

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 07-006, MUSTANG ESTATES, LLC, LOCATED ON THE NORTHEAST CORNER OF SW 208 STREET AND SW 133 COURT, 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

Mustang Estates, LLC (applicant), is requesting a Modification of a Previously Approved Resolution (Application No. 01-401), on approximately 19.56 acres located on the northeast corner of SW 208 Street and SW 133 Court. The proposed 11 units are estimated to generate 7 additional students (see attached school impact analysis). The existing zoning classification presently allows the applicant to build 29 units, for a total of 40 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 two senior high school student stations at \$26,826 (\$53,652), less educational facilities impact fees estimated at \$26,400, for a total donation of \$27,252. 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. 07-006, Mustang Estates, LLC, located on the northeast corner of SW 208 Street and SW 133 Court, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$27,252.

CSE:cse

**SCHOOL IMPACT REVIEW ANALYSIS**  
(April 25, 2008)

**APPLICATION:** No. 07-006, Mustang Estates, LLC

**REQUEST:** Modification of a Previously Approved Resolution  
(Application No. 01-401)

**ACRES:** 19.56 acres

**LOCATION:** The northeast corner of SW 208 Street and SW 133 Court

**MSA/MULTIPLIER:** 7.2/.67

**NUMBER OF UNITS:** 11 additional units (29 units currently permitted under existing zoning classification, for a total of 40 units)

**ESTIMATED STUDENT POPULATION:** 7 additional students\*

**ELEMENTARY:** 3

**MIDDLE:** 2

**SENIOR:** 2

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redland Elementary – 24501 SW 162 Avenue

**MIDDLE:** Mays Middle – 11700 SW 216 Street

**SENIOR HIGH:** South Dade Senior -28401 SW 167 Avenue

All schools are located in Regional Center VI.

\* 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 RELOCATABLE	CUMULATIVE STUDENTS**
Redland Elementary	990	903	110%	0	110%	1,055
	993 *		110%		110%	
Mays Community Middle	672	940	71%	99	65%	794
	674 *		72%		65%	
South Dade Senior	2,588	1,721	150%	404	122%	2,785
	2,590 *		150%		122%	

\* 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, South Dade Senior High School meets the review threshold.

### PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
South Dade Senior Replacement (3,641 student stations)	Construction	2008

**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 \$45,843.

**CAPITAL COSTS:** Based on the State's April 2008 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	DOES NOT MEET THRESHOLD
MIDDLE	DOES NOT MEET THRESHOLD
SENIOR HIGH	2 x \$26,826 = \$53,652
<b>Total Potential Capital Cost</b>	<b>\$53,652</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.