

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 2004-20, LEWIS SWEZY, LOCATED AT THE NORTHWEST CORNER OF SW 162 AVENUE (FARM LIFE SCHOOL ROAD) AND SW 320 STREET (MOWRY DRIVE), 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

Lewis Swezy (applicant), requested a land use change from low density residential to medium density residential, on approximately 41.81 acres located at the northwest corner of SW 162 Avenue (Farm Life School Road) and SW 320 Street (Mowry Drive) (see location map). The proposed 167 additional single-family dwelling units are estimated to generate 127 students (see attached school impact analysis). The existing zoning presently allows the applicant to build 251 units, for a total of 418 units.

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 58 elementary school student stations and 32 middle school student stations was calculated at \$11,188 per student station, for a total of \$1,006,920, less educational facilities impact fees estimated at \$359,856, for a total donation of \$647,064. 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. 2004-20, Lewis Swezy, located at the northwest corner of SW 162 Avenue (Farm Life School Road) and SW 320 Street (Mowry Drive), for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$647,064.

IMR:ir

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Lewis Swezy No. 2004-20 – City of Homestead

REQUEST: Land Use Change from Low Density Residential to Medium Density Residential

ACRES: 41.81

LOCATION: Northwest corner of SW 162 Avenue (Farm Life School Road) and SW 320 Street (Mowry Drive)

MSA: 7.4 = 0.76

NUMBER OF UNITS: 167 additional single-family dwelling units (251 units currently permitted under existing zoning, for a total of 418 dwelling units)

ESTIMATED STUDENT POPULATION: 127 students *

ELEMENTARY: 58

MIDDLE: 32

SENIOR: 37

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Campbell Drive Elementary – 15790 S.W. 307 Street, Leisure City

MIDDLE: Campbell Drive Middle – 900 N.E. 23 Street, Homestead

SENIOR HIGH: Homestead Senior High – 2351 S.E. 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/ 1,013*	643	149%/ 158%*	36	141%/ 149%*	1023
Campbell Drive Middle	1456/ 1488*	1176	124%/ 127%*	0	124%/ 127%*	1498
Homestead Sr.	3191/ 3228*	2926	109%/ 110%*	0	109%/ 110%*	4015

* 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

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

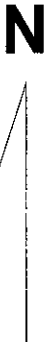
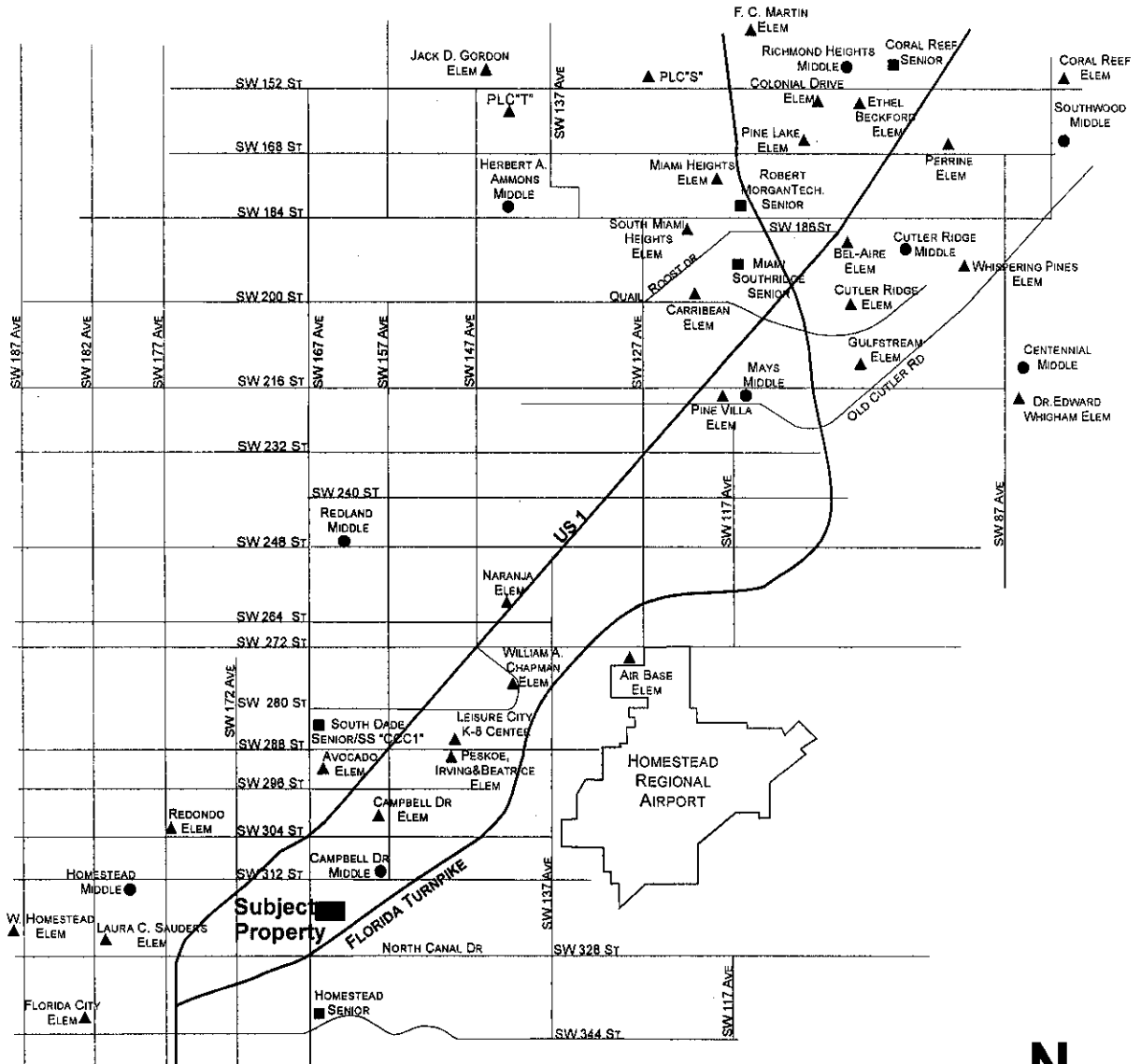
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$831,723.

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	58 x \$ 13,480 =	\$ 781,840
MIDDLE	32 x \$ 15,456 =	\$ 494,592
SENIOR	37 x \$ 20,453 =	\$ 756,761
Total Potential Capital Cost		\$2,033,193

- 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



LEWIS SWEZY
 IMR:JG
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