

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 2004-22, TROPICAL FOREST, LLC, LOCATED AT THE NORTHEAST CORNER OF SW 172 AVENUE AND SW 336 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

Tropical Forest, LLC (applicant), requested a land use change from heavy commercial use to medium density residential, on approximately 20 acres located at the northeast corner of SW 172 Avenue and SW 336 Street (see location map). The proposed 200-unit development is estimated to generate 152 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%. Please note that two of the school facilities impacted by 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 and land use applications that impact upon public schools beyond the 115% of FISH capacity threshold (Review Criteria). The Review Criteria outline specific steps that will guide District staff's input at public hearings and in consultation with developers, 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. Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the above applicant to discuss possible mitigation options to accommodate new students generated by the proposed zoning change.

Proposed mitigation

The applicant has volunteered to donate the monetary value equivalent to build the required elementary and middle school student stations at the two impacted schools, Campbell Drive Elementary and Campbell Drive Middle Schools, where modular additions are presently underway; the cost of the 70 elementary school student stations and 38 middle school student stations was calculated at \$11,188 per student station, for a total of \$1,208,304 less educational facilities impact fees estimated at \$489,600, for a total donation of \$718,704. The entire donation is due prior to final plat approval to be used towards the modular additions or for capacity projects in the Five-Year Capital Plan slated to relieve the impacted schools.

The City approved this land use application on May 16, 2005. In the event the actual number of residential units ultimately approved by the City is less than the maximum number allowed, the donation will be reduced on a pro-rata 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. 2004-22, Tropical Forest, LLC located at the northeast corner of SW 172 Avenue and SW 336 Street, Homestead, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$718,704.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	Tropical Forest, LLC – No. 2004-22 City of Homestead
REQUEST:	Land Use Amendment – Heavy Commercial Use to Medium Density Residential
ACRES:	20 acres
LOCATION:	Northeast corner of SW 172 Avenue and SW 336 Street
MSA:	7.4 = 0.76
NUMBER OF UNITS:	200 single dwellings units (10 units per gross acre)
ESTIMATED STUDENT POPULATION:	152 students*
ELEMENTARY:	70
MIDDLE:	38
SENIOR HIGH:	44
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 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 **
Campbell Drive Elem.	955/ 1,025*	643	149%/ 158%*	36	141%/ 151%*	1077
Campbell Drive Middle	1456/ 1494*	1176	124%/ 127%*	0	124%/ 127%*	1527
Homestead Sr.	3191/ 3235*	2926	109%/ 110%*	0	109%/ 110%*	4048

* 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 April 2005):

Projects in Planning, Design or Construction

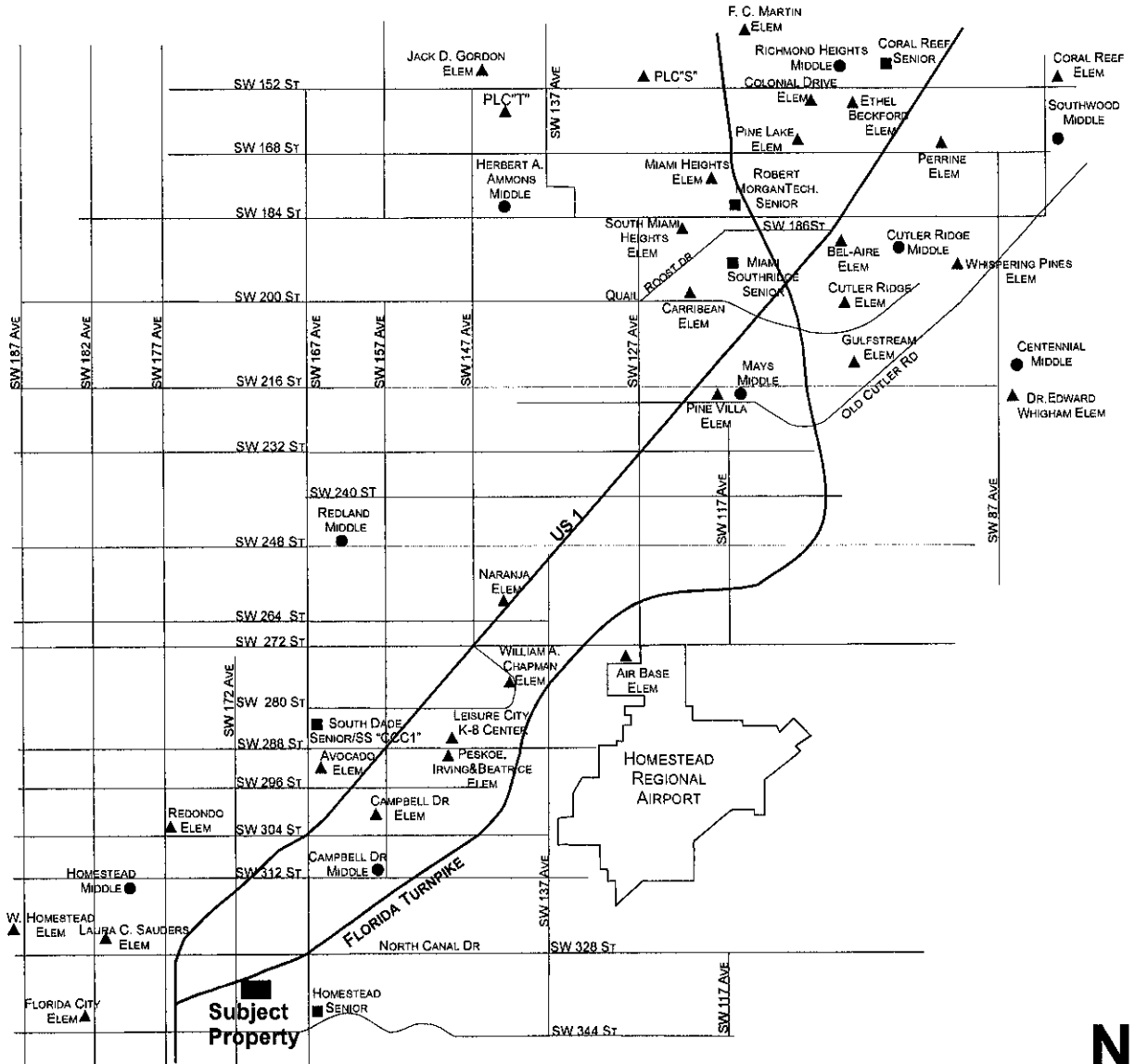
<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Modular addition at Campbell Drive Elementary School (286 student stations)	Construction	August 2005
Modular addition at Campbell Drive Middle School (286 student stations)	Construction	August 2005

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Senior High School – (S/S “TTT”) (Homestead Senior High School Relief) (2858 student stations)	FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	929
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1462
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	5784

LOCATION MAP



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