-unit residential development is estimated to generate 2 students (see attached school impact analysis). The applicant is presently allowed to build 38 units, for a total of 42 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%; in this case, only the elementary school facility that would serve the proposed development met the referenced threshold at the time of dialogue.

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 applicants to discuss possible mitigation options.

The applicants have volunteered to mitigate the full capital cost of the additional elementary school student station, by providing a monetary donation covering the capital cost of 1 elementary school student station at \$13,559, less educational facilities impact fees estimated at \$9,600, for a total donation of \$3,959. The District is holding the donation in escrow pending Board authorization.

The donation is to be utilized for capital improvements to relieve the impacted school (Dante B. Fascell Elementary 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 voluntary monetary donation over and above educational facilities impact fees in connection with Miami-Dade County Application No. 04-173, The Stefano Group Inc., and The 60 Corporation, located north of SW 74 Street and between SW 163 Avenue and SW 164 Avenue, in the amount of \$3,959.

PG:am

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 04-173, The Stefano Group Inc., and The 60 Corporation (CC11)

REQUEST: Modification of a previous resolution to permit additional units and modify plan

ACRES: 9.7 acres

MSA/Multiplier: 6.1/55

LOCATION: North of SW 74 Street and between SW 163 Avenue and SW 164 Avenue

UNITS: 4 additional single-family units (38 units currently permitted under existing zoning classification, for a total of 42 units, as per site plan provided)

**ESTIMATED
STUDENT
POPULATION:** 2 students *

ELEMENTARY: 1

MIDDLE: 1

SENIOR: -

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Dante B. Fascell Elementary – 15625 SW 80 Street

MIDDLE: Lamar Louise Curry Middle – 15750 SW 47 Street

SENIOR HIGH: John A. Ferguson Senior - 15900 SW 56 Street

All schools are located in Regional Center V

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 **
Dante B. Fascell Elementary	1128/ 1129*	720	157%/i 157%*	76	142%/i 142%*	1129
Lamar L. Curry Middle	787/ 788*	1143	69%/i 69%*	0	69%/i 69%*	796
John A. Ferguson Sr.	1489	2269	66%	0	66%	1498

* increased student population 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, the elementary school meets 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>Projected Occupancy Date</u>
New Modular at John A. Ferguson Sr. (John A. Ferguson and G. Holmes Braddock Senior High Schools Relief) (858 student stations)	Design	August 2006

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New K-8 (S/S "BB2") (Fascell and Doolin Middle School Relief) (1213 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 1646
 Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 1143
 Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 3127

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 \$13,098.

CAPITAL COSTS: Based on the State's July-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x	\$ 13,559	=	\$ 13,559
MIDDLE	1	x	\$ 15,546	=	\$ 15,546
SENIOR	0	x	\$ 20,572	=	\$ 0
Total Potential Capital Cost					\$ 29,105

* 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

