

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 2005-29, COUNTRY GARDENS, LLC., LOCATED AT 30200 SW 137 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

Country Gardens, LLC. (applicant), is requesting a zoning change from AU (Agricultural) to RU-1 (One Family District), on approximately 18.70 acres located at 30200 SW 137 Avenue (see location map). The proposed 97-unit residential development is estimated to generate 64 students (see attached school impact analysis). The existing AU zoning presently allows the applicant to build 3 units, for a total of 100 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%; in this case, the elementary school facility 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 elementary school student stations, and proffered a Declaration of Restrictions

(Covenant) to provide a monetary donation covering the capital cost of 29 elementary student stations at \$13,890 (\$402,810), less educational facilities impact fees estimated at \$232,800, for a total donation of \$170,010. 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 (Irving and Beatrice Peskoe Elementary 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 Application No. 2005-29, Country Gardens, LLC., located at 30200 SW 137 Avenue, Homestead, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$170,010.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 2005-29, Country Gardens, LLC (Homestead)
REQUEST: Zone change from AU to RU-1
ACRES: 18.70 acres
MSA/Multiplier: 7.4/.66
LOCATION: 30200 SW 137 Avenue
NUMBER OF UNITS: 97 additional single-family units (3 units currently permitted under existing zoning classification, for a total of 100 units)
ESTIMATED STUDENT POPULATION: 64 students*
ELEMENTARY: 29
MIDDLE: 16
SENIOR: 19

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Irving and Beatrice Peskoe Elementary - 29035 SW 144 Ave
MIDDLE: Campbell Drive Middle - 900 NE 23 Ave.
SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

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 August, 2005:

	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 **
I. & B. Peskoe Elem.	1104/ 1133	915	121% 124%*	18	118%/ 121%*	1140
Campbell Drive Middle	1169/ 1185*	1427	82%/ 83%*	0	82%/ 83%*	1485
Homestead Sr.	3044/ 3063*	2977	102%/ 103%*	95	99%/ 110%*	3999

* increased student population 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, only the elementary school meets 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>
N/A		

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New K-8 – (S/S “DD1”) (Leisure City K-8 and I&B Peskoe and Chapman Elementary School Relief) (1624 student stations)	FY 05-06
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)	1915
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1427
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5835

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

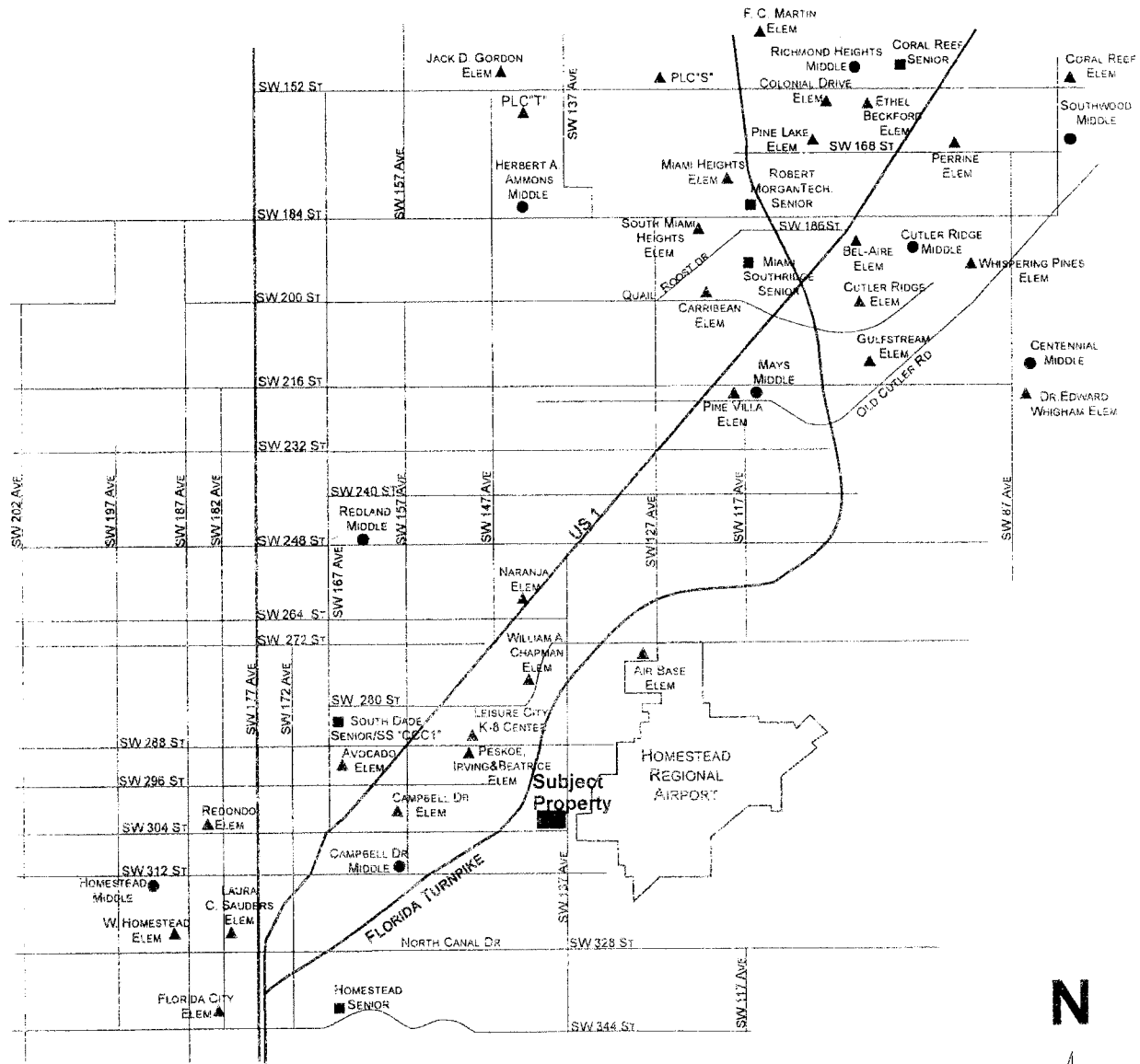
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,459 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$419,136.

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

ELEMENTARY	29	x	\$ 13,890	=	\$ 402,810
MIDDLE	16	x	\$ 15,925	=	\$ 254,800
SENIOR	19	x	\$ 21,074	=	\$ 400,406
Total Potential Capital Cost					\$1,058,016

* 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



COUNTRY GARDENS
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