

Office of Superintendent of Schools
Board Meeting of February 10, 1999

January 28, 1999

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 98-270, ARNALDO IGLESIAS, ET AL., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Arnaldo Iglesias, et al. (applicant), is requesting a district boundary (land use) change from GU (interim) to RU-1M(a) (modified single family), RU-1M(b) (modified single family) and RU-3M (minimum apartment house) for 127.5 acres located at the southeast corner of S.W. 152 Avenue and S.W. 26 Street (see attached location map). The proposed development of 635 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 312 students. The schools that will be impacted are Greenglade Elementary School (168 students - permanent utilization of 128%), W.R. Thomas Middle School (75 students - permanent utilization of 105%), and G. Holmes Braddock Senior High School (69 students - permanent utilization of 158%). The impacted feeder pattern is G. Holmes Braddock Senior High, with an overall feeder pattern utilization of 126% (see attached analysis).

Pursuant to established negotiating procedures, Management Team meetings were held on December 11, 1998 and January 8, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 635-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$450,000. 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 \$1,143,000, based on the countywide average impact fee). The contribution will be paid in four equal installments. The first installment is due prior to final plat approval; the second installment is due prior to the issuance of the 160th building permit; the third installment is due prior to the issuance of the 320th building permit and the final payment is due prior to the issuance of the 480th building permit. The Declaration places no restriction on the expenditure of the contribution by the Board.

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. 98-270, Arnaldo Iglesias, et al., for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:ada

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 98-270, Arnaldo Iglesias, et al.

REQUEST: Zone change from GU to RU-1M(a), RU-1M(b) and RU-3M

ACRES: 127.5 acres

LOCATION: Southwest corner of S.W. 152 Avenue and S.W. 26 Street

NUMBER OF UNITS: 635 units (377 singlefamily, 106 townhouses and 152 multifamily)

ESTIMATED STUDENT POPULATION: 312 students

ELEMENTARY: 168

MIDDLE: 75

SENIOR: 69

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Greenglade Elementary - 3060 S.W. 127 Avenue

MIDDLE: W.R. Thomas Middle - 13001 S.W. 26 Street

SENIOR HIGH: G. Holmes Braddock Senior - 3601 S.W. 147 Avenue

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

| | MEMBERSHIP | PERMANENT UTILIZATION | PERMANENT/TEMPORARY UTILIZATION | PROGRAM CAPACITY UTILIZATION |
|------------------------|-------------------|------------------------------|--|-------------------------------------|
| Greenglade Elem. | 549 | 128% | 96% | 141% |
| W.R. Thomas Middle | 989 | 105% | 111% | 100% |
| G. Holmes Braddock Sr. | 5207 | 158% | 119% | 185% |

Feeder Pattern: G. Holmes Braddock Sr. 126%

PLANNED RELIEF SCHOOLS IN THE AREA:

| School | Status | Occupancy Date |
|--------------------|---------------|-----------------------|
| State School "EEE" | design build | Fall/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 \$1,579,344.

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 | 168 x | \$ 11,790 | = | \$ 1,980,720 |
| MIDDLE | 75 x | \$ 12,232 | = | \$ 917,400 |
| SENIOR | 69 x | \$ 18,619 | = | \$ 1,284,711 |
| Total Potential Capital Cost | | | | = \$ 4,182,831 |

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

