

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-253, BEACON AT DORAL (WEST) JOINT VENTURE, LOCATED AT THE SOUTHWEST CORNER OF NW 33 STREET AND NW 102 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

Beacon at Doral (West) Joint Venture (applicant), is requesting a district boundary change from IU-1 (Industry-Light) to RU-3M (Minimum Apartment House District) on approximately 7.63 acres located at the southwest corner of NW 33 Street and NW 102 Avenue, Doral (see location map). The proposed 83-townhouse residential units are estimated to generate 29 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 three school facilities (elementary, middle and senior high schools) impacted by the proposed development meet the review threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that will allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity threshold (Review Criteria). However, the applicant proffered proposed mitigation at a dialogue meeting with District staff on October 21, 2004, prior to the establishment of the newly approved Review Criteria. In addition, the City approved this application on December 8, 2004.

Proposed Mitigation

In connection with the rezoning request and to mitigate the impact of the proposed development on the public school system at the elementary, middle and senior 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 \$34,800 in addition to educational facilities impact fees estimated at \$203,184. The entire donation

is due prior to final plat approval. The donation is to be utilized for capital improvements at the impacted schools (John I. Smith Elementary, Doral Middle and Miami Springs Senior). 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.

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. 04-253, Beacon at Doral (West) Joint Venture, located at the southwest corner of NW 33 Street and NW 102 Avenue, Doral, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$34,800.

AB:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 04-253, Beacon at Doral (West) Joint Venture

**REQUEST:** District boundary change from IU-1 (Industrial – Light) to RU-3M (Minimum Apartment House District)

**ACRES:** 7.632± acres

**LOCATION:** Southwest corner of NW 33 Street and NW 102 Avenue, Doral

**NUMBER OF UNITS:** 83 total proposed townhouse units

**MSA/Multiplier:** 3.2/0.35 (multi-family)

**ESTIMATED STUDENT POPULATION:** 29 students\*

**ELEMENTARY:** 13

**MIDDLE:** 7

**SENIOR:** 9

**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 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, 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.	1276/ 1289*	901	142%/ 143%*	0	<b>142%/ 143%*</b>	1790
Doral Middle	1234/ 1241*	1031	119%/ 120%*	0	<b>119%/ 120%*</b>	2087
Miami Springs Sr.	3489/ 3498*	2011	173%/ 174%*	546	<b>136%/ 137%*</b>	4477

\* 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 April 2005):

#### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
K-8 Conversion at E.B. Thomas Elementary School (Doral Middle School Relief) (532 student stations)	Design	March 2007
State School "FFF" (Miami Springs Senior High Relief) (2000 student stations)	Construction	August 2006
State School "WWW" (Miami Spring Senior High Relief) (1613 student stations)	Design	March 2008

#### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New K-8, State School "HH1" (J. I. Smith and E. B. Thomas Elementary and Doral Middle School Relief) (1624 student stations)	FY 06-07

New Elementary FY 08-09  
 (J. I. Smith and E. B. Thomas Elementary  
 School Relief)  
 (1221 student stations)

New Modular Classrooms Addition FY 06-07  
 At John I. Smith Elementary  
 (484 student stations)

New Senior High School FY 08-09  
 (Doral, Miami Coral Park and  
 G. Holmes Braddock Senior High Schools Relief)  
 (2858 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 3606  
 Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2187  
 Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan) 8482

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

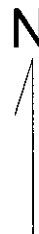
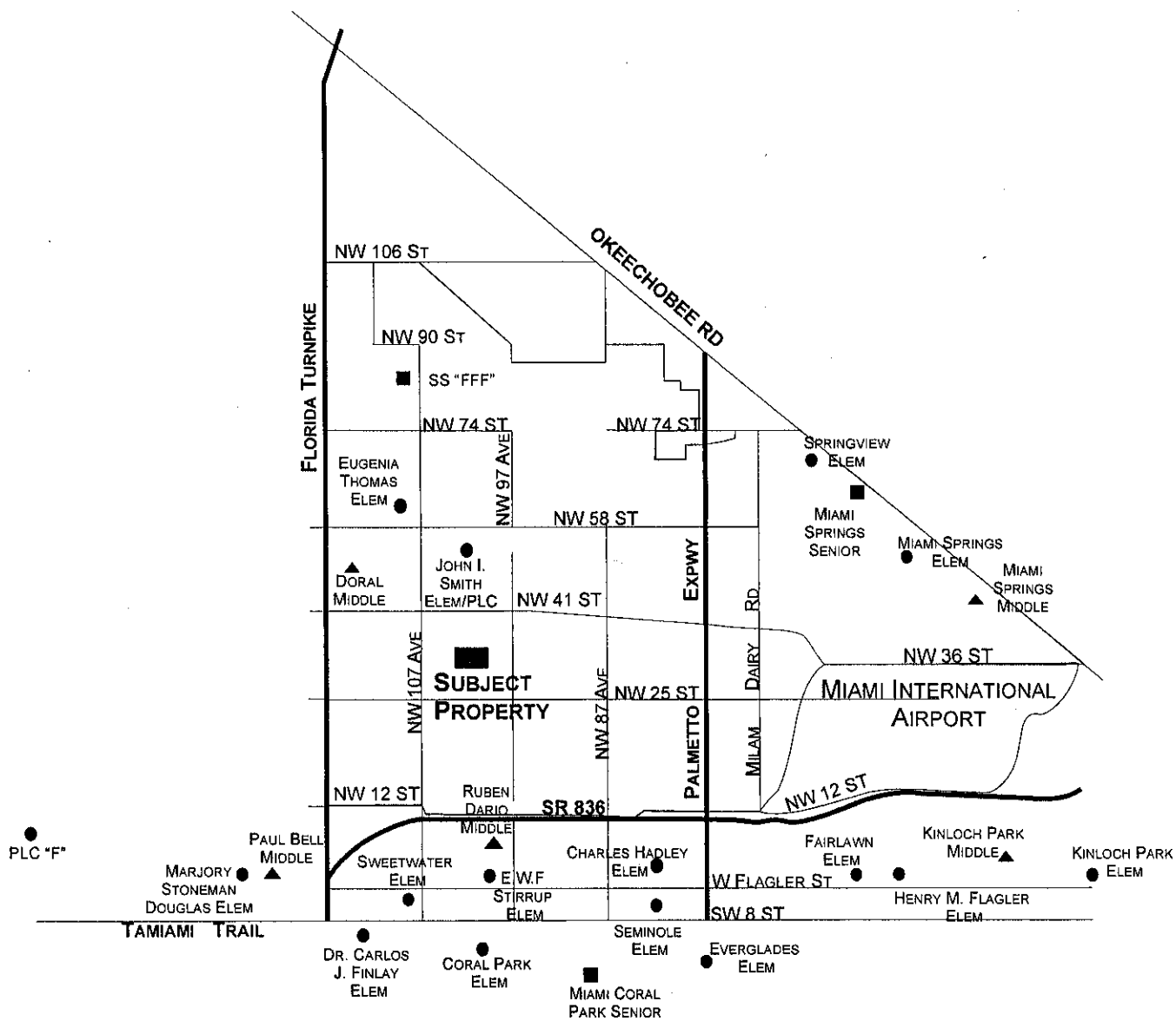
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$189,921.

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

ELEMENTARY	13	X	\$13,545	=	\$176,085
MIDDLE	7	X	\$15,530	=	\$108,710
SENIOR	9	X	\$20,551	=	\$184,959
Total Potential Capital cost					\$469,754

\*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



BEACON AT DORAL  
AB:JG  
356