

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 97-191, LOWELL AND BETTY DUNN, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Lowell and Betty Dunn (applicant), is requesting a district boundary (land use) change from GU (interim) to RU-1 (single family) for 59.92 acres located at the northeast corner of N.W. 154 Street and N.W. 87 Avenue (see attached location map). The proposed development of 151 units is consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP) and is within the current Urban Development Boundary.

The estimated student population generated by this application is 74 students. The schools that will be impacted are Palm Springs North Elementary School (40 students - permanent utilization of 270%), Miami Lakes Middle School (18 students - permanent utilization of 211%), and Barbara Goleman Senior High School (16 students - permanent utilization of 137%). The impacted feeder patterns are American Senior High, with an overall feeder pattern utilization of 152%, Barbara Goleman Senior High, with an overall feeder pattern utilization of 155% and Hialeah-Miami Lakes Senior High, with an overall feeder pattern utilization of 140% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on December 11, 1998, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 151-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$133,000. Should a different number of units ultimately be approved, the donation will be proportionately modified consistent with the impact. Such payment will be made in addition to impact fees (estimated to be \$271,800, based on the countywide average impact fee). The entire contribution is due prior to final plat approval. The Declaration places no restriction on the expenditure of the contribution by the Board. The Management Team noted that the acquisition of land for school facilities in the northwest Miami-Dade area is a priority. The applicant has agreed to work with the District to identify a suitable site for possible acquisition.

The Declaration will be reviewed by the School Board Attorney's Office.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Application No. 97-191, Lowell and Betty Dunn, for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

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## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 97-191, Lowell and Betty Dunn

**REQUEST:** Zone change from GU to RU-1

**ACRES:** 59.92 acres

**LOCATION:** Northeast corner of N.W. 154 Street and N.W. 87 Avenue

**NUMBER OF UNITS:** 151 units

**ESTIMATED STUDENT POPULATION:** 74 students

**ELEMENTARY:** 40

**MIDDLE:** 18

**SENIOR:** 16

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Palm Springs North Elementary - 17615 N.W. 82 Avenue

**MIDDLE:** Miami Lakes Middle - 6425 M. Lakeway North

**SENIOR HIGH:** Barbara Goleman Senior - 14100 N.W. 89 Avenue

**SCHOOL UTILIZATION:** The October 1998 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	<b>MEMBERSHIP</b>	<b>PERMANENT UTILIZATION</b>	<b>PERMANENT/TEMPORARY UTILIZATION</b>	<b>PROGRAM CAPACITY UTILIZATION</b>
Palm Springs North Elem.	1652	270%	157%	187%
Miami Lakes Middle	2229	211%	140%	206%
Barbara Goleman Sr.	4204	137%	121%	131%

**Feeder Patterns:** American Sr. 152%  
 Barbara Goleman Sr. 155%  
 Hialeah-Miami Lakes Sr. 140%

**PLANNED RELIEF SCHOOLS IN THE AREA:**

School	Status	Occupancy Date
Primary Learning Center "L"	design	Fall/1999
Primary Learning Center "X"	construction	June/1999
State School "LL"	construction	August/2000

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$374,588.

**CAPITAL COSTS:** Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	40 x \$ 11,790 = \$ 471,600
MIDDLE	18 x \$ 12,232 = \$ 220,176
SENIOR	16 x \$ 18,619 = \$ 297,904
<b>Total Potential Capital Cost</b>	<b>\$ 989,680</b>

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

# LOCATION MAP

