

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

**SUBJECT:            AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH A SITE PLAN REVIEW APPLICATION, VILLAS AT KEYS POINT, LOCATED ON THE NORTHEAST CORNER OF SW 187 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**

**LINK TO  
STRATEGIC PLAN:            IMPROVE CONSTRUCTION SERVICES**

Background

Villas at Keys Point (applicant), is requesting a site plan approval for a residential development, on approximately 9.19 acres located on the northeast corner of SW 187 Avenue and SW 328 Street. The proposed 188 units are estimated to generate 123 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 (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 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 applicant has volunteered to mitigate the full capital cost of the additional senior high school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of thirty-seven senior high school student stations at \$26,548 (\$982,276), less educational facilities impact fees estimated at \$357,600, for a total donation of \$624,676. The entire donation is due prior to final plat approval of the application. In the event the City 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 site plan review application, Villas at Keys Point, located on the northeast corner of SW 187 Avenue and SW 328 Street, Homestead, for the provision of a voluntary monetary donation in addition to educational facilities impact fees in the amount of \$624,676.

CSE:cse

**SCHOOL IMPACT REVIEW ANALYSIS**  
(March 26, 2008)

**APPLICATION:** Villas at Keys Point, City of Homestead

**REQUEST:** Site Plan Review

**ACRES:** 9.19 acres

**LOCATION:** Northeast corner of SW 187 Avenue and SW 328 Street,  
Homestead

**MSA/  
MULTIPLIER:** 7.3/.66 Single-Family Attached and .62 Multi-Family

**UNITS:** 188 units (168 SFA units and 20 MF units)

**ESTIMATED  
STUDENT  
POPULATION:** 123 students\*

**ELEMENTARY:** 59

**MIDDLE:** 27

**SENIOR:** 37

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** West Homestead Elementary – 1550 SW 6 Street

**MIDDLE:** Homestead Middle – 650 NW 2 Avenue

**SENIOR HIGH:** South Dade Senior – 28401 SW 167 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 Services, 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**
West Homestead Elementary	744	824	90%	36	87%	822
	803 *		97%		93%	
Homestead Middle	976	848	115%	158	97%	1,036
	1,003 *		118%		100%	
South Dade Senior High	2,588	1,721	150%	404	122%	2,820
	2,625 *		153%		124%	

\*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, South Dade Senior High School meets the review threshold.

### PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
South Dade Senior Replacement (3,641 student stations)	Construction	2008

**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 \$805,527.

**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	DOES NOT MEET THRESHOLD
MIDDLE	DOES NOT MEET THRESHOLD
SENIOR HIGH	37 x \$26,548 = \$982,276
<b>Total Potential Capital Cost</b>	<b>\$982,276</b>

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