

Office of School Facilities  
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 13 OF THE APRIL 2006 LAND USE CYCLE, TAGOROR INVESTMENTS, LLC, LOCATED AT THE NORTHWEST CORNER OF SW 338 STREET AND SW 192 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**

**LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Background

Tagoror Investments, LLC (applicant), is requesting an amendment to the Miami-Dade County Comprehensive Development Master Plan to change the land use from Estate Density Residential (1 to 2.5 du/a) to Low-Medium Density Residential (6 to 13 du/a), on approximately 9.89 acres located at the northwest corner of SW 338 Street and SW 192 Avenue (see location map). The proposed additional 104 units are estimated to generate 42 additional students (see attached school impact analysis). The existing land use presently allows the applicant to build 24 units, for a total of 128 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, one of the school facilities that would serve the proposed development meets 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 full capital cost of the additional middle school student stations is \$176,301 (nine middle school student stations at \$19,589). The proposed development is anticipated to generate approximately \$202,800 in educational facilities impact fees. Pursuant to the Interlocal, and given that the amount of anticipated impact fees exceeds the capital cost of the additional student stations, the District did not seek mitigation from the applicant to address the impact of the proposed residential development. However, in this case, the applicant has volunteered to proffer a Declaration of Restrictions (Covenant) to provide a monetary donation of \$169,391 over and above impact fees. The entire donation is due prior to final plat approval of the application. 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.

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. 13 of the April 2006 Land Use Cycle, Tagoror Investments, LLC, located at the northwest corner of SW 338 Street and SW 192 Avenue, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$169,391.

CSE:cse

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 13, Tagoror Investments, LLC

**REQUEST:** Change Land Use from Estate Density Residential (1 to 2.5 DU/acre) to Low-Medium Density Residential (6 to 13 DU/acre)

**ACRES:** ± 9.89 acres

**LOCATION:** Northwest corner of SW 338 Street and SW 192 Avenue

**MSA/  
MULTIPLIER:** 7.6 / .40 Single-Family (SF) Detached and .41 Single-Family (SF) Attached

**NUMBER OF  
UNITS:** 104 additional units (24 units allowed under current zoning classification for a total of 128 units)

**ESTIMATED STUDENT  
POPULATION:** 42\*

**ELEMENTARY:** 20

**MIDDLE:** 9

**SENIOR HIGH:** 13

### SCHOOLS SERVING AREA OF APPLICATION

**ELEMENTARY:** Florida City Elementary – 364 NW 6 Avenue

**MIDDLE:** Homestead Middle – 658 NW 2 Avenue

**SENIOR:** Homestead Senior High – 2351 SE 12 Avenue

All schools are located in Regional Center VI.

\*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 September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMULATIVE STUDENTS**
Florida City Elementary	751	716	105%	148	87%	757
	771 *		108%		89%	
Homestead Middle	1,163	848	137%	158	116%	1,200
	1,172 *		138%		117%	
Homestead Senior High	2,793	2,977	94%	190	88%	3,778
	2,806 *		94%		89%	

\*Student population increase 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 impacted middle school meets the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(Information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006)

**Projects in Planning, Design or Construction:**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School SS-1 (4-8 Center) (Avocado and Redondo Elementary Schools; Redland / Homestead Middle Schools Relief) (1,662 student stations)	Construction	School Opening 2007

Estimated Permanent Elementary and Middle Seats (Current and Proposed in 5-Year Plan)	3,226
Estimated Permanent Senior High Seats (Current and Proposed in 5-Year Plan)	2,977

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:** Accounting 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 \$275,058.

**CAPITAL COSTS:** Based on the State's July 2006 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	Does not meet review threshold
MIDDLE	9 x 19,589 = \$176,301
SENIOR HIGH	Does not meet review threshold
<b>Total Potential Capital Cost</b>	<b>\$176,301</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

