

# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
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**Chief Facilities Officer**  
Rose Diamond

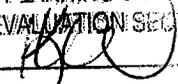
**Planning Officer**  
Ana Rijo-Condé, AICP

**Miami-Dade County School Board**  
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October 2, 2006

Ms. Maria Teresa Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Received by**  
**Zoning Agenda Coordinator**  
**OCT 25 2006**

**RECEIVED**  
**OCT 25 2006**  
DEPT. OF PLANNING & ZONING  
ZONING EVALUATION SECTION  
BY 

**Re: Genesis Property Development LLC - Application No. 05-249 (CC14)**  
**Southeast Corner of SW 177 Avenue and SW 274 Street**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary and South Dade Senior High School currently operating at 120% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redland Elementary School to 121%. (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal, and the recently approved Review Criteria the District met with the applicant on December 15, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application.

**As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that the School Board at their April 18, 2006 meeting authorized such a proffer by the applicant.**

Ms. Maria Teresa Fojo  
October 2, 2006  
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Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 15-unit development is estimated to generate approximately \$36,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

  
Patricia Good  
Coordinator III

PG:rr  
L-169  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Graham Penn

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 05-249, Genesis Property Development LLC (CC14)

**REQUEST:** Zone change from AU to EU-1

**ACRES:** 15.5 acres

**MSA/Multiplier:** 7.3/.60

**LOCATION:** Southeast Corner of SW 177 Avenue and SW 274 Street

**NUMBER OF UNITS:** 15 additional single-family units (3 units currently permitted under existing zoning classification, for a total of 18 units)

**ESTIMATED STUDENT POPULATION:** 9 students\*

**ELEMENTARY:** 4

**MIDDLE:** 2

**SENIOR:** 3

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redland Elementary - 24701 SW 162 Ave.

**MIDDLE:** Redland Middle – 16001 SW 248 St.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

\* 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, 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**
<b>Redland Elem.</b>	1086/ 1090*	903	120%/ 121%*	0	<b>120%/ 121%*</b>	1167
<b>Redland Middle</b>	1458/ 1460*	1230	119%/ 119%*	79	111%/ 111%*	917
<b>South Dade Sr.</b>	2759/ 2762*	1721	160%/ 160%*	380	<b>131%/ 131%*</b>	2977

\*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 schools meet 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 "A1" (Chapman, Naranja and Redland Elementary School Relief) (826 student stations)	Construction	School Opening 2007
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "CC1" Palm Glades K-8 (Pine Villa, Redland and Naranja Elem. Schools and Redland and Mays Middle School Relief) (1624 student stations)	Construction	School Opening 2008

State School "YY1"  
 Jorge Mas Canosa  
 Middle School  
 (Redland, Hammocks, Ammons  
 and Richmond Heights  
 Middle School Relief)  
 (2232 student stations)

Construction

School Opening 2007

State School "CCC1"  
 (South Dade Sr. High School  
 Partial Replacement)  
 (1522 additional student stations)

Construction

School Opening 2008

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
N/A	

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2729
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	5748
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3243

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 December-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	4	x	\$ 13,933	=	\$ 55,732
MIDDLE	2	x	\$ 15,974	=	\$ 31,948
SENIOR	3	x	\$ 21,139	=	\$ 63,417
Total Potential Capital Cost					\$151,097

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## Charter School Growth in Miami-Dade County

Existing Charter Schools				
School Name	Actual Enrollment (11-18-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	141	400	500	500
Archimedean Academy	469	525	525	525
Archimedean Middle Conservatory	61	160	240	240
ASPIRA Eugenio Maria de Hostos	365	600	600	600
ASPIRA Youth Leadership	305	450	450	450
ASPIRA South Youth Leadership	203	210	450	600
Aventura City of Excellence School	699	900	900	900
Balere Language Academy	148	175	250	450
Coral Reef Montessori	345	500	500	500
Doctors Charter School of Miami Shores	6040	375	450	525
Doral Academy	730	2,200	2200	2,200
Doral Academy Middle School	815	1,250	1250	1,250
Doral Academy High School	925	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	45	100	150	200
Downtown Miami Charter School	614	650	650	650
Early Beginnings Academy – Civic Center	43	80	80	80
Early Beginnings Academy – North Shore	20	43	43	70
Florida International Academy	261	350	350	350
International Studies Charter High School	110	500	750	1,000
Keys Gate Charter School	1,132	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	350	705	705	705
Life Skills Center Miami-Dade County	62	300	450	600
Mater Academy	713	1,150	1,150	1,150
Mater Academy Charter High School	1,165	1,300	1,300	1,300
Mater Academy Charter Middle School	1,154	1,300	1,300	1,300
Mater Academy East Charter School	303	800	800	800
Mater Academy East Middle School	107	250	250	250
Mater Performing Arts & Entertainment Academy	94	100	150	200
Miami Children's Museum	79	350	350	350
Miami Community Charter School	223	600	600	600
Oxford Academy of Miami	105	450	450	450
Pinecrest Preparatory Academy Middle School	222	750	800	800
Pinecrest Preparatory Academy	745	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	199	400	600	600
Renaissance Elementary Charter School	452	500	500	500
Renaissance Middle Charter School	47	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	25	36	36	36
School for Integrated Academics & Technologies	332	600	800	800
Somerset Academy	525	700	700	700
Somerset Academy Charter Middle School	74	300	300	300
Somerset Academy Charter High School	22	250	375	500
Spiral Tech Elementary Charter School	78	290	290	290
Spirit City Academy	39	250	300	400
Sunshine Academy	95	150	200	450
The Charter School at Waterstone	1,012	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	16	500	600	600
Transitional Learning Academy	29	48	48	72
Youth Co-Op Charter School	515	525	525	525
<b>TOTAL: 50 schools</b>	<b>16,713</b>	<b>27,514</b>	<b>30,139</b>	<b>32,690</b>

<b>Board-Approved Contracts for Schools to Open in Future Years</b>			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami! Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
<b>TOTAL: 12 schools</b>	<b>-0-</b>	<b>5,395</b>	<b>7,880</b>
<b>SUB-TOTAL (EXISTING +APPROVED): 62 schools</b>	<b>27,514</b>	<b>35,534</b>	<b>40,570</b>

<b>Board-Approved applications for schools opening in subsequent years</b>		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
<b>Total :</b>	<b>18 schools</b>	<b>17,050</b>

<b>Applications Pending Approval</b>			
<b>Applicant</b>	<b>Number of Schools</b>	<b>Enrollment Capacity 06-07</b>	<b>Maximum Enrollment</b>
Advantage Academy of Miami	1	750	750
Advantage Academy of Miami "B"	1	750	750
Advantage Academy of Miami "C"	1	750	750
Advantage Career Academy	1	900	900
Excel Academy	1	250	700
Excel Academy North	1	250	700
Kush Academy	1	175	500
Life Skills Center – Homestead	1	400	700
Life Skills Center – Liberty City	1	400	700
Life Skills Center – Opa-locka	1	400	700
Mater Academy Lakes Elementary School	1	800	800
Mater Academy Lakes Middle School	1	900	900
Mater Academy Lakes High School	1	300	1,200
Pinecrest Academy South	1	800	800
River Cities Community Charter School	1	250	250
Romans Charter School	1	130	540
South Florida Choir Intermediate/High School	1	120	280
The Charter Middle School at Waterstone	1	650	650
<b>Total :</b>	<b>18 schools</b>	<b>8,975</b>	<b>12,570</b>

<b>GRAND TOTALS</b>	
<b>Number of Schools</b>	<b>Maximum Enrollment Capacity</b>
<b>98 schools</b>	<b>70,190</b>