

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-66, EDUARDO MARTINEZ, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Eduardo Martinez (applicant), is requesting a district boundary (land use) change from GU (interim) to EU-M (estate modified) for 20 acres located at the southwest corner of S.W. 72 Street and S.W. 122 Avenue (see attached location map). The proposed development of 51 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 28 students. The schools that will be impacted are Winston Park Elementary School (15 students - permanent utilization of 124%), H. D. McMillian Middle School (7 students - permanent utilization of 153%), and Miami Sunset Senior High School (6 students - permanent utilization of 154%). The impacted feeder patterns are G. Holmes Braddock Senior High, with an overall feeder pattern utilization of 126% and Miami Sunset 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 51-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$40,000. 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 \$91,800, 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. 99-66, Eduardo Martinez, 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. 99-66, Eduardo Martinez

**REQUEST:** Zone change from GU to EU-M

**ACRES:** 20 acres

**LOCATION:** Southwest corner of S.W. 72 Street and S.W. 122 Avenue

**NUMBER OF UNITS:** 51 units

**ESTIMATED STUDENT POPULATION:** 28 students

**ELEMENTARY:** 15

**MIDDLE:** 7

**SENIOR:** 6

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

**ELEMENTARY:** Winston Park Elementary - 13200 S.W. 79 Street

**MIDDLE:** H. D. McMillian Middle - 13100 S.W. 59 Street

**SENIOR HIGH:** Miami Sunset Senior - 13125 S.W. 72 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>
Winston Park Elementary	1055	124%	100%	132%
H.D. McMillian Middle	1610	153%	111%	132%
Miami Sunset Senior	4430	154%	115%	188%

**Feeder Patterns:** Miami Sunset Sr. 140%  
G. Holmes Braddock 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	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 \$141,736.

**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	15	x	\$ 11,790	=	\$ 176,850
MIDDLE	7	x	\$ 12,232	=	\$ 85,624
SENIOR	6	x	\$ 18,619	=	\$ 111,714
Total Potential Capital Cost					\$ 374,188

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

