

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

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH APPLICATION NO. 14 OF THE APRIL 2006 LAND USE CYCLE (Q2 FLORIDA CITY I, LLC, Q2 FLORIDA CITY II, LLC, Q2 FLORIDA CITY III, LLC, AND Q2 FLORIDA CITY IV, LLC), PROVIDING FOR THE VOLUNTARY DEDICATION OF APPROXIMATELY 10 ACRES OF VACANT LAND, LOCATED ON THE SOUTHWEST CORNER OF SW 344 STREET AND SW 192 AVENUE, AS A CONTRIBUTION IN-LIEU-OF EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

Q2 Florida City I, LLC, Q2 Florida City II, LLC, Q2 Florida City III, LLC, and Q2 Florida City IV, LLC (applicant), is requesting an amendment to the Miami-Dade County Comprehensive Development Master Plan to change the land use designation from Estate Density Residential to Low-Medium Density Residential, on approximately 119.7 gross acres located on the southwest corner of SW 344 Street and SW 192 Avenue (see location map). The proposed 701 additional units are estimated to generate 290 additional students (see attached school impact analysis). The existing land use designation presently allows the applicant to build 299 units, for a total of 1,000 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, one of the school facilities 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 proffered a Declaration of Restrictions (Covenant) to provide an approximate 10-acre site (School Site), as a contribution in-lieu-of educational facilities impact fees (see attached location sketch). Once conveyed, this school site 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 10-acre site at approximately \$1,600,000. 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 \$1,402,000.

The District is in the process of conducting due diligence on the School Site, including phase I and phase II environmental assessments. Subsequent to completion of all due diligence, the School Site shall be conveyed to the Board within 30 days of recordation of the final plat of the property of this application. The School Site will be conveyed to the Board 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 Application No. 14 of the April 2006 Land Use Cycle (Q2 Florida City I, LLC, Q2 Florida City II, LLC, Q2 Florida City III, LLC, and Q2 Florida City IV, LLC), providing for the voluntary dedication of approximately 10 acres of vacant land located on the southwest corner of SW 344 Street and SW 192 Avenue, as a contribution in-lieu-of educational facilities impact fees, subject to the terms and conditions noted above.

CSE:cse

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 14, Q2 Florida City I, LLC, Q2 Florida City II, LLC, Q2 Florida City III, LLC and Q2 Florida City IV, LLC

REQUEST: Change Land Use from Estate Density Residential (1 to 2.5 DU/acre) to Low-Medium Density Residential (6 to 13 DU/acre)

ACRES: ± 119.7 acres

LOCATION: Approximately between SW 336 and SW 344 Street and between SW 192 and SW 197 Avenue

**MSA/
MULTIPLIER:** 7.6 / .40 Single-Family (SF) Detached and .41 Single-Family (SF) Attached

**NUMBER OF
UNITS:** 701 additional units (existing land use designation presently allows the applicant to build 299 units, for a total of 1,000 units)

**ESTIMATED STUDENT
POPULATION:** 290*

ELEMENTARY: 139

MIDDLE: 64

SENIOR HIGH: 87

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Florida City Elementary – 364 NW 6 Avenue

MIDDLE: Homestead Middle – 658 NW 2 Avenue

SENIOR: Homestead Senior High – 2351 SE 12 Avenue

All schools are located in Regional Center VI.

*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by Information Technology Services, 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**
Florida City Elementary	751	716	105%	148	87%	1,006
	891 *		124%		103%	
Homestead Middle	1,163	848	137%	158	116%	1,468
	1,227 *		145%		122%	
Homestead Senior High	2,793	2,977	94%	190	88%	3,964
	2,880 *		97%		91%	

*Student population increase 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 middle school meets the review threshold.

RELIEF SCHOOL

School

South Dade Middle School
 (Avocado/Redondo Elementary Schools
 and Redland/Homestead Middle
 Schools relief)
 (1,662 student stations)

Occupancy Date

2007

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2,510

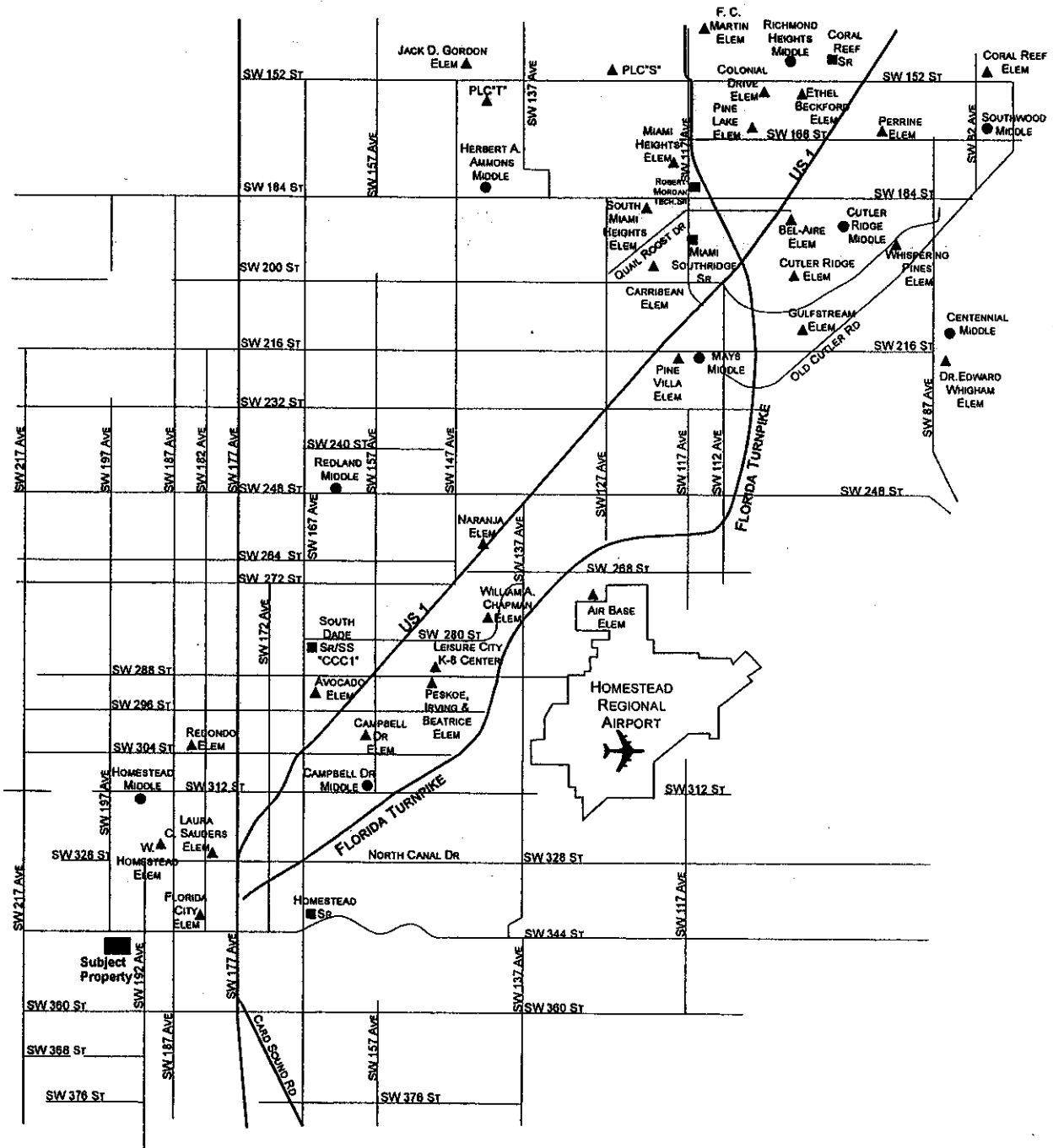
OPERATING COSTS: Accounting to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,899,210.

CAPITAL COSTS: Based on the State's March 2007 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	Does not meet review threshold
MIDDLE	64 x 19,865 = \$1,271,360
SENIOR HIGH	Does not meet review threshold
Total Potential Capital Cost	\$1,271,360

*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

