

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 08-135, MILLOS THREE STARS ENTERPRISES, INC., LOCATED AT THE NORTHEAST CORNER OF SW 26 STREET AND THEORETICAL SW 145 AVENUE, MIAMI-DADE COUNTY, 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

Millos Three Stars Enterprises, Inc. (applicant), is requesting a zoning change from AU (Agriculture District) to RU-1MA (Modified Single-Family Residential District), on approximately 2.3 acres located at SW 26 Street and theoretical SW 145 Avenue. The proposed 12 units are estimated to generate 7 additional students (see attached school impact analysis).

Public school concurrency is not yet implemented in Miami-Dade County (County). In the interim, all residential applications filed with the County are being processed under the School Board process and criteria approved on April 13, 2005 (School Board Agenda Item F-7). The process provides for collaboration among the parties to develop options which seek to address the impact of proposed residential development on public schools, specifically where the development would result in an increase of the impacted schools' FISH% utilization (permanent and relocatable), beyond the threshold review level of 115%; in this case, at time of review, the elementary school that would serve the proposed development met the referenced threshold.

Proposed Mitigation

The applicant has volunteered to mitigate the full capital cost of three elementary student stations, and proffered a Declaration of Restrictions (Covenant) to cover said cost, at \$20,270 per student station (\$60,810), less educational facilities impact fees estimated to be generated by the development at \$28,800, for a total donation of \$32,010. 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. 08-135, Millos Three Stars Enterprises, Inc., located at the northeast corner of SW 26 Street and theoretical SW 145 Avenue, Miami-Dade County, for the provision of a voluntary monetary donation, in addition to educational facilities impact fees, in the amount of \$32,010.

IMR:mo

SCHOOL IMPACT REVIEW ANALYSIS

(November 7, 2008)

APPLICATION: Millos Three Stars Enterprises, Inc. - No. 08-135

REQUEST: Zone change from AU to RU-1MA

ACRES: 2.3 acres

LOCATION: Northeast corner of SW 26 Street and SW 145 Avenue

**MSA/
MULTIPLIER:** 6.1/.55 Single-Family Detached

UNITS: 12 units

**ESTIMATED
STUDENT
POPULATION:** 7 students*

ELEMENTARY: 3

MIDDLE: 2

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary – 1901 SW 134 Avenue

MIDDLE: Zelda Glazer Middle – 15015 SW 24 Street

SENIOR HIGH: G. Holmes Braddock Senior High – 3601 SW 147 Avenue

All schools are located in South Central Regional Center.

* 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 2008:

	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***
Joe Hall Elementary	767	627	122%	18	119%	821
	770 *		123%		119%	
Zelda Glazer Middle**	368	1,501	25%	0	25%	373
	370 **		25%		25%	
G. Holmes Braddock Senior High	3,617	2,859	127%	926	96%	4,398
	3,619 ***		127%		96%	

* Student population increase as a result of the proposed development.

** Only 6th grade opened.

*** 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

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 be \$45,843.

CAPITAL COSTS: Based on the State's November 2008 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development would be:

ELEMENTARY	3	x	20,270	=	\$60,810
MIDDLE	DOES NOT MEET THRESHOLD				
SENIOR HIGH	DOES NOT MEET THRESHOLD				
Total Potential Capital Cost					\$60,810

* Data published by the Florida Department of Education, Office of Educational Facilities Budgeting.