

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 2004-113, WONDERLY SOUTH DADE, LLC, LOCATED WEST OF THE NORTHWEST INTERSECTION OF SW 162 AVENUE AND SW 328 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

Wonderly South Dade LLC (applicant), requested a small-scale land use amendment from low density to medium density residential, on approximately 10 acres located west of the northwest intersection of SW 162 Avenue and SW 328 Street, Homestead (see location map). The proposed 48 single-family residential units are estimated to generate 36 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%; in this case, the elementary and middle schools that would serve the proposed development meet the referenced threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that will allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity threshold (Review Criteria). However, the applicant proffered proposed mitigation at a dialogue meeting with District staff on February 3, 2005, prior to the establishment of the newly approved Review Criteria.

Proposed Mitigation

In connection with the land use amendment request and to mitigate the impact of the proposed development on the public school system at the elementary and middle school levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$31,200 in addition to educational facilities impact fees estimated at \$117,504. The entire donation is due prior to final plat approval. The donation is to be utilized for capital improvements at the impacted schools (Campbell Drive 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. In the event the City approves fewer units, the donation will be reduced on a pro-rated basis.

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. 2004-113, Wonderly South Dade LLC., located west of the northwest intersection of SW 162 Avenue and SW 328 Street, Homestead, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$31,200.

AB:rr

SCHOOL IMPACT REVIEW ANALYSIS

January 30, 2005

APPLICATION: Wonderly South Dade, LLC – Rose West Subdivision / City of Homestead

REQUEST: Small Scale Land Use Amendment from Low Density Residential Use to Medium Density Residential Use (permits up to 10 DU/acres)

ACRES: 10 acres

LOCATION: West of the northwest intersection of SW 162 Avenue and SW 328 Street, Homestead

MSA/ MULTIPLIER: 7.4 / 0.76 single family

NUMBER OF UNITS: 48 single family homes

ESTIMATED STUDENT POPULATION: 36 students*

ELEMENTARY: 17

MIDDLE: 9

SENIOR HIGH: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Campbell Drive Elem. – 15790 SW 307 Street, Leisure City

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

SENIOR HIGH: Homestead Senior High – 2351 SE 12 Avenue, Homestead

All schools are located in Regional Center VI

*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 # OF STUDENTS
Campbell Drive Elementary	955/ 972*	643	149%/ 151%*	36	141%/ 143%*	1024
Campbell Drive Middle	1,456/ 1,465*	1,178	124%/ 124%*	0	124%/ 124%*	1498
Homestead Senior High	3,191/ 3,201*	2,926	109%/ 109%*	0	109%/ 109%*	4114

* Increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001-present) and assumes none of the prior cumulative students are figured in current population.

Note:

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 2005):

Projects in Planning Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006

Proposed Relief Schools

Funding Year

State School "TTT"
(South Dade, Homestead and Southridge Sr. High School Relief)
(3647 student stations)

FY 2006-07

S/S "TT-1" @ Keys Gate K-8
(Campbell Drive Elementary and
Campbell Drive Middle Relief
(2120 student stations)

FY 2005-06

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

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 \$209,988.

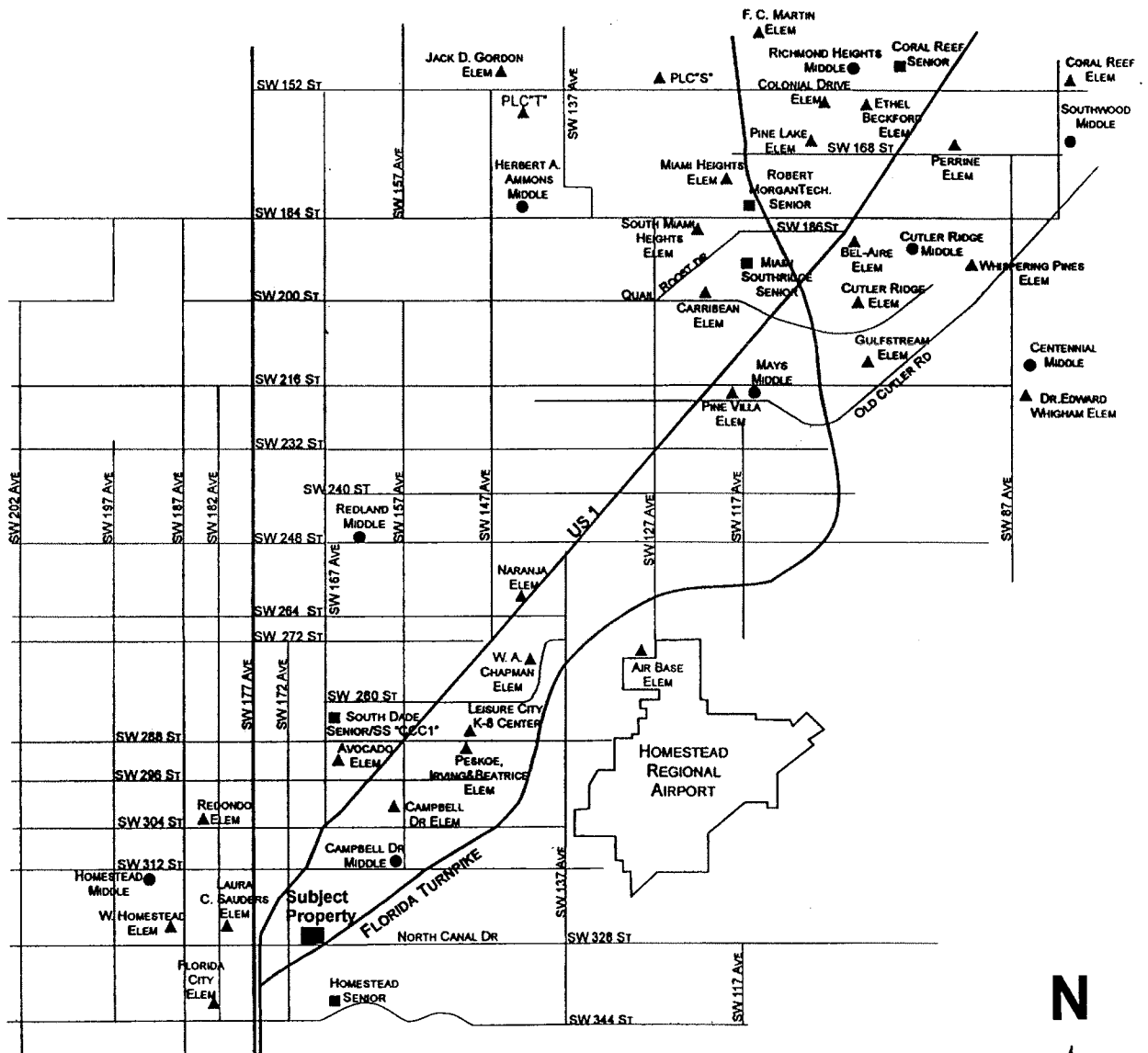
CAPITAL COSTS: Based on the State's January 2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	17	X	\$13,480	=	\$229,160
MIDDLE	9	X	\$15,456	=	\$139,104
SENIOR	10	X	\$20,453	=	\$204,530

Total Potential Capital cost **\$572,794**

*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



WONDERLY SOUTH DADE
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