

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH A COMPREHENSIVE PLAN AMENDMENT, CITY OF HOMESTEAD, LOCATED ON THE NORTHWEST CORNER OF SW 328 STREET AND SW 167 AVENUE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

The City of Homestead (applicant) on behalf of Richard T. Alger, John L. Alger and Carla Alger (underlying owners), is requesting a Comprehensive Plan Amendment from Technical Mixed Use to Mixed Use Opportunity Area, on approximately 133 acres located on the northwest corner of SW 328 Street and SW 167 Avenue (see location map). The proposed 743 units are estimated to generate 490 additional students (see attached school impact analysis).

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the City of Homestead, 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 relocatable), beyond the threshold review level of 115%; in this case, one of the school facilities that would serve the proposed development meets the referenced threshold.

Additional Information

At its April 13, 2005 meeting, the Board approved School District criteria that allow District staff to make recommendations on residential zoning applications that impact upon public schools beyond the 115% of FISH capacity review threshold. The criteria also outline specific steps to guide District staff's consultation with developers and input at public hearings, in an attempt to provide the required number of student stations to mitigate the impact of proposed residential development. Subsequent to a determination by District staff that the proposed development is above the review threshold, the developer is requested to consider and select from several mitigation options. As a result, the District met with the above applicant to discuss possible mitigation options.

The underlying owners have volunteered to mitigate the full capital cost of the additional elementary school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 235 elementary school student stations at \$18,926 (\$4,447,610), less educational facilities impact fees estimated at \$1,444,850, for a total donation of \$3,002,760. The donation is due as follows: one-third (\$1,000,920) prior to tentative plat approval of the application, one-third (\$1,000,920) prior to final plat approval of the application and one-third (\$1,000,920) prior to the issuance of the first building permit for the development. In the event the City of Homestead approves fewer units, the donation will be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements to relieve the impacted school.

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 a Comprehensive Plan Amendment, City of Homestead, located on the northwest corner of SW 328 Street and SW 167 Avenue, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$3,002,760.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

(March 6, 2008)

APPLICATION: City of Homestead

REQUEST: CDMP Amendment to Mixed Use Opportunity Area

ACRES: 133 acres

LOCATION: Northwest corner of SW 328 Street and SW 167 Avenue

**MSA/
MULTIPLIER:** 7.3/.66 Single-Family Attached

UNITS: 743 units

**ESTIMATED
STUDENT
POPULATION:** 490 students*

ELEMENTARY: 235

MIDDLE: 108

SENIOR: 147

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Campbell Drive Elementary – 15790 SW 307 Street

MIDDLE: Campbell Drive Middle – 900 NE 23 Avenue

SENIOR HIGH: Homestead Senior – 2351 SE 12 Avenue

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 2007:

	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**
Campbell Drive Elementary	1,228	931	132%	36	127%	1473
	1,463 *		157%		151%	
Campbell Drive Middle	1,071	1,447	74%	0	74%	1185
	1,179 *		81%		81%	
Homestead Senior High	2,513	2,977	84%	190	79%	3542
	2,660 *		89%		84%	

*Student population increase as a result of the proposed development

** Estimated number 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, Campbell Drive Elementary School meets the review threshold.

PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "TT-1" New K-8 Center (Campbell Drive Elem. Relief and will serve the Homestead Educational Facilities Benefit District) (1,642 student stations)	Construction	2009

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$3,209,010.

CAPITAL COSTS: Based on the State's March 2008 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	235 x \$18,926 = \$4,447,610
MIDDLE	DOES NOT MEET THRESHOLD
SENIOR HIGH	DOES NOT MEET THRESHOLD
Total Potential Capital Cost	\$4,447,610

