

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-361, TCY LIMITED, INC. (A/K/A MAULE LAKE MARINA CONDOMINIUMS), LOCATED AT 17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

TCY Limited, Inc. (applicant), requested a site plan approval and a rezoning from B-3 (Intensive Business), to Planned Unit Development (PUD) on approximately 14.66 acres located at 17201 Biscayne Boulevard (see location map). The proposed 468-unit residential development is estimated to generate 103 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for Public School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the City of North Miami Beach (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 relocatables), beyond the threshold review level of 115%. Please note that all of the school facilities impacted by the proposed development meet the referenced threshold.

Additional Information

In connection with the rezoning request and to mitigate the impact of the proposed development on the public school system at all school levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$175,000, in addition to educational facilities impact fees estimated at \$998,193.

Currently, the City is considering building a K-6 charter school. As such, that portion of the contribution intended to offset increased student enrollment at Greynolds Park Elementary and John F. Kennedy Middle Schools (totaling \$124,030), shall be paid directly to the City for construction of its proposed charter school. In the event that a charter for the construction and operation of said school is not granted by the Board prior to approval of the final plat for construction of the residential development, the cited portion of the

contribution shall instead be paid directly to the Board for future capital improvements at the impacted elementary and middle schools. The remaining portion of the contribution (totaling \$50,970), shall be utilized by the District for future capital improvements at North Miami Beach Senior High School. To the extent that there are no pending or proposed capital improvements at the referenced schools, the donation would be utilized for capital improvements at other schools within the affected feeder pattern. Payment of the applicable contribution to the Board shall be made in full prior to obtaining the final plat for construction of the residential development. In the event the City approves fewer units, the donation will be reduced on a pro-rata basis.

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 Miami-Dade County Application No. 04-361, TCY Limited, Inc. (a/k/a Maule Lake Marina Condominium), located at 17201 Biscayne Boulevard, North Miami Beach, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$175,000, and subject to the terms and conditions noted above.

AB:rr

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Maule Lake Marina

REQUEST: Planned Unit Development - Site Plan Approval Process

ACRES: 14.66 acres (8.34 acres is water and 6.32 acres is land)

LOCATION: 17201 Biscayne Blvd., North Miami Beach

MSA/Multiplier: 2.1/0.22 Multi-family

NUMBER OF UNITS: 468 multi-family units proposed

ESTIMATED STUDENT POPULATION: 103 students*

ELEMENTARY: 47

MIDDLE: 26

SENIOR: 30

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Greynolds Park Elem. – 1536 NE 179 Street

MIDDLE: John F. Kennedy Middle – 1075 NE 167 Street

SENIOR HIGH: North Miami Beach Senior – 1247 NE 167 Street

All schools are located in Region 2

*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, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Greynolds Elementary	1,258/ 1,305*	724	174%/ 180%*	280	125%/ 130%*
John F. Kennedy Middle	2,053/ 2,079*	918	224%/ 226%*	356	161%/ 163%*
North Miami Beach Senior High	2,983/ 3,013*	2,104	142%/ 143%*	48	139%/ 140%*

* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (Information as of December 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "QQ-1" (Greynolds Park, W.J. Bryan, Natural Bridge Elementary schools Relief; and J. F. Kennedy and Norland Middle schools relief) (1,592 student stations – 1,050 elementary and 542 middle)	Construction	November 2005
State School "RR-1" (John F. Kennedy, Norland and Highland Oaks Middle schools Relief) (1,495 student stations)	Pre-Planning	August 2007

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$600,799.

CAPITAL COSTS: Based on the States' December-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	47	X	\$13,466	=	\$ 632,902
MIDDLE	26	X	\$15,439	=	\$ 401,414
SENIOR	30	X	\$20,431	=	\$ 612,930

Total Potential Capital cost **\$1,647,246**

*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

