

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH ZONING APPLICATION NO. 05-375, QUANTUM VENTURES, LLC, PROVIDING FOR THE VOLUNTARY DEDICATION OF APPROXIMATELY 6.99 NET ACRES OF VACANT LAND LOCATED AT 17455 SW 157 AVENUE, AS A CONTRIBUTION IN-LIEU-OF EDUCATIONAL FACILITES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

Quantum Ventures, LLC (applicant), is requesting a zoning change from AU, EU-1, EU-M and RU-1 to RU1M(a) on approximately 116 acres, located at the northeast corner of SW 157 Avenue and SW 178 Terrace (see location map). The proposed additional 542-unit residential development is estimated to generate 352 students (see attached school impact analysis). The existing zoning classifications presently allow the applicant to build 154 units, for a total of 696 units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance Miami-Dade County (County), 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, only the middle and senior high school facilities that would serve the proposed development meet 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 proffered a Declaration of Restrictions (Covenant) to provide an approximate 6.99-acre site (School Site), as a contribution in-lieu-of educational facilities impact fees (see attached location sketch). This School Site, once conveyed, will be part of the District's inventory and developed at such time additional student enrollment growth in the area warrants it.

As required by the Educational Facilities Impact Fee Ordinance, a District commissioned appraisal established the value of the 6.9-acre School Site at approximately \$3,800,000. In the event the appraised value of the land is less than the actual impact fee amount generated by the development, the applicant shall be responsible for payment of educational facilities impact fees representing the difference between the two amounts. Should the appraised value of the School Site be greater than the actual impact fees to be generated, the Board shall not reimburse the applicant for the difference between these two values. Based on the current impact fee structure, the estimated impact fee payment would be approximately \$1,300,000.

The District is in the process of conducting due diligence on the School Site including phase I and phase II environmental assessments. Upon completion of all due diligence, the School Site shall be conveyed to the Board within 30 days of recordation of the final plat for the subject property. The School Site will be conveyed to the Board filled to grade, fenced and cleared of all vegetation and organic fill material.

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 Miami-Dade County Application No. 05-375, Quantum Ventures, LLC, providing for the voluntary dedication of approximately 6.99 net acres of vacant land located at 17455 SW 157 Avenue, as a contribution in-lieu-of educational facilities impact fees, subject to the terms and conditions noted above.

PG:rr

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-375, Quantum Ventures, LLC

REQUEST: Zone change from AU, EU-1, EU-M and RU-1 to RU-1M(a)

ACRES: 116 acres

LOCATION: East side of SW 157 Avenue and North of SW 178 Terrace

MSA/MULTIPLIER: 6.2/65

NUMBER OF UNITS: 542 additional units (154 single-family units currently permitted under existing zoning classification, for a total of 696 units)

ESTIMATED STUDENT POPULATION: 352 additional students*

ELEMENTARY: 162

MIDDLE: 88

SENIOR: 102

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Miami Heights Elementary - 17661 SW 117 Avenue

MIDDLE: Redland Middle -16001 SW 248 Street

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, as of September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMULATIVE STUDENTS**
Miami Heights Elementary	1,307	1,291	101%	152	91%	1,678
	1,469 *		114%		102%	
Redland Middle	1,449	1,230	118%	79	111%	1,563
	1,537 *		125%		117%	
South Dade Senior	2,721	1,721	158%	404	128%	2,854
	2,823 *		315%		133%	

* 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.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (4-8 Grades) (Avocado and Redondo Elementary School Relief, and Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "YY-1" (Ammons, Hammocks, Richmond Heights and Redland Middle School Relief) (2232 student stations)	Construction	School Opening 2007
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa, Naranja, and Redland Elementary School Relief and Redland and Mays Middle School Relief) (1624 student stations)	Construction	School Opening 2008
State School "CCC1" (South Dade Sr. High School)	Construction	School Opening 2008

Partial Replacement)
(1522 additional student stations)

Estimated Permanent Elementary and Middle Seats (Current and Proposed in 5-Year Plan)	6748
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3243

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

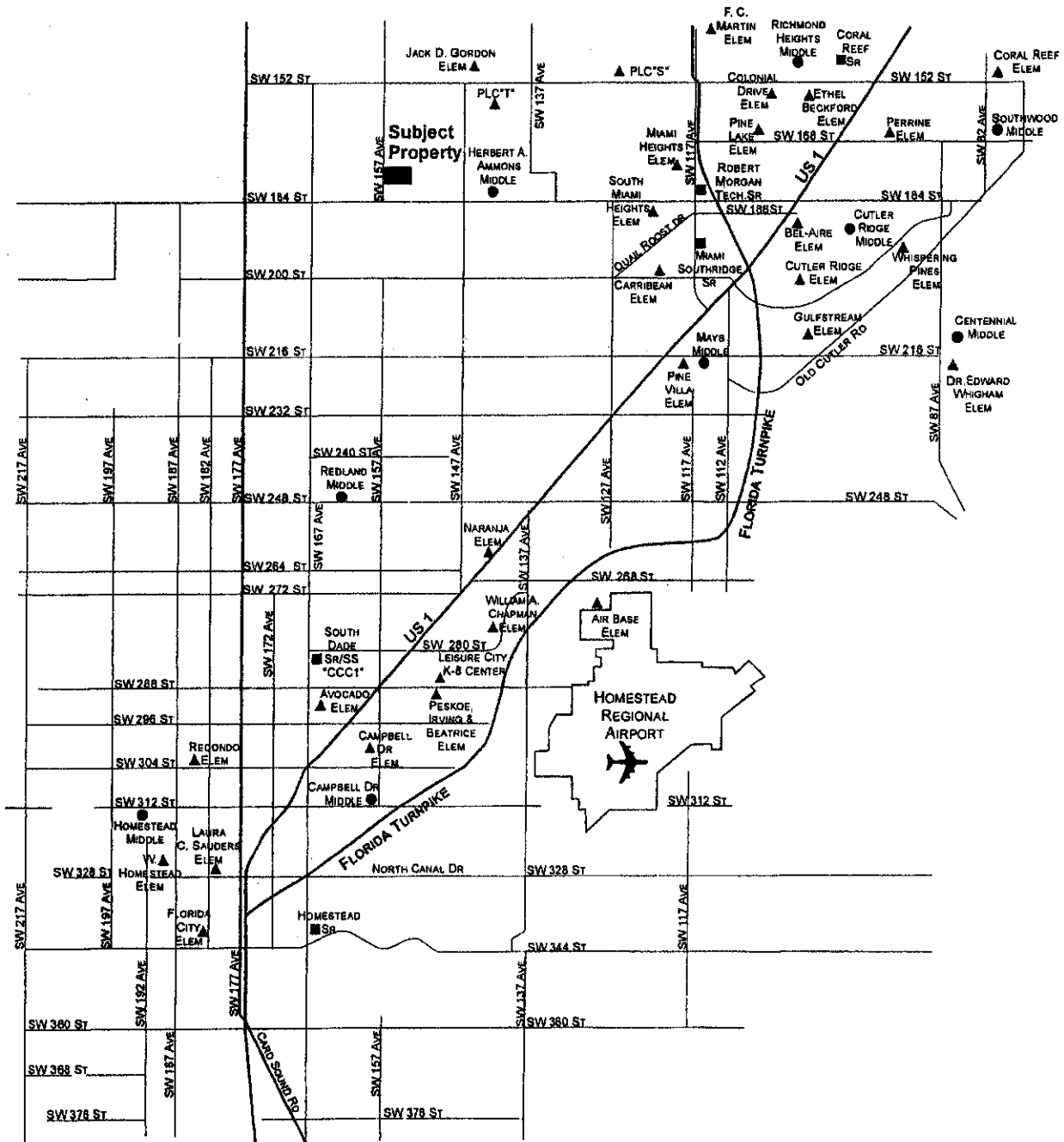
OPERATING COSTS: According to Financial Operations, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$2,305,248.

CAPITAL COSTS: Based on the State's February-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	162	x	\$ 14,378	=	\$2,329,236
MIDDLE	88	x	\$ 16,485	=	\$1,450,680
SENIOR	102	x	\$ 21,815	=	\$2,225,130
Total Potential Capital Cost					\$6,005,046

*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



LOCATION SKETCH

