

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH LAND USE APPLICATION NO. 03 OF THE APRIL 2007 LAND USE CYCLE, ANTHONY BALZEBRE TRUST, LOCATED ON THE NORTHWEST CORNER OF NW 107 AVENUE AND NW 12 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE 2003 INTERLOCAL AGREEMENT**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Background

Anthony Balzebre Trust (applicant), is requesting an amendment to the Miami-Dade County Comprehensive Development Master Plan to change the land from "Industrial and Office" and "Business and Office" to "Business and Office", on approximately 59.95 acres located on the northwest corner of NW 107 Avenue and NW 12 Street. The proposed 1,050 units are estimated to generate 368 additional students (see attached school impact analysis).

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, two 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 elementary and middle school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 177 elementary school student stations at \$18,549 (\$3,283,173); and 81 middle school student stations at \$20,031 (\$1,622,511), less educational facilities impact fees estimated at \$1,622,250, for a total donation of \$3,283,434. 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 schools.

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. 03 of the April 2007 Land Use Cycle, Anthony Balzebre Trust, located on the northwest corner of NW 107 Avenue and NW 12 Street, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$3,283,434.

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**SCHOOL IMPACT REVIEW ANALYSIS**

July 23, 2007 (Revised)

**APPLICATION:** No. 3, Anthony Balzebre Trust

**REQUEST:** Change Land Use from Industrial and Office & Business and Office to Business and Office. Designate property as a Regional Activity Center (RAC)

**ACRES:** ± 59.95 Acres

**LOCATION:** Northwest corner of NW 107 Avenue and NW 12 Street

**MSA/  
MULTIPLIER:** 3.2 / .35 Multifamily

**NUMBER OF  
UNITS:** 1050 units

**ESTIMATED STUDENT  
POPULATION:** 368\*

**ELEMENTARY:** 177

**MIDDLE:** 81

**SENIOR HIGH:** 110

**SCHOOLS SERVING AREA OF APPLICATION**

**ELEMENTARY:** Eugenia B. Thomas K-8 Center – NW 58 Street and 114 Avenue

**MIDDLE:** Doral Middle – 5005 NW 112 Ave.

**SENIOR:** Miami Coral Park Senior High – 8865 SW 16 Street

All schools are located in Regional Center III.

\*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 October 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Eugenia B. Thomas K-8 Center	1,703	945	180%	176	152%
	1,880 *		199%		168%
Doral Middle	1,390	1,039	134%	158	116%
	1,471 *		142%		123%
Miami Coral Park Senior	3,747	3,492	107%	784	88%
	3,857 *		110%		90%

\*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.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the elementary and middle schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
E. B. Thomas K-8 Center (Doral Middle School Relief) (532 student stations)	Opened	2007
S/S "P-1" a new K-8 facility (John I. Smith Elementary, E. B. Thomas K-8 Center; and Doral Middle School Relief) (1624 student stations)	Construction	School Opening 2008
S/S T1, new elementary school (John I. Smith Elementary and E.B. Thomas K-8 Center) (1200 student stations)	Site Acquisition	School Opening 2010

**OPERATING COSTS:** Accounting 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 \$2,410,032.

**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	177	x	18,549	=	\$3,283,173
MIDDLE	81	x	20,031	=	\$1,622,511
SENIOR HIGH	Does not meet review threshold				
<b>Total Potential Capital Cost</b>					<b>\$4,905,684</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. not include land cost.