

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH LAND USE APPLICATION 07-0039, IVE GROUP ONE LLC, LOCATED AT 1252, 1262 AND 1272 SW 21 TERRACE, PROVIDING FOR A MONETARY DONATION OVER AND ABOVE EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

Ive Group One LLC (applicant), requested and received approval for a change to the City of Miami's (City) Future Land Use Map on an approximate .40-net acre site. The applicant is seeking to re-designate land from R-1 "Single-Family Detached" (9 dwelling units/acre), to C-1 "Restricted Commercial" (150 dwelling units/acre). The site is located at 1252, 1262 and 1272 SW 21 Terrace, Miami. The proposed 56 additional multifamily dwelling units are estimated to generate 10 students (see attached school impact analysis). The existing land use presently allows the applicant to build 4 Single-Family Detached units, for a total of 60 dwelling units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the City, 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 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.

Proposed mitigation

The applicant has volunteered to mitigate the full capital cost of the additional elementary and senior high school student stations, and proffered a monetary donation covering the capital cost of 5 elementary school-student stations at \$18,432 (\$92,160), and 3 senior high school student stations at \$25,854 (\$77,562), less educational facilities impact fees estimated at \$84,000, for a total donation of \$85,722. The entire donation is due prior to the issuance of a residential building permit or three years from the date that the City Commission approves the necessary land use and/or zoning changes, whichever occurs first. In the event the City approves fewer units, the donation will be reduced on a pro-rata basis. Should the applicant build commercial units as opposed to residential, then this mitigation would not apply.

The donation is to be utilized for capital improvements to relieve the impacted 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 monetary donation in connection with Land Use application 007-0039, Ive Group One LLC, located at 1252, 1262 and 1272 SW 21 Terrace, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$85,722.

VGv:mo

SCHOOL IMPACT REVIEW ANALYSIS

April 2, 2007

APPLICATION: Land Use Application 07-0039 - Ive Group One, LLC

REQUEST: Change Land Use from "Single-Family Detached" (9 DU/acre) to "Restricted Commercial" (150 DU/acre)

ACRES: ±.40 net acres

LOCATION: Approximately 1252, 1262, 1272 SW 21 Terrace, Miami

**MSA/
MULTIPLIER:** 5.2 / .32 Single-Family (SF) Detached and .18 Multifamily

**NUMBER OF
UNITS:** 56 additional units
(4 SF Detached units are allowed under the current zoning classification, for a total of 60 dwelling units)

**ESTIMATED STUDENT
POPULATION:** 10*

ELEMENTARY: 5

MIDDLE: 2

SENIOR HIGH: 3

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Coral Way K-8 Center – 1950 SW 13 Avenue

MIDDLE: Shenandoah Middle – 1950 SW 19 Street

SENIOR HIGH: Miami Senior High – 2450 SW 1 Street

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 October 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**
Coral Way K-8 Center	1,527	1,003	152%	98	139%	1,474
	1,532 *		153%		139%	
Shenandoah Middle	1,113	1,204	92%	0	92%	2,318
	1,115 *		93%		93%	
Miami Senior High	3,287	1,735	189%	95	180%	3,620
	3,290 *		190%		180%	

*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 Elementary and Senior High School meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2006-2010, and November 2006 Workshop Plan)

Projects in Planning, Design or Construction:

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Miami Senior High School (1,000 student stations)	Design	2010
Young Men's Academy (500 student stations)	Design/Construction	2008

Proposed Relief Schools

<u>School</u>		<u>Funding year</u>
Addition at Coral Way K-8 Center (750 student stations)	Planning	07/08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1,093
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1,204
Estimated Permanent Senior High Seats (Current and Proposed in 5-Year Plan)	3,185

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 \$65,490.

CAPITAL COSTS: Based on the State's April 2007 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5	x	\$18,432	=	\$92,160
MIDDLE	Does not meet threshold				
SENIOR HIGH	3	x	\$25,854	=	\$77,562
Total Potential Capital Cost					<u>\$169,722</u>

*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

