

February 24, 1999

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 98-142, GEORGE E. WILLIAMSON, II, AND THOMAS W. WILLIAMSON, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

George E. Williamson, II, and Thomas W. Williamson (applicants), are requesting a special exception for site plan approval for 7.43 acres located at the southeast corner of North Kendall Drive and Dadeland Boulevard (see attached location map). The proposed mixed-use development includes 240 residential units, and 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 50 students. The schools that will be impacted are Kenwood Elementary School (27 students - permanent utilization of 123%), Glades Middle School (12 students - permanent utilization of 181%), and South Miami Senior High School (11 students - permanent utilization of 136%). The impacted feeder patterns are South Miami Senior High, with an overall feeder pattern utilization of 140% and Miami Killian Senior High, with an overall feeder pattern utilization of 121% (see attached analysis).

Pursuant to established negotiating procedures, Management Team meetings were held on December 11, 1998, January 8, 1999, and January 22, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 240-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$79,000. 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 \$432,000, based on the countywide average impact fee). The contribution will be paid prior to the issuance of the first residential 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. 98-142, George E. Williamson, II, and Thomas W. Williamson, 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. 98-142, George E. Williamson, II, and Thomas W. Williamson

**REQUEST:** Special exception for site plan approval for a mixed-use development

**ACRES:** 7.43 acres

**LOCATION:** Southeast corner of North Kendall Drive and Dadeland Boulevard

**NUMBER OF UNITS:** 240 multifamily units

**ESTIMATED STUDENT POPULATION:** 50 students

**ELEMENTARY:** 27

**MIDDLE:** 12

**SENIOR:** 11

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Kenwood Elementary - 9300 S.W. 79 Avenue

**MIDDLE:** Glades Middle - 9451 S.W. 64 Street

**SENIOR HIGH:** South Miami Senior - 6856 S.W. 53 Street

**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>
Kenwood Elem.	797	123%	97%	134%
Glades Middle	1554	181%	146%	130%
South Miami Sr.	2616	136%	128%	127%

**Feeder Patterns:** South Miami Senior 140%  
Miami Killian Sr. 121%

**PLANNED RELIEF SCHOOLS IN THE AREA:**

<b>School</b>	<b>Status</b>	<b>Occupancy Date</b>
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N/A

**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 \$253,100.

**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	27 x	\$ 11,790	=	\$ 318,330
MIDDLE	12 x	\$ 12,232	=	\$ 146,784
SENIOR	11 x	\$ 18,619	=	\$ 204,809
Total Potential Capital Cost			=	\$ 669,923

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

