

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-149, DOMINGO PANDO/FRANCES, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Domingo Pando/Frances (applicant), is requesting a district boundary (land use) change from AU (agricultural) to RU-1 (single-family) for 12.11 acres located at the southwest corner of N.W. 77 Avenue and N.W. 170 Street (see attached location map). The proposed development of 47 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 23 students. The schools that will be impacted are Palm Springs North Elementary School (12 students - permanent utilization of 270%), Miami Lakes Middle School (6 students - permanent utilization of 211%), and American Senior High School (5 students - permanent utilization of 147%). The impacted feeder patterns are American Senior High, with an overall feeder pattern utilization of 152% 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 June 7, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact of this proposed 47-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$38,600. 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 \$84,600, based on the countywide average impact fee). The entire contribution is due prior to the issuance of the first 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. 99-149, Domingo Pando/Frances, for a voluntary contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

PG:mm

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-149, Domingo Pando/Frances

REQUEST: Zone change from AU to RU-1

ACRES: 12.11 acres

LOCATION: Southwest corner of N.W. 77 Avenue and N.W. 170 Street

NUMBER OF UNITS: 47 units

ESTIMATED STUDENT POPULATION: 23 students

ELEMENTARY: 12

MIDDLE: 6

SENIOR: 5

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: American Senior - 18350 N.W. 67 Avenue

*** School was capped for 1998-99. Students attended Lake Stevens Elementary.**

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 |
|--------------------------|-------------------------------------|------------------------------|--|-------------------------------------|
| Palm Springs North Elem. | 1652 | 270% | 157% | 187% |
| Miami Lakes Middle | 2229 | 211% | 140% | 206% |
| American Sr. | 2786 | 147% | 118% | 128% |
| Feeder Patterns: | American Sr. 152% | | | |
| | Hialeah Miami Lakes Sr. 140% | | | |

PLANNED RELIEF SCHOOLS IN THE AREA:

| School | Status | Occupancy Date |
|------------------------------|--------------|----------------|
| Primary Learning Center "L" | design | Fall/2000 |
| Primary Learning Center "X" | construction | June/1999 |
| Lawton Chiles Middle | construction | August/2000 |
| Miami Lakes Technical/Senior | construction | 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 \$116,426.

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 | 12 x | \$ 11,790 = | \$ 141,480 |
| MIDDLE | 6 x | \$ 12,232 = | \$ 73,392 |
| SENIOR | 5 x | \$ 18,619 = | \$ 93,095 |
| Total Potential Capital Cost | | | \$ 307,967 |

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

