

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-76, JOHN O. SUTTON, TRUSTEE, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

John O. Sutton, Trustee (applicant), is requesting a district boundary (land use) change from IU-C (industrial-conditional manufacturing) to RU-4L (limited apartment house) for 10 acres located west of N.W. 107 Avenue and South of N.W. 58 Street (see attached location map). The proposed development of 119 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 54 students. The schools that will be impacted are John I. Smith Elementary School (29 students - permanent utilization of 148%), Miami Springs Middle School (13 students - permanent utilization of 190%), and Miami Springs Senior High School (12 students - permanent utilization of 151%). The impacted feeder pattern is Miami Springs Senior High, with an overall feeder pattern utilization of 155% (see attached analysis).

Pursuant to established negotiating procedures, a Management Team meeting was held on April 23, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 119-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$92,000. 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 \$214,200, 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 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. 99-76, John O. Sutton, Trustee, 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. 99-76, John O. Sutton, Trustee

REQUEST: Zone change from IU-C to RU-4L

ACRES: 10 acres

LOCATION: West of N.W. 107 Avenue and South of N.W. 58 Street

**NUMBER OF
UNITS:** 119 townhouses

**ESTIMATED
STUDENT
POPULATION:** 54 students

ELEMENTARY: 29

MIDDLE: 13

SENIOR: 12

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: John I. Smith Elementary - 10415 N.W. 52 Street

MIDDLE: Miami Springs Middle - 150 S. Royal Poinciana

SENIOR HIGH: Miami Springs Senior - 751 Dove 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
John I. Smith Elem.	1351	148%	148%	136%
Miami Springs Middle	2382	190%	129%	140%
Miami Springs Sr.	3388	151%	128%	135%
Feeder Pattern:	Miami Springs Sr.	155%		

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Occupancy Date
Primary Learning Center "A1"	design	Fall/1999
State School "A"	planning	November/2000
State School "JJ"	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 \$273,348.

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	29 x \$ 11,790 = \$ 341,910
MIDDLE	13 x \$ 12,232 = \$ 159,016
SENIOR	12 x \$ 18,619 = \$ 223,428
Total Potential Capital Cost	\$ 724,354

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

