

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH AN APPLICATION FROM WICC DEVELOPMENT, INC. (A/K/A WILLIAMS ISLAND), LOCATED BETWEEN NE 2 AVENUE AND NE 10 AVENUE, AND SOUTH OF NE 199 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

WICC Development, Inc. (a/k/a Williams Island) (applicant), requested a land use change from Recreation to Low Density Residential, on approximately 142 acres located between NE 2 Avenue and NE 10 Avenue, and south of NE 199 Street (see location map). The applicant has proffered a Declaration of Restrictions with Miami-Dade County (County) to limit the residential development to 825 units. The proposed 825 units are estimated to generate 442 students (see attached school impact analysis). The applicant obtained the land use change from the County on May 5, 2004. The applicant would also need to obtain zoning approval from the County in order to develop the property with residential units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance the 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%. Please note that because of the size of the proposed project, all six of the schools currently serving that development may meet the threshold. Such a determination will be made at the time the applicant requests zoning approval and provides a site plan.

Additional Information

In connection with the land use request and to mitigate the impact of the proposed development on the public school system at all the levels, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$663,000, in addition to educational facilities impact fees estimated at \$2,019,600. The donation is subject to the applicant

obtaining subsequent zoning approval from the County, and a proportionate share of the donation is due prior to final plat approval for each phase of the development. Should the property not be platted in phases, the entire donation will be due prior to final plat approval. In the event the County approves fewer units, the donation will be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted schools (Madie Ives Elementary School, Norland Elementary School, Highland Oaks Middle School, Norland Middle School, Dr. Michael M. Krop Senior High School, and Miami Norland Senior High School). 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 an application from WICC Development, Inc. (a/k/a Williams Island), located between NE 2 Avenue and NE 10 Avenue, and south of NE 199 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$663,000.

PG:am

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: WICC Development, Inc. (a/k/a Williams Island)

REQUEST: Land Use Amendment from Recreation to Low Density Residential

ACRES: 142 acres

LOCATION: Between NE 2nd and 10th Avenues and South of NE 199 Street

NUMBER OF UNITS: Proposed land use (2.5 to 6 DU/AC)
825 units (As per draft covenant provided to County)

ESTIMATED STUDENT POPULATION: 442 students*

ELEMENTARY: 203

MIDDLE: 111

SENIOR: 128

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Madie Ives Elementary - 20770 NE 14 Ave.
Norland Elementary - 19340 NW 8 Ct.

MIDDLE: Highland Oaks Middle - 2375 NE 203 St.
Norland Middle - 1235 NW 192 Terr.

SENIOR HIGH: Dr. Michael M. Krop Senior - 1410 NE 215 St.
Miami Norland Senior - 1050 NW 195 St.

All schools are located in Access Center 2

* 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, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Madie Ives Elem. (Includes PLC "M")	1122/ **	693	162%/ %**	312	112%/ %**
Norland Elem.	728/ **	644	113%/ **	82	100%/ **
Highland Oaks Middle	2521/ **	1121	225/ %**	270	181%/ %**
Norland Middle	2005/ **	1055	190%/ **	173	163%/ **
Dr. Michael M. Krop Sr.	3620/ **	2366	153%/ %**	79	148%/ %**
Miami Norland Sr.	2609/ **	2210	118%/ **	105	113%/ **

** without a site plan the School District is unable to determine student distribution at this level.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of May 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "RR1" (Highland Oaks, Norland and John F. Kennedy Middle Relief) (1495 student stations)	Planning	August 2007
State School "D" (Madie Ives, V. Boone/Highland Oaks and Ojus Elementary Relief) (1068 student stations)	Planning	December 2007
Miami Norland Senior High New gymnasium (220 student stations)	Design	June 2006

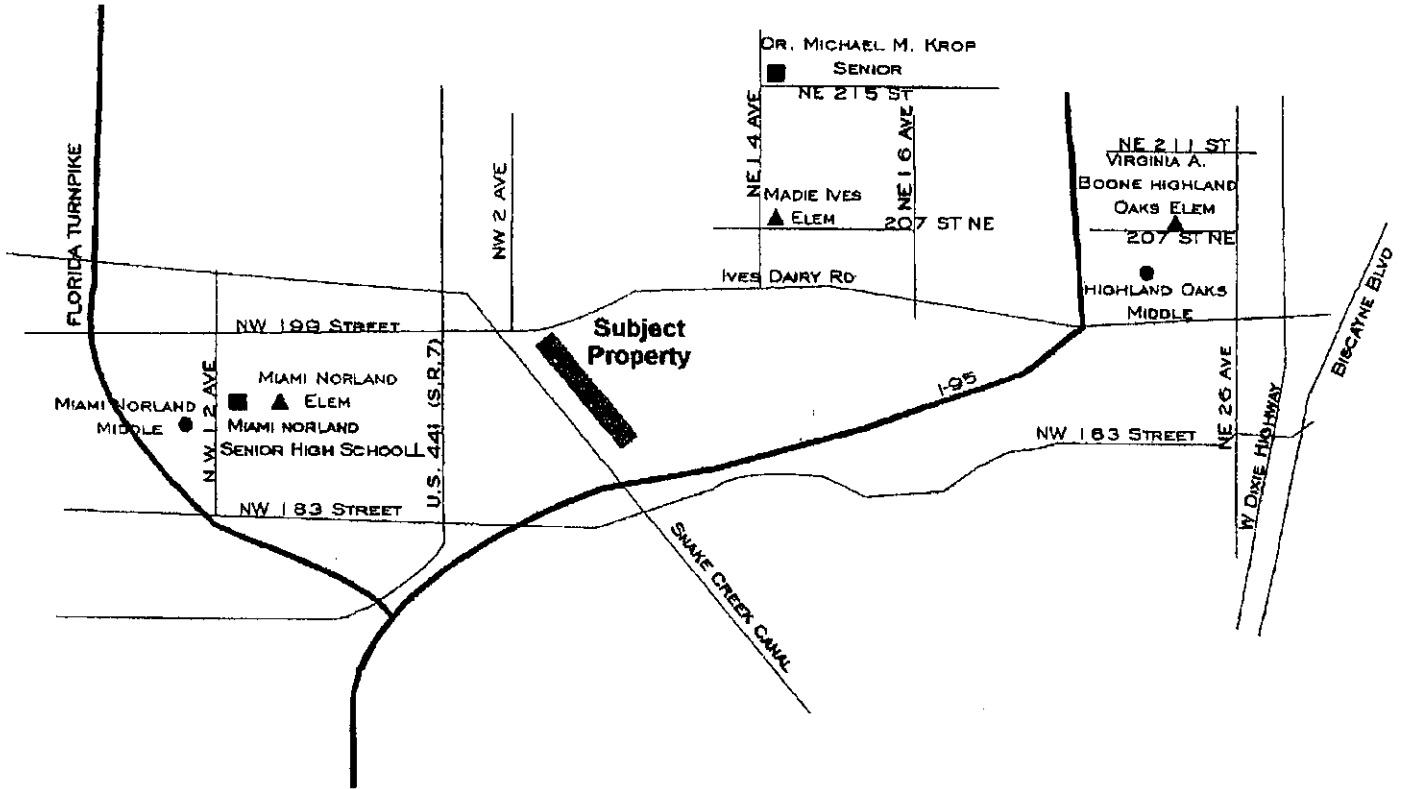
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$2,578,186.

CAPITAL COSTS: Based on the State's May-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	203	x	\$ 13,373	=	\$2,714,719
MIDDLE	111	x	\$ 15,332	=	\$1,701,852
SENIOR	128	x	\$ 20,289	=	\$2,596,992
Total Potential Capital Cost					\$7,013,563

* 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



WILLIAMS ISLAND
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