



# Miami-Dade County Public Schools

*giving our students the world*

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February 15, 2008

**RECEIVED**  
FEB 26 2008

ZONING SERVICES DIVISION, DADE COUNTY  
DEPT. OF PLANNING & ZONING

BY \_\_\_\_\_

Mr. Subrata Basu, AIA, AICP, Interim Director  
Department of Planning and Zoning  
Miami-Dade County  
111 NW 1 Street, 11<sup>th</sup> Floor  
Miami, Florida 33128

Re: **Parkland DRI – South Florida Regional Planning Council**  
**Parkland DRI – Land Use Amendment Application**  
**Edward W. Easton Trustee, Et Al, - Zoning Hearing Application No. 06-243**

Dear Mr. Basu:

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%.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. All of the impacted school facilities meet the referenced review threshold (please see analysis). Please note that the District is in receipt of three Development Orders: Parkland DRI – South Florida Regional Planning Council, Parkland DRI – Land Use Amendment Application, and Edward W. Easton Trustee, Et Al, - Zoning Hearing Application No. 06-243.

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 approved Review Criteria, the District met with the applicant several times, the latest being September 13, 2007, to discuss the impact of the proposed development on public schools. **The District is grateful that the applicant took the time to discuss with the School District mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. However, the applicant was not able to proffer a mitigation plan acceptable to the School Board.**

**In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.**

*Facilities Planning*

Ana Rijo-Conde, AICP, Planning Officer • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132  
305-995-7285 • FAX 305-995-4760 • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)

Mr. Subrata Basu  
February 15, 2008  
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Additionally, the application may be subject to school concurrency requirements, as mandated by 2005 Growth Management Legislation. Pursuant to Sections 163.3177 and 1013.33 of the Florida Statutes, all new residential applications will be tested for school concurrency at Final Subdivision or Site Plan (or functional equivalent), effective at the time school concurrency is fully implemented.


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:

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

As an example, assuming the proposed units are 2,000 square feet, 1,500 square feet and 1,000 square feet (single-family detached, single-family attached and multi-family), the additional 6,749 units are estimated to generate approximately \$12,178,000 (\$2,400 per SFD unit, \$1,950 per SFA unit and \$1,500 per MF unit, excluding the 2% administration fee) 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,

  
Corina S. Esquijarosa  
Coordinator III

CSE:rr  
L-385  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Joe Sesodia, SFRPC  
Ms. Maria Teresa Fojo, Miami-Dade County

## **SCHOOL IMPACT REVIEW ANALYSIS**

February 8, 2008

**APPLICATION:** Parkland DRI – South Florida Regional Planning Council  
Parkland DRI – Land Use Amendment Application  
Edward W. Easton Trustee, Et Al, No. 06-243

**REQUEST:** Land Use change from Agriculture to Low Density Residential, Low-Medium Density Residential, and Office/Residential  
Zoning change from Agriculture to PAD (DRI mixed use project)

**ACRES:** 967 acres

**MSA/Multiplier:** 6.2/.65-single-family, .47-townhouse and .28-multi-family

**LOCATION:** Northwest Corner of SW 162 Avenue and SW 152 Street

**NUMBER OF UNITS:** 6,749 additional units (192 units currently permitted under existing land use and zoning classification, for a total of 6,941 units)

**ESTIMATED STUDENT POPULATION:** 2,747 students\*

**ELEMENTARY:** 1319

**MIDDLE:** 604

**SENIOR:** 824

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

**ELEMENTARY:** Norman Butler Bossard Elementary – 15950 SW 144 Street

**MIDDLE:** Richmond Heights Middle - 15015 SW 103 Ave.

**SENIOR HIGH:** Miami Southridge Senior - 19355 SW 114 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 Services, as of October 2007:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Norma Butler Bossard Elementary	1,197	1,023	117%	0	117%
	2,516 *		246%		246%
Richmond Heights Middle	1,005	1,145	88%	158	77%
	1,609 *		141%		123%
Miami Southridge Senior	3,453	2,662	130%	190	121%
	4,277 *		161%		150%

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

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, all of the impacted schools meet the review threshold.

## PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "HHH-1" (Varela / Sunset / Southridge Senior High Schools Relief) (2,858 students)	Site Acquisition	2010

**OPERATING COSTS:** According to Financial Operations, 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 \$17,990,103.

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

ELEMENTARY	1319	x	\$18,622	=	\$24,562,418
MIDDLE	604	x	\$20,109	=	\$12,145,836
SENIOR HIGH	824	x	\$26,101	=	\$21,507,224
<b>Total Potential Capital Cost</b>					<b>\$58,215,478</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.