

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 04-077, BDG WATER STONE, LLC, LOCATED AT THE NORTHWEST CORNER OF SW 137 AVENUE AND SW 304 STREET, HOMESTEAD, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

BDG Water Stone, LLC (applicant), is requesting a zoning change from AU (Agriculture) to RU-1 (Single-family Residential) on approximately 7 acres located at the northwest corner of SW 137 Avenue and SW 304 Street, Homestead (see location map). The proposed 40 single-family residential units are estimated to generate 16 students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for Public School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the City of Homestead (City), and the development community are to collaborate to develop options which seek to address the impact of proposed residential development on public schools where the development would result in an increase in the schools' FISH % utilization (permanent and relocatables), beyond the threshold review level of 115%. Please note that two of the three school facilities (elementary and middle schools) impacted by the proposed development meet the referenced threshold.

Additional Information

In connection with the rezoning request and to mitigate the impact of the proposed development on the public school system at the elementary and middle school levels only, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$21,000, in addition to educational facilities impact fees estimated at \$97,920. The entire donation is due prior to final plat approval. In the event the City approves fewer units, the donation will be reduced on a pro-rated basis.

The donation is to be utilized for capital improvements at the impacted schools (Irving & Beatrice Peskoe Elementary and Campbell Drive Middle Schools). To the extent that there are no pending or proposed capital improvements at the referenced schools, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

The Covenant will be reviewed by the School Board Attorney's Office prior to recordation.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida authorize the Superintendent to accept a Declaration of Restrictions in connection with Application No. 04-077, BDG Water Stone, LLC, located at the northwest corner of SW 137 Avenue and SW 304 Street, City of Homestead, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$21,000.

AB:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-077, BDG Water Stone, LLC

REQUEST: Zone change from AU to RU-1

ACRES: 7 acres

MSA/Multiplier: 7.5/40

LOCATION: Northwest Corner of SW 137 Avenue and SW 304 Street

UNITS: 40 single-family units

**ESTIMATED
STUDENT
POPULATION:** 16 students*

ELEMENTARY: 7

MIDDLE: 4

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Irving & Beatrice Peskoe Elementary - 29035 SW 144 Ave.

MIDDLE: Campbell Drive Middle – 900 NE 23 Avenue, Homestead

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Irving & Beatrice Peskoe Elem.	1,097/ 1,104*	702	156%/ 157%*	0	156%/ 157%*	1106
Campbell Drive Middle	1,456/ 1,460*	1,178	124%/ 124%*	0	124%/ 124%*	1461
Homestead Sr.	3191/ 3196*	2,926	109%/ 109%*	0	109%/ 109%*	3973

* Increased student population as a result of the proposed development

** Estimated # of students (cumulative) based on zoning/land use log (2001-present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the elementary and middle schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Modular Addition at Irving & Beatrice Peskoe Elem. (242 student stations)	Construction	August 2005
Modular Addition at Campbell Dr. Middle (286 student stations)	Construction	August 2005

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New K-8 at Mandarin Lakes – (S/S “DD1”) (Leisure City K-8, Irving & Beatrice Peskoe and Chapman Elem. School Relief) (1624 student stations)	FY 06-07

New Senior High School – (S/S “TTT”)
(Homestead and Southridge Senior High School Relief)
(3600 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1944
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2088
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	6526

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$93,328.

CAPITAL COSTS: Based on the State’s February-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	7 x \$ 13,502 = \$ 94,514
MIDDLE	4 x \$ 15,480 = \$ 61,920
SENIOR	5 x \$ 20,485 = \$102,425
Total Potential Capital Cost	\$258,859

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

LOCATION MAP

