

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

**SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS FOR APPLICATION NO. 00-2/99-2b, CACOPHONY CORP., FOR A VOLUNTARY CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES**

Cacophony Corp. (applicant), is requesting a land use change from moderate density single-family residential to medium density residential, on 5 acres located at N.W. 114 Street and N.W. 93 Avenue (see attached location map). The proposed request, if approved, would allow up to 40 additional units. The project is located within the current Urban Development Boundary.

The estimated student population generated by this application is 14 students. Schools impacted are Hialeah Gardens Elementary School (1637 students - permanent utilization 130%), Jose Marti Middle School (1903 students - permanent utilization 128%), and Barbara Goleman Senior High School (4540 students - permanent utilization 148%). The impacted feeder pattern is Barbara Goleman Senior High School with an overall feeder pattern utilization of 154% (see attached analysis).

Pursuant to established procedures, a Management Team meeting was held on March 12, 2001, to consider mitigation proposals from the applicant. At that time, the applicant proffered a monetary contribution of \$16,000 over and above educational facilities impact fees, which, if approved, will be effected through a Declaration of Restrictions (Declaration). Should a different number of units ultimately be approved, the contribution will be modified proportionally. As noted above the referenced contribution will be made in addition to educational facilities impact fees. The entire contribution is to be paid prior to the issuance of the first building permit. The Declaration places no special restriction on the expenditure of the contribution by the School Board.

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

The Owner of the subject property is Cacophony Corp., whose Registered Agent, President, Secretary and Director is Mr. L. Michael Osman and Vice-President and Director is Mr. Craig A. Osman.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the acceptance of a Declaration of Restrictions for Application No. 00-2/99-2b, Cacophony Corp., for a voluntary contribution of \$16,000 in addition to educational facilities impact fees, under the terms and conditions set forth above.

SO:lh

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** Land Use Amendment #00-2/#99-2b, Cacophony Corp.

**REQUEST:** Land use change from Moderate Density Single Family Residential to Medium Density Residential

**ACRES:** 5

**LOCATION:** N.W. 114 Street and N.W. 93 Avenue

**NUMBER OF UNITS:** 40 additional multi-family units (40 units currently permitted under existing land use designation)

**ESTIMATED STUDENT POPULATION:** 14

**ELEMENTARY:** 8

**MIDDLE:** 3

**SENIOR:** 3

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Hialeah Gardens Elementary  
9702 N.W. 130 Street

**MIDDLE:** Jose Marti Middle  
5701 W. 24 Avenue

**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:

	<b>MEMBERSHIP</b>	<b>PERMANENT UTILIZATION</b>	<b>PERMANENT/TEMPORARY UTILIZATION</b>
		<b>(1)</b>	<b>(2)</b>
Hialeah Gardens Elem. (includes PLC "B")	1637	130%	108%
Jose Marti Middle	1903	128%	95%
Barbara Goleman Sr.	4540	148%	127%
<b>Feeder Pattern:</b>	<b>Barbara Goleman Sr</b>	<b>154%</b>	

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

**PLANNED RELIEF SCHOOLS IN THE AREA:**

<b>School</b>	<b>Status</b>	<b>Occupancy Date</b>
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 \$70,868.

**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	8 x \$11,790	=	\$ 94,320
MIDDLE	3 x \$12,232	=	\$ 36,696
SENIOR	3 x \$18,619	=	\$ 55,857
<b>Total potential Capital Cost:</b>			<b>\$ 186,873</b>

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

