

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH LAND USE APPLICATION NO. 8, OF THE APRIL 2005 CYCLE TO AMEND THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN, PMBC HOMES AT CORAL EDGE, LLC, LOCATED AT SW 8 STREET AND SW 42 AVENUE, PROVIDING FOR A MONETARY DONATION OVER AND ABOVE EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

PMBC Homes at Coral Edge, LLC (applicant), requested a change to the Miami-Dade County Future Land Use Map from Low Density Residential (2.5–6 dwelling units/acre) and Business and Office to Medium Density Residential (13-25 dwelling units/acre), on approximately 2.14 net acres located at SW 8 Street and SW 42 Avenue (see location map). The proposed 23 additional multifamily dwelling units are estimated to generate 9 students (see attached school impact analysis). The existing land use presently allows the applicant to build seven single-family units, for a total of 32 multi-family 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, two of the elementary schools and the senior high school 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 and land use 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 land use change.

Proposed mitigation

The applicant has volunteered to mitigate the full capital cost of the additional elementary and senior high school stations only, and has proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 4 elementary school student stations at \$13,588 (\$54,352), and 3 senior high school student stations at \$20,616 (\$61,848), less educational facilities impact fees estimated at \$34,500, for a total donation of \$81,700. 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 schools (Coral Gables Elementary, Sunset Elementary, G. W. Carver Elementary and Coral Gables Senior High Schools).

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 land use application No. 8, PMBC Homes at Coral Edge, LLC, of the April 2005 Cycle to amend the Miami-County Comprehensive Development Master Plan, located at SW 8 Street and SW 42 Avenue, providing for a voluntary monetary donation over and above educational facilities impact fees in the amount of \$81,700.

VGV:mo

****REVISED****
SCHOOL IMPACT REVIEW ANALYSIS
November 10, 2005

APPLICATION: No. 8 - PMBC Homes at Coral Edge, LLC

REQUEST: Land use amendment from Low Density Residential (2.5-6 DU/acre) and Business and Office to Medium Density Residential (13-25 DU/acre)

ACRES: 2.14 net acres

LOCATION: Approximately SW 8th Street and SW 42nd Avenue, Miami

**MSA/
MULTIPLIER:** 5.3 / 0.36 (townhouse) and 0.31 (single-family)

**NUMBER OF
UNITS:** 23 additional units (7 single-family units currently allowed), for a total of 30 townhouse units

**ESTIMATED
STUDENT
POPULATION:** 9 additional students*

ELEMENTARY: 4

MIDDLE: 2

SENIOR HIGH: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Coral Gables Elementary – 105 Minorca Avenue	}	Schools of Choice Shared Boundaries
	Sunset Elementary – 5120 SW 72 Street, South Miami		
	G. W. Carver Elementary -238 Grand Avenue		
MIDDLE:	Ponce De Leon Middle - 5801 Augusto St.		
SENIOR HIGH:	Coral Gables Senior - 450 Bird Road		

All schools are located in Regional Center IV.

*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, as of August 2005:

	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**
Coral Gables Elementary, or	762	522	146%	18	141%	755
Sunset Elementary, or	1,083	790	137%	230	106%	1,089
G. W. Carver Elementary	557	442	126%	44	115%	594
Ponce De Leon Middle	1,356/ 1,358*	1,184	115%/ 115%*	161	101%/ 101%*	1,639
Coral Gables Senior High	3,704/ 3,707*	2,799	132%/ 133%*	0	132%/ 133%*	4,055

*Student population increase 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, Coral Gables Elementary, G. W. Carver Elementary and Coral Gables Senior 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>Projected Occupancy Date</u>
N/A		

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
State School "L-1" at English Center Site (Silver Bluff / Carver / Coral Gables Elementary Schools Relief) (826 student stations)	FY 07-08
New Modular (Sunset Elementary School Relief) (400 student stations)	FY 07-08

Ponce de Leon Middle Renovations
(Ponce de Leon Middle School Relief)

FY 06-07

State School "LLL-1"
International Studies Senior
(Coral Gables Senior High School Relief)
(700 student stations)

FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2,980
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1,184
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3,499

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 \$58,941.

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

ELEMENTARY	4	x	\$	13,588	=	\$54,352
MIDDLE	2	x	\$	15,579	=	\$31,158
SENIOR	3	x	\$	20,616	=	\$61,848
Total Potential Capital Cost						\$147,358

* 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

