

27. EDUCATION

- A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on chart below).**

Based on the residential breakdown of the development, a total of 2,871 school age children are expected to reside in Parkland.

TABLE 27-1 NUMBER OF SCHOOL AGE CHILDREN IN THE DEVELOPMENT				
	Units	Elementary	Middle	Senior
Single Family	1,257 Units 817 Students	376 Students	204 Students	237 Students
Town Homes	2,436 Units 1,145 Students	527 Students	286 Students	332 Students
Multi-Family	3,248 Units 909 Students	418 Students	227 Students	264 Students
Student Totals	2,871 Students	1,321 Elementary	717 Middle	833 Senior

Source: The Curtis Group

There are three schools that currently would serve the Parkland DRI, based on 2005-06 attendance boundaries – Dr. Gilbert L. Porter Elementary School, Richmond Heights Middle School, and Miami Southridge Senior High School. Two additional schools are opening in 2006-07 that would serve all or part of the development area – Norma Bossard Elementary School and Jorge Mas Canosa Middle School. These schools would be impacted by the Parkland DRI - if the development were not providing any schools.

TABLE 27-2 ENROLLMENT IMPACT AREA			
Schools Impacted By Boundary	Membership 2005 Oct. FTE/with development	FISH Design Capacity Total*	% Utilization Total/with development
Dr. Gilbert L. Porter Elementary	1,268	937	135%
	1,928		206%
Norma Bossard Elementary	N/A	1,068	N/A
	661		62%
Richmond Heights Middle	1,323	1,303	102%
	1,681		129%
Jorge Mas Canosa Middle (opening January, 2007)	N/A	2,232	N/A
	359		16%
Miami Southridge Senior High	3,672	2,861	128%
	4,505		157%

Source: The Curtis Group

*Capacity numbers from Miami-Dade County Public Schools (MDCPS) Five Year Facilities Work Program (September, 2005).

Currently, middle schools are below the 115% threshold, and the addition of a new elementary will serve to ease the utilization total of Dr. Gilbert L. Porter Elementary.

A more detailed review of the design capacity of the schools that will be directly impacted by Parkland as well as other schools in the area is attached in the following table. The capacity and enrollment of each school is provided with an estimate of the excess or shortness of supply.

**TABLE 27-3
SCHOOLS IN DEVELOPMENT IMPACT AREA AND AREA SCHOOLS
CAPACITY INFORMATION**

School	October 2005 FTE Membership	FISH Design Capacity Total	# Over/Under FISH Design Capacity		
			Elementary	Middle	Senior
Schools in Development Impact Area					
Dr. Gilbert L. Porter Elementary	1,268	937	(331)		
Norma Bossard Elementary	0	1,068	1,068		
Richmond Heights Middle	1,323	1,303		(20)	
Jorge Mas Casnosa Middle (opening January, 2007)	0	2,232		2,232	
Miami Southridge Senior High	3,672	2,861			(811)
Other Area Schools					
Bowman Foster Ashe Elementary	1,292	1,327	35		
Calusa Elementary	811	792	(19)		
Carribbean Elementary	971	987	16		
Devonaire Elementary	975	676	(299)		
Christina Eve Elementary	783	710	(73)		
Dante B. Fascell Elementary	1,114	801	(313)		
Jack D. Gordon Elementary	1,694	1,213	(481)		
Oliver Hoover Elementary	1,165	1,026	(139)		
Kendale Lakes Elementary	1,017	1,128	111		
Miami Heights Elementary	1,261	1,443	182		
Claude Pepper Elementary	1,182	1,048	(134)		
Redland Elementary	1,086	903	(183)		
South Miami Heights Elementary	746	776	30		
Winston Park Elementary	922	685	(237)		
Jane S. Roberts K-8 Center	1,412	1,072	(226)	(114)	
Herbert A. Ammons Middle	1,141	1,056		(85)	
Arvida Middle	1,795	1,197		(598)	
Lamar Louise Curry Middle	1,502	1,018		(484)	
Howard A. Doolin Middle	1,078	1,111		33	
Hammocks Middle	2,198	1,688		(510)	
Howard D. McMillan Middle	1,343	1,417		74	
Redland Middle	1,452	1,310		(142)	
Coral Reef Senior High	2,996	2,250			(746)
John A. Ferguson Senior High	2,593	2,247			(346)
Miami Sunset Senior High	3,306	2,712			(594)
Robert Morgan Educational Center	2,322	1,253			(1,069)
Felix Varela Senior High	4,174	2,888			(1,286)
Sub-Total Existing Schools	48,594	43,135	(993)	386	(4,852)

Source: The Curtis Group

Based on analysis of currently existing conditions, there is a shortage of 993 elementary student stations, and 4,852 senior high school student stations. There is an excess capacity of 386 middle school student stations.

The School Board has planned relief schools that will affect this area as follows:

TABLE 27-4 PLANNED RELIEF SCHOOLS AND MAJOR ADDITIONS					
Planned Relief Schools and Major Additions	October 2005 FTE Membership	FISH Design Capacity Total	# Over/Under FISH Design Capacity		
S/S "A1"		826	826		
S/S "M1"		826	826		
Early Childhood Center		396	396		
Caribbean Elementary		286	286		
Devonnaire Elementary		783	783		
Claude Pepper Elem.		242	242		
Bowman Foster Ashe Elem.		286	286		
Kendale Lakes Elem.		242	242		
Redland Elem.		286	286		
Winston Park Elementary		617		617	
Palm Glades K-8		1,624	1,084	540	
S/S "SS1" K-8		1,662	1,107	555	
Jane Roberts K-8		154		154	
S/S "UU1"		1,660		1,660	
Howard D. McMillan Middle		600		600	
S/S "HHH1"		2,858			2,858
Coral Reef Senior		600			600
John A. Ferguson Senior		850			850
Sub-Total Relief Schools/ Additions		14,798	6,364	4,126	4,308
Sub-Total without Proposed Development	48,594	57,933	5,371	4,512	(544)

Source: The Curtis Group

The relief schools will alleviate the elementary school crowding and provide excess capacity for both elementary and middle school student stations. Senior high schools will still have a shortage of 544 student stations.

Parkland proposes to build two new K-8 schools with capacity for 3,200 students and a senior high school with capacity for 1,600 students as part of their development. These schools would benefit all students in the area as shown in the following table.

TABLE 27-5 IMPACT OF PROPOSED SCHOOLS ON EXISTING CONDITIONS					
	October 2005 FTE Membership	FISH Design Capacity Total	# Over/Under FISH Design Capacity		
Development Provided K-8 Schools (2)		3,200	2,120	1,080	
Development Provided Senior High		1,600			1,600
Sub-Total Schools Provided by Development		4,800	2,120	1,080	1,600
Proposed Development	2,871		(1,321)	(717)	(833)
Total	51,465	62,733			
Excess Capacity			6,170	4,875	223

Source: The Curtis Group

The proposed schools would serve all the students generated by Parkland. With the addition of the 1,600 student station high school, there would be an excess capacity of 223 senior high school student stations in the area. There would be significant excess capacity for elementary and middle schools student stations – 6,170 stations and 4,875 stations respectively.

B. Will school facilities or sites be dedicated or otherwise provided on the site?

Two K-8 schools and a high school are proposed as part of the Parkland DRI development program. Each K-8 school is proposed to have a capacity of 1,600 students for a total of 3,200 student stations, and the high school is proposed to have a capacity of 1,600 students. The schools will provide a surplus of 1,929 student stations overall based on the number of student age children projected to be drawn from the Parkland DRI. The excess capacity will serve to alleviate any current and future overcrowding in existing area schools.

TABLE 27-6 PROPOSED NEW SCHOOL CAPACITY PROPOSED AS PART OF DEVELOPMENT				
School Type	Elementary Student Stations	Middle Student Stations	Senior Student Stations	Total New Student Stations
Kindergarten - 8	1,060	540		1,600
Kindergarten - 8	1,060	540		1,600
Senior High			1,600	1,600
Students Generated By Development	1,321	717	833	2,871
Excess Available New School Student Stations	799	363	767	1,929

Source: The Curtis Group

The residents of the Parkland DRI will also pay school impact fees to Miami-Dade County as part of their property taxes.

TABLE 27-7 ESTIMATED SCHOOL IMPACT FEES		
Unit Type	Average Square Footage	Fees Generated
Single Family (1,257 du)	2,300	\$3,423,314
Town House (2,436 du)	1,800	\$5,516,078
Multi-Family (3,248 du)	1,500	\$6,460,272
Total Impact Fees		\$15,399,664
Source: The Curtis Group		

* Based on the current impact fee formula. However, the ordinance and formula are under review, and it is anticipated that changes will be adopted in the next 6 to 8 months that could significantly increase the fee.

- C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustment would be necessary to accommodate these students.**

A letter to Miami-Dade Public Schools and the response from them is provided in **Exhibit 27-1**. The Applicant has already had a dialogue session with the School Board and anticipates having more as the project moves forward.

Exhibit 27-1
Letters To and From the School Board

2004-22



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

September 26, 2005

Miami-Dade County School Board

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Dr. Martin Karp
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Dr. Marta Pérez
Dr. Solomon C. Stinson

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

Mr. Rob Curtis, AICP
The Curtis & Kimball Company
7520 Red Road, Suite M
South Miami, Florida 33143

**Re: Parkland DRI
Northwest Corner of SW 162 Avenue and SW 152 Street**

Dear Mr. Curtis:

Pursuant to the state mandated and School Board approved Interlocal Agreement (Interlocal), local government, the development community and the School Board are to collaborate on options to address the impact of proposed development on public schools where the proposed residential development would result in an increase in the school's Florida Inventory School Houses (FISH) capacity 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. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Dr. Gilbert L. Porter Elementary School, Richmond Heights Middle School and Miami Southridge Senior High School currently operating at 138%, 106% and 133% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Dr. Gilbert L. Porter Elementary School, Richmond Heights Middle School and Miami Southridge Senior High School to 281%, 162% and 163% respectively (please see attached analysis).

Due to the significant school impact generated by this application, it is our recommendation that immediate dialogue take place between the School District, the City and the above referenced applicant as it relates specifically to public schools in the affected area that meet the threshold. In an effort to expedite the dialogue between the affected parties, you are encouraged to call me as soon as possible to schedule a meeting.

Lastly, 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 established formula: (see below)

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

Mr. Rob Curtis
September 26, 2005
Page Two

In accordance with the Agreement, this letter and enclosed information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to South Florida Regional Planning Council and the Miami-Dade County Board of County Commissioners on public schools that will likely serve the proposed development and meet the referenced threshold.

Thank you in advance for your cooperation in this matter. I look forward to hearing from you soon.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0366
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Ms. Diane O'Quinn-Williams

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Parkland DRI

REQUEST: CDMP amendment and zoning change to allow a DRI (Mixed Use Project) and include within the Urban Development Boundary

ACRES: 960 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: 6200 units (Information provided by applicant depicts 2100 single-family units, 2100 townhouse units and 2000 apartment units.)

ESTIMATED STUDENT POPULATION: 2912 students*

ELEMENTARY: 1340

MIDDLE: 728

SENIOR: 844

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Dr. Gilbert L. Porter Elementary - 15851 SW 112 St.

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, as of August, 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 **
Dr. Gilbert Porter Elem. Richmond Heights Middle	1291/ 2631*	919	140%/ 286%*	18	138%/ 281%*	2631
Miami Southridge Sr.	1387/ 2115*	1125	123%/ 188%*	178	106%/ 162%*	2345
	3813/ 4657*	2662	143%/ 175%*	200	133%/ 163%*	5076

* increased student population 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, all of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "Y1" (Jack Gordon and Gilbert Porter Elementary School Relief) (1068 student stations)	Design	March 2007
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007
K-8 Conversion at F. C. Martin Elementary School (Richmond Heights Middle School Relief) (551 student stations)	Design	December 2006

Proposed Relief Schools

School

Funding Year

New Senior High School – (S/S “HHH1”)
(Felix Varela, Sunset and Southridge
Senior High School Relief)
(2858 student stations)

FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 1987
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 3796
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 5520

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 \$19,070,688.

CAPITAL COSTS: Based on the State’s September-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1340	x	\$ 13,854	=	\$18,564,360
MIDDLE	728	x	\$ 15,884	=	\$11,563,552
SENIOR	844	x	\$ 21,019	=	\$17,740,036
Total Potential Capital Cost					\$47,867,948

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

THE CURTIS GROUP

September 14, 2005

Ms. Patricia Good, Coordinator III
Miami-Dade County Public Schools
Facilities Operations, Maintenance and Planning
1450 N.E. 2nd Avenue
Suite 525
Miami, Florida 33132

**Re: Parkland - Development of Regional Impact
Schools**

Dear Ms. Good:

In connection with the submittal of the above-referenced Development of Regional Impact, we have been asked to attach a letter from the school board, acknowledging receipt of the estimated school age population information we have included and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.

Lennar Homes is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **Parkland DRI** consists of 960 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west.

Enclosed for your use are the following:

- Aerial Photograph showing project location;
- Development program and;

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

If you have any questions, please do not hesitate to contact me at (305) 663-5800.

Sincerely,



Rob Curtis
The Curtis Group

Development Program

The Applicant proposes development of the following mix of uses:

Table 1 Parkland DRI Proposed Development Program	
Land Use	2007 - 2015
Residential	
Single Family	2,100 du
Townhouse	2,100 du
Condominium (MF)	2,000 du
Retail	200,000 sf
Medical Office	100,000 sf
Industrial – Flex space	33 acres
Schools	K-8 – 3,200 students High School – 1,600 students
Hospital	80 beds
Community Uses	
Library, Police, Fire	5 acres
Parks	46 acres



Legend




-  Project Boundary
-  Urban Development Boundary
- 

Figure A
Location Map
Parkland
September 2005