

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-26, JOSE LUIS GARCES AND MAYDA GARCES, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Jose Luis Garces and Mayda Garces (applicant), is requesting a district boundary (land use) change from AU (agricultural) to RU-1M(a) (single-family modified) for 20 acres located east of S.W. 167 Avenue and north of S.W. 56 Street (see attached location map). The proposed development of 88 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 48 students. The schools that will be impacted are Jane Roberts Elementary School (26 students - permanent utilization of 102%), Howard A. Doolin Middle School (11 students - permanent utilization of 146%), and G. Holmes Braddock Senior High School (11 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, a Management Team meeting was held on June 7, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 88-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$68,000. 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 \$158,400, 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. 99-26, Jose Luis Garces and Mayda Garces, 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. 99-26, Jose Luis Garces and Mayda Garces

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 20 acres

**LOCATION:** East of S.W. 167 Avenue and North of S.W. 56 Street

**NUMBER OF UNITS:** 88 units

**ESTIMATED STUDENT POPULATION:** 48 students

**ELEMENTARY:** 26

**MIDDLE:** 11

**SENIOR:** 11

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Jane Roberts Elementary - 14850 S.W. Cottonwood Circle

**MIDDLE:** Howard A. Doolin Middle - 6400 S.W. 152 Avenue

**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:

	<b>MEMBERSHIP</b>	<b>PERMANENT UTILIZATION</b>	<b>PERMANENT/ TEMPORARY UTILIZATION</b>	<b>PROGRAM CAPACITY UTILIZATION</b>
Jane Roberts Elem.	835	102%	92%	124%
Howard A. Doolin Middle	1954	146%	146%	108%
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
Primary Learning Center "U"	developer to build pursuant to contract	N/A
Christina M. Eve Elementary	construction pursuant to contract	January/2000
Middle Learning Center "EE"	construction	August/2000
Felix Varela Sr.	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 \$242,976.

**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	26 x	\$ 11,790	= \$	306,540
MIDDLE	11 x	\$ 12,232	= \$	134,552
SENIOR	11 x	\$ 18,619	= \$	204,809
<b>Total Potential Capital Cost</b>				<b>\$ 645,901</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

