

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 07-012, CLUB MARINER, LLC, LOCATED ON THE SOUTHEAST CORNER OF SW 214 STREET AND SW 117 AVENUE, 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

Club Mariner, LLC (applicant), is requesting a 76-unit development in the Goulds Community Urban Center (GCUC), on approximately 2.25 acres located on the southeast corner of SW 214 Street and SW 117 Avenue (see location map). The proposed 50 additional units are estimated to generate 20 additional students (see attached school impact analysis). The previous zoning classification allowed the applicant to build 26 units, for a total of 76 units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance Miami-Dade County (County), 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 relocatable), beyond the threshold review level of 115%; in this case, one of the school facilities that would serve the proposed development meets the referenced threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity review threshold. The criteria also outline specific steps to guide District staff's consultation with developers and input at public hearings, in an attempt to provide the required number of student stations to mitigate the impact of proposed residential development. Subsequent to a determination by District staff that the proposed development is above the review threshold, the developer is requested to consider and select from several mitigation options. As a result, the District met with the above applicant to discuss possible mitigation options.

The applicant has volunteered to mitigate the full capital cost of the additional senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of six senior high school student stations at \$26,019 (\$156,114), less educational facilities impact fees estimated at \$75,000, for a total donation of \$81,114. 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. 07-012, Club Mariner, LLC, located on the southeast corner of SW 214 Street and SW 117 Avenue, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$81,114.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Club Mariner, LLC ASPR No. 07-012

REQUEST: 76 Unit Multi-Family Development in Goulds CUC

ACRES: 2.25 acres

LOCATION: Southeast corner of SW 214 Street and SW 117 Avenue

**MSA/
MULTIPLIER:** 7.2 / .40 Multi-Family

**NUMBER OF
UNITS:** 50 units (26 units allowed prior to ASPR, for a total of 76 units)

**ESTIMATED STUDENT
POPULATION:** 20*

ELEMENTARY: 10

MIDDLE: 4

SENIOR HIGH: 6

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Caribbean Elementary – 11990 SW 200 Street

MIDDLE: Mays Community Middle – 11700 SW 216 Street

SENIOR: Miami Southridge Senior High – 19355 SW 114 Avenue

All schools are located in Regional Center VI.

*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by Information Technology Services, as of September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMMULATIVES
Caribbean Elementary	855	965	89%	22	87%	974
	865 *		90%		88%	
Mays Middle	780	940	83%	99	75%	904
	784 *		83%		75%	
Miami Southridge Senior	3,662	2,662	138%	190	128%	4,087
	3,668 *		138%		129%	

* 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.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, Miami Southridge Senior High School meets the review threshold.

PLANNED RELIEF SCHOOLS

Schools

State School "HHH-1"
New High School
(Varela / Sunset / Southridge Senior
High Schools Relief)
(2,000 student stations)

Status
Planning

Projected Occupancy Date
2010

Estimated Permanent Senior High Seats (Current and Proposed in 5-Year Plan) 5,520

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 \$327,450.

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

ELEMENTARY	Does not meet review threshold
MIDDLE	Does not meet review threshold
SENIOR HIGH	6 x \$26,019 = \$156,114
Total Potential Capital Cost	\$156,114

*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

