

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 05-142, RONALD J. MARTIN, LOCATED AT 17300 & 17302 NW 87 AVENUE, 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

Ronald J. Martin (applicant), is requesting a zoning change from AU (Agricultural) to RU-1M(b) (Modified Single Family Residential District), on approximately 10 acres located at 17300 & 17302 NW 87 Avenue (see location map). The proposed additional 48-unit residential development is estimated to generate 27 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 2 units, for a total of 50 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, the elementary, middle and senior high school facilities that would serve the proposed development meet the referenced threshold.

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 applicant to discuss possible mitigation options.

The applicant has volunteered to mitigate the full capital cost of the additional student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 12 elementary school student stations at \$13,574,

7 middle school student stations at \$15,563, and 8 senior high school student stations at \$20,594, less educational facilities impact fees estimated at \$115,200, for a total donation of \$321,381. The entire donation is due prior to final plat approval of the application. Should the County approve fewer than 50 units, the donation will be prorated and adjusted downward for the reduced number of students.

The full donation amount is to be utilized for capital improvements to relieve Palm Springs North Elementary School. If no capital improvements are required at Palm Springs North Elementary School, then the contribution shall be utilized for capital improvements to relieve Lawton Chiles Middle School and American 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. 05-142, Ronal J. Martin, located at 17300 & 17302 NW 87 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$321,381.

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## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** 05-142, Ronald J. Martin (CC5)

**REQUEST:** Zone change from AU (Agricultural Use) to RU-1M(B) Modified Single Family Residential District

**ACRES:** 10 acres

**M1SA/Multiplier:** 3.11/57

**LOCATION:** 17300 & 17302 NW 87 Avenue

**UNITS:** 48 single-family units (2 units currently permitted under existing zoning classification, for a total of 50 units)

**ESTIMATED STUDENT POPULATION:** 27 students \*

**ELEMENTARY:** 12

**MIDDLE:** 7

**SENIOR:** 8

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Palm Springs North Elementary - 17615 NW 82 Ave.

**MIDDLE:** Lawton Chiles Middle - 8190 NW 197 St.

**SENIOR HIGH:** American Senior High - 18350 NW 67 Ave.

All schools are located in Regional Center 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 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 ** |
|-------------------------------|--------------------|--------------------------------|--|-------------------------------------|--|------------------------|
| Palm Springs North Elementary | 1785/<br>1803*     | 790                            | 226%/<br>228%*                               | 324                                 | 160%/<br>162%*   | 1980                   |
| Lawton Chiles Middle          | 1782/<br>1792*     | 1298                           | 137%/<br>138%*                               | 218                                 | 118%/<br>118%*   | 1891                   |
| American Sr.                  | 2932/<br>2943*     | 2148                           | 136%/<br>137%*                               | 119                                 | 129%/<br>130%*   | 3073                   |

\* 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, all schools 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

| School   | Status       | Projected Occupancy |
|--|--------------|---------------------|
| State School "NN-1" Middle<br>(Lawton Chiles and Lake Stevens Middle School Relief)<br>(1662 student stations) | Construction | August 2006         |
| State School "U-1"<br>(Joella Good and Palm Springs North Elementary School Relief)<br>(1221 student stations) | Design       | August 2007         |

#### Proposed Relief Schools

| School   | Projected Occupancy |
|--|---------------------|
| State School "LLL" Miami Carol City Sr. Replacement<br>(Miami Carol City and American Senior High Schools Relief)<br>(3647 student stations) | FY 07/08            |
| New Senior "State School EEE-1"<br>(American and Barbara Goleman Senior High Schools Relief)<br>(2858 student stations)                      | FY 08/09            |

|  |      |
|--|------|
| Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) | 2011 |
| Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)     | 2960 |
| Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)     | 8653 |

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 \$6549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$255,411.

**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                          | 12 x \$ 13,574 = \$162,888 |
| MIDDLE                              | 7 x \$ 15,563 = \$108,941  |
| SENIOR                              | 8 x \$ 20,594 = \$164,752  |
| <b>Total Potential Capital Cost</b> | <b>\$436,581</b>           |

\* 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

