

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 03-064, TURNPIKE HOMES, LLC., LOCATED NORTH OF SW 320 STREET AND EAST OF SW 157 AVENUE, 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

Turnpike Homes, LLC. (applicant), requested a zoning change from AG (Agricultural Use) to R-1 (Single-family Residential) on approximately 19.83 acres located north of SW 320 Street and east of 157 Avenue, Homestead (see location map). The proposed 88 single-family residential units are estimated to generate 35 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

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. In addition, the City approved this application on May 2, 2005.

Proposed Mitigation

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 schools level, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$30,000 in addition to educational facilities impact fees estimated at \$215,424. 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, Campbell Drive Middle and Homestead Senior High 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. 03-064, Turnpike Homes LLC., located north of SW 320 Street and east of SW 157 Avenue, Homestead, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$30,000.

AB:rr

SCHOOL IMPACT REVIEW ANALYSIS
(Revised May 20, 2005)

APPLICATION: Turnpike Homes, LLC - No. 03-064

REQUEST: Rezoning from AG to R-1

ACRES: 19.83 acres

LOCATION: North of SW 320 Street and east of SW 157 Avenue

MSA: 7.5 = 0.40

NUMBER OF UNITS: 88 single family detached

ESTIMATED STUDENT POPULATION: 35 students*

ELEMENTARY: 16

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 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 Elementary	955/ 971*	643	149%/ 151%*	36	141%/ 143%*	1023
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%/ 133%*	0	109%/ 109%*	4014

* 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.

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

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

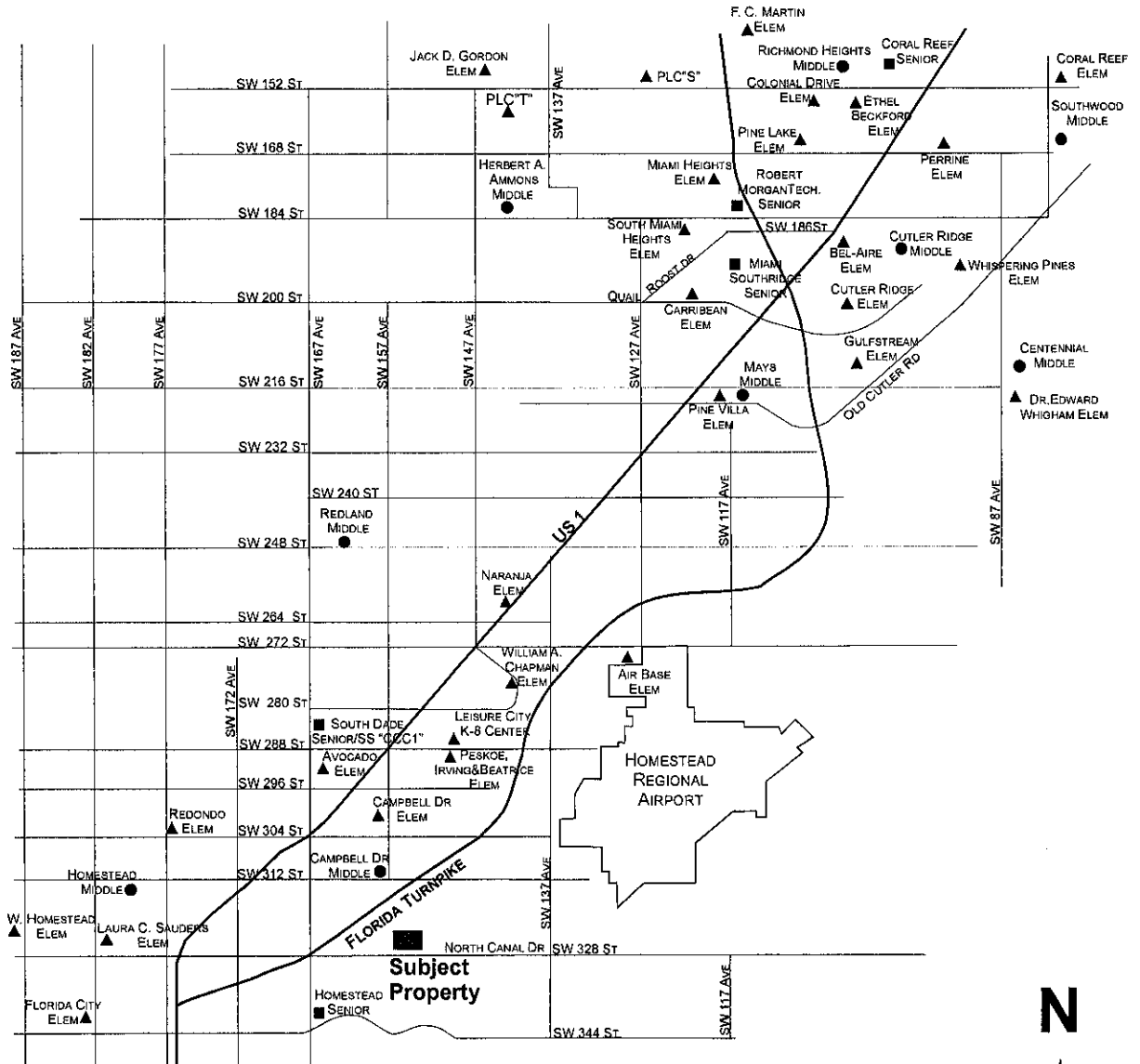
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$229,215.

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

ELEMENTARY	16	X	\$13,545	=	\$216,720
MIDDLE	9	X	\$15,530	=	\$139,770
SENIOR	10	X	\$20,551	=	\$205,510
Total Potential Capital cost					\$562,000

*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



TURNPIKE HOMES, LLC
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 363