

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:            AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-269, B & JCM DORAL CORPORATION, LLC, LOCATED SOUTH OF NW 41 STREET AND EAST OF NW 107 AVENUE, DORAL, 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

B & JCM Doral Corporation, LLC (applicant), is requesting a zoning change from BU-1A (Business District, limited) and IU-C (Industrial District, conditional), to BU-2 (Business District, with a special exception to permit residential uses) on approximately 8.15 acres located south of NW 41 Street and east of NW 107 Avenue, Doral (see location map). The proposed 236 dwelling units are estimated to generate 83 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 Doral (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 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 \$99,600, in addition to educational facilities impact fees estimated at \$577,728. The entire donation is due prior to final plat approval. In the event the City approves fewer units, the donation will be reduced on a pro-rated basis.

The donation is to be utilized for capital improvements at the impacted schools (John I. Smith Elementary, Doral Middle and Miami Springs Senior High Schools). To the extent 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.

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. 04-269, B & JCM Doral Corporation, LLC, located south of NW 41 Street and east of NW 107 Avenue, Doral, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$99,600.

AB:am

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** B & JCM Doral Corporation, LLC (04-269)

**REQUEST:** Zone change from BU-1A and IU-C to BU-2 with a special exception to permit residential uses for the property

**ACRES:** Approximately 8.15 acres

**MSA/Mutilplier:** 3.2/.35

**LOCATION:** South of NW 41 Street and East of NW 107 Avenue

**NUMBER OF UNITS:** 236 multifamily units

**ESTIMATED STUDENT POPULATION:** 83 students\*

**ELEMENTARY:** 38

**MIDDLE:** 21

**SENIOR:** 24

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

**ELEMENTARY:** John I. Smith Elementary – 10415 NW 52 Street

**MIDDLE:** Doral Middle – 5005 NW 112 Avenue

**SENIOR HIGH:** Miami Springs Senior – 751 Dove Avenue, Miami Springs

All schools are located in Region 3

\*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 the Office of Information Technology, as of October 2004:

	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 **
John I. Smith Elem	1,276/ 1,314*	901	142%/ 146%*	0	142%/ 146%*	1655
Doral Middle	1,234/ 1,255*	1,031	120%/ 122%*	0	120%/ 122%*	1759
Miami Springs Sr.	3,489/ 3,513*	2,011	173%/ 175%*	546	136%/ 137%*	4084

\* Increased student population as a result of the proposed development

\*\* Estimated # 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 "FFF" (Miami Springs Sr. School Relief) (2000 student stations)	Construction	August 2006
State School "WWW" (Miami Springs Sr. School Relief) (1613 student stations)	Design	March 2008
Eugenia B. Thomas Elementary K-8 Conversion (Doral Middle School Relief) (532 student stations)	Design	March 2007

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
State School "HH1" New K-8 Center	FY-06-07

(John I. Smith and Eugenia B. Thomas Elementary  
and Doral Middle Schools Relief)  
(1624 student stations)

State School "WW1"  
New K-8 Center  
(John I. Smith and Eugenia B. Thomas Elementary  
and Doral Middle Schools Relief)  
(1624 student stations)

FY-08-09

New Senior High School  
(Doral, Miami Coral Park and  
Holmes Braddock Senior High  
Schools Relief)  
(2,858 student stations)

FY-08-09

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2901
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2811
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	8484

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**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 \$484,139.

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

ELEMENTARY	38 x \$ 13,502 = \$ 513,076
MIDDLE	21 x \$ 15,480 = \$ 325,080
SENIOR	24 x \$ 20,485 = \$ 491,640
Total Potential Capital Cost	\$1,329,796

\* 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

