

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 99-72, COSMOS, INC., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Cosmos Inc. (applicant), is requesting a district boundary (land use) change from GU (interim) to RU-3M (minimum apartment house), BU-1A (limited business) and IU-1 (industrial-light manufacturing) for 78 acres located at the southeast corner of S.W. 137 Avenue and S.W. 136 Street (see attached location map). The proposed development of 499 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 190 students. The schools that will be impacted are Gloria Floyd Elementary School (103 students - permanent utilization of 72%), Richmond Heights Middle School (45 students - permanent utilization of 166%), and Miami Sunset Senior High (42 students - permanent utilization of 154%). The impacted feeder patterns are Miami Killian Senior High, with an overall feeder pattern utilization of 121%, Miami Southridge 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 21, 1999, to negotiate with the applicant. Based on these negotiations and in order to mitigate the impact, at the middle and senior high school levels, of this proposed 499-unit development, the applicant has proffered a Declaration of Restrictions (Declaration) to benefit the Board by donating funds in the amount of \$138,600. 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 \$898,200, based on the countywide average impact fee). Since the proposed development will be platted in two sections, the contribution will be paid in two installments, with each installment due prior to final plat approval of the respective section. 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. 99-72, Cosmos, Inc., 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. 99-72, Cosmos, Inc.

**REQUEST:** Zone change from GU to RU-3M, BU-1A and IU-1

**ACRES:** 78 acres

**LOCATION:** Southeast corner of S.W. 137 Avenue and S.W. 136 Street

**NUMBER OF UNITS:** 499 townhouses

**ESTIMATED STUDENT POPULATION:** 190 students

**ELEMENTARY:** 103

**MIDDLE:** 45

**SENIOR:** 42

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Gloria Floyd Elementary - 12650 S.W. 109 Avenue

**MIDDLE:** Richmond Heights Middle - 15015 S.W. 103 Avenue

**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>
Gloria Floyd Elem.	698	72%	66%	103%
Richmond Heights Middle	1465	166%	124%	137%
Miami Sunset Senior	4430	154%	115%	188%

**Feeder Patterns:** Miami Killian Sr. 121%  
 Miami Southridge Sr. 126%  
 Miami Sunset Sr. 140%

**PLANNED RELIEF SCHOOLS IN THE AREA:**

<b>School</b>	<b>Status</b>	<b>Occupancy Date</b>
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N/A

**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 \$961,780.

**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	103 x	\$ 11,790	=	\$ 1,214,370
MIDDLE	45 x	\$ 12,232	=	\$ 550,440
SENIOR	42 x	\$ 18,619	=	\$ 781,998
Total Potential Capital Cost				= \$ 2,546,808

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

