

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ACCEPT DECLARATIONS OF RESTRICTIONS FOR APPLICATION NOS. 00-1/99-01, 00-2/99-2d AND 00-2/99-2e, MAYNARD HELLMAN, IBIS COVE 1, 2 AND 3, FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Maynard Hellman (Ibis Cove 1, 2 and 3) (applicant), is requesting a land use change from commercial to high density residential, on three parcels of land which total 2.61 acres and are located at the southeast corner of N.W. 98 Terrace and N.W. 82 Court and at N.W. 98 Street and N.W. 80 Avenue (see attached location map). The proposed requests, if approved, would allow 18 units each for Ibis Cove 1 and 2 and thirty 30 units for Ibis Cove 3 for a total of 66 units. The projects are located within the current Urban Development Boundary.

The estimated student population generated by these applications is 25 students. Schools impacted are J.W. Johnson and James Bright Elementary Schools (a combined 1039 students - permanent utilization 105% and 137%, respectively), Henry H. Filer Middle School (1578 students - permanent utilization 179%), and Barbara Goleman Senior High School (4540 students - permanent utilization 148%). The impacted feeder patterns are Barbara Goleman Senior High School with an overall feeder pattern utilization of 154% and Hialeah Senior High School with an overall feeder pattern utilization of 155% (see attached analyses).

Pursuant to established procedures, a Management Team meeting was held on February 26, 2001, to consider mitigation proposals from the applicant. At that time, the applicant proffered a monetary contribution of \$22,400 over and above educational facilities impact fees, for Ibis Cove 1 and 2, which, if approved, will be effected through a Declaration of Restrictions (Declaration). At the same meeting, the applicant proffered a monetary contribution of \$17,600 over and above educational facilities impact fees, for Ibis Cove 3, which, if approved, will be effected through a second Declaration of Restrictions (Declaration). Should a different number of units ultimately be approved, the contributions will be modified proportionally. As noted above the referenced contributions will be made in addition to educational facilities impact fees. The contributions are to be paid prior to final plat approval. The Declarations place no special restriction on the expenditure of the contribution by the School Board.

The Declarations have been reviewed by the School Board Attorney's Office and a copy of the proposed Declarations will be placed on file in the Citizen's Information Center and the Recording Secretary's Office.

The Owner of the subject properties (Ibis Cove 1 and 2) is Southern Residential Properties, Inc., whose Registered Agent and President is Mr. Maynard J. Hellman. The Owners of the additional subject property (Ibis Cove 3) are Triangle Properties, Inc., whose Registered Agent and President is Maynard J. Hellman and the Hialeah Gardens Water and Sewer Department.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the acceptance of Declarations of Restrictions for Application Nos. 00-1/99-01, 00-2/99-2d and 002/99-2e, Maynard Hellman, for a total voluntary contribution of \$40,000 (\$22,400 for Ibis Cove 1 and 2, and \$17,600 for Ibis Cove 3) in addition to educational facilities impact fees, under the terms and conditions set forth above.

SO:lhk

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** Hialeah Gardens Land Use Amendment #00-1/#99-01/#98-1, Maynard Hellman (Ibis Cove 1)

**REQUEST:** Land Use Amendment to change from Commercial to High Density Residential

**ACRES:** .74

**LOCATION:** Southeast corner of N.W. 98 Terrace and N.W. 82 Court

**NUMBER OF UNITS:** 18 Multi-family units

**ESTIMATED STUDENT POPULATION:** 7

**ELEMENTARY:** 4

**MIDDLE:** 2

**SENIOR:** 1

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** J.W. Johnson Elementary (K) - 735 W. 23 Street

James Bright Elementary (1-5) - 2530 West 10 Avenue

**MIDDLE:** Henry H. Filer Middle - 531 West 29 Street

**SENIOR:** Barbara Goleman Senior High - 14100 N.W. 89 Avenue

**SCHOOL UTILIZATION:** The October, 2000 membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION (1)	PERMANENT/TEMPORARY UTILIZATION (2)	PROGRAM CAPACITY UTILIZATION (3)
J.W. Johnson Elementary (K)	158	105%	93%	92%
James H. Bright Elementary (1-5)	881	137%	128%	88%
Henry H. Filer Middle	1,578	179%	119%	132%
Barbara Goleman Senior	4,540	148%	127%	146%

**Feeder Pattern:** Barbara Goleman Senior 154%  
Hialeah Senior 155%

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

**PLANNED RELIEF SCHOOLS IN THE AREA:**

School	Status	Occupancy Date
State School "GGG" at Hialeah Sr.	Design	Spring/2002
State School "C"	Planning/Programming	Spring/2003

**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 the additional students residing in this development, if approved, would total \$30,372.

**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	4 x \$11,790	=	\$ 47,160
MIDDLE	2 x \$12,232	=	\$ 24,464
SENIOR	1 x \$18,619	=	\$ 18,619
Total potential Capital Cost:			\$ 90,243

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle and senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** Hialeah Gardens Land Use Amendment #00-2/#99-2d, Maynard Hellman (Ibis Cove 2)

**REQUEST:** Land Use Amendment to change from Commercial to High Density Residential (25 DU per acre)

**ACRES:** 0.69

**LOCATION:** N.W. 98 Street and N.W. 80 Avenue

**NUMBER OF UNITS:** 18 Multi-family units

**ESTIMATED STUDENT POPULATION:** 7

**ELEMENTARY:** 4

**MIDDLE:** 2

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** J.W. Johnson Elementary (K) - 735 W. 23 Street  
James Bright Elementary (1-5) - 2530 West 10 Avenue

**MIDDLE:** Henry H. Filer Middle - 531 West 29 Street

**SENIOR:** Barbara Goleman Senior High - 14100 N.W. 89 Avenue

**SCHOOL UTILIZATION:** The October, 2000 membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION (1)	PERMANENT/TEMPORARY UTILIZATION (2)	PROGRAM CAPACITY UTILIZATION (3)
J.W. Johnson Elementary (K)	158	105%	93%	92%
James H. Bright Elementary (1-5)	881	137%	128%	88%
Henry H. Filer Middle	1,578	179%	119%	132%
Barbara Goleman Senior	4,540	148%	127%	146%
<b>Feeder Pattern:</b>	<b>Barbara Goleman Sr</b>	<b>154%</b>		
	<b>Hialeah Senior</b>	<b>155%</b>		

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

**PLANNED RELIEF SCHOOLS IN THE AREA:**

School	Status	Occupancy Date
State School "GGG" at Hialeah Sr.	Design	Spring/2002
State School "C"	Planning/Programming	Spring/2003

**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 the additional students residing in this development, if approved, would total \$30,372.

**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	4 x \$11,790	=	\$ 47,160
MIDDLE	2 x \$12,232	=	\$ 24,464
SENIOR	1 x \$18,619	=	\$ 18,619
Total potential Capital Cost:			\$ 90,243

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle and senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** Hialeah Gardens Land Use Amendment #00-2/#99-2e, Maynard Hellman (Ibis Cove 3)

**REQUEST:** Land Use Amendment to change from Commercial to High Density Residential (25 DU per acre)

**ACRES:** 1.18

**LOCATION:** N.W. 80 Avenue and N.W. 98 Street

**NUMBER OF UNITS:** 30 Multi-family units

**ESTIMATED STUDENT POPULATION:** 11

**ELEMENTARY:** 6

**MIDDLE:** 3

**SENIOR:** 2

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** J.W. Johnson Elementary (K) - 735 W. 23 Street  
James Bright Elementary (1-5) - 2530 West 10 Avenue

**MIDDLE:** Henry H. Filer Middle - 531 West 29 Street

**SENIOR:** Barbara Goleman Senior High - 14100 N.W. 89 Avenue

**SCHOOL UTILIZATION:** The October, 2000 membership, permanent utilization, permanent/temporary utilization and program capacity utilization are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION (1)	PERMANENT/TEMPORARY UTILIZATION (2)	PROGRAM CAPACITY UTILIZATION (3)
J.W. Johnson Elementary (K)	158	105%	93%	92%
James H. Bright Elementary (1-5)	881	137%	128%	88%
Henry H. Filer Middle	1,578	179%	119%	132%
Barbara Goleman Senior	4,540	148%	127%	146%
<b>Feeder Pattern:</b>				
	<b>Barbara Goleman Sr</b>	<b>154%</b>		
	<b>Hialeah Senior</b>	<b>155%</b>		

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

**PLANNED RELIEF SCHOOLS IN THE AREA:**

School	Status	Occupancy Date
State School "GGG" at Hialeah Sr.	Design	Spring/2002
State School "C"	Planning/Programming	Spring/2003

**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 the additional students residing in this development, if approved, would total \$30,372.

**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	6 x \$11,790	=	\$ 70,740
MIDDLE	3 x \$12,232	=	\$ 36,696
SENIOR	2 x \$18,619	=	\$ 37,238
Total potential Capital Cost:			\$ 144,674

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle and senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.



# LOCATION MAP

