

January 30, 2002

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH ADMINISTRATIVE SITE PLAN REVIEW APPLICATION NO. 02-01, GULFSIDE DADELAND, LTD. (WILLIAMSON CADILLAC PROPERTY) FOR A CONTRIBUTION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES

Introduction

Gulfside Dadeland, Ltd. (Applicant) is requesting an Administrative Site Plan Review for a mixed-use development on a 7.43-acre property currently occupied by Williamson Cadillac (Property). The property is located at the southeast corner of North Kendall Drive and Dadeland Boulevard.

Background

On April 15, 1999, the Property received County approval for a mixed-use development consisting of retail space, restaurants, movie theaters, office space and a residential component with 240 units (Miami-Dade County Resolution No. Z-12-99). Prior to that, on March 17, 1999, the School Board (Board) approved a Declaration of Restrictions (Declaration) establishing a contribution in addition to Educational Facilities Impact Fees (see Attachment "A" - Board item and Declaration) in the amount of \$79,000. Pursuant to that Declaration, this was based on a contribution of \$1,580 for each of the 50 estimated students generated by the proposed development. That project has been abandoned and substituted with a new mixed-use development consisting of a residential component of 373 units and office/retail, pursuant to the Downtown Kendall Urban Center Zoning Ordinance.

Additional Information

Based on a new estimated student population generation of 78 students (see Attachment "B"), the applicant wishes to establish a new Declaration (see Attachment "C") with a proportional adjustment in the contribution to \$123,240 (at \$1,580 per student) over and above Educational Facilities Impact Fees. Furthermore, the applicant has proffered in the Declaration that to the extent that more than 373 residential units are approved by Miami-Dade County, the amount of the contribution shall be increased on a pro rata basis of \$1,580 per student generated. To the extent that less than 373 residential units are approved by Miami-Dade County, the amount of the contribution shall be decreased on a pro rata basis of \$1,580 per student generated.

The new Declaration will be reviewed by the School Board Attorney's Office prior to the Board meeting.

Copies of the Board item will be placed on file in the Citizen Information Center and Recording Secretary's Office.

The owners of the subject property are George E. Williamson, II and Thomas W. Williamson. The contract purchasers are SJJW Investors, which is owned by Stefan Johansson and Jackson Ward and BDPB Dadeland, LLC, which is owned by Barry Brant.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a new Declaration of Restrictions for Administrative Site Plan Review Application No. 02-01, Gulfside Dadeland, Ltd. (Williamson Cadillac Property) for a contribution in addition to educational facilities impact fees, under the terms and conditions set forth above.

ADA:lh

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No., George E. Williamson, II and Thomas W. Williamson
REQUEST: Administrative site plan approval for a mixed-use development
ACRES: 7.43 acres
LOCATION: Southeast corner of North Kendall Drive and Dadeland Boulevard

NUMBER OF UNITS:

Currently Approved 240 multi-family units	Proposed Modification 373 multi-family units	Net Increase 133 multi-family units
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ESTIMATED STUDENT POPULATION:

50 students	78 students	Additional students generated 28 students
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ELEMENTARY:

27	42	15
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MIDDLE:

12	19	7
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SENIOR:

11	17	6
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SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Kenwood Elementary - 9300 SW 79 Avenue
MIDDLE: Glades Middle - 9451 SW 64 Street
SENIOR HIGH: South Miami Senior - 6856 SW 53 Street

The following population and facility capacity data are as reported by the Office of Information Technology, as of December 8, 2001:

REVISED

	STUDENT POPULATION	PERMANENT UTILIZATION (1)	UTILIZATION FISH DESIGN CAPACITY (2)	UTILIZATION PERMANENT RELOCATABLE + PROGRAM CAPACITY (3)
Kenwood Elem.	911	89%	121%	101%
Glades Mid.	1694	200%	161%	105%
South Miami Sr.	2895	158%	141%	124%

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Kenwood Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	An Annex Building was constructed
Recognition for Academic Achievement:	None
Special Programs:	Before and After-school care and Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:	In each classroom, in special computer labs and in the Media Center
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