

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH ZONING APPLICATION NO. 2005-385A, BISCAYNE COVE, LLC (A/K/A KEYSTONE GRAND CONDOMINIUMS), LOCATED AT 16375/16395 BISCAYNE BOULEVARD, 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

Biscayne Cove, LLC (applicant), requested a zoning change from BU-2 (Business District) to PUD (Type "A" Overlay – Multifamily Development), on approximately 4.02 acres located at 16375/16395 Biscayne Boulevard (see location map). The proposed 295 multi-family condominium units are estimated to generate 53 students (see attached school impact analysis).

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 North Miami Beach (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, two of the 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 volunteered to mitigate the full capital cost of the additional elementary and middle school student stations, and proffered a Declaration of Restrictions (Covenant) to provide a monetary donation covering the capital cost of 25 elementary school student stations at \$18,111 each (\$452,775), and 12 middle school student stations at \$19,528 each (\$234,336), less educational facilities impact fees estimated at \$482,325, for a total donation of \$204,786. The entire donation is due prior to the issuance of the first building permit. 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 schools.

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 Zoning Application No. 2005-385A, Biscayne Cove, LLC (a/k/a Keystone Grand Condominiums), located at 16375/16395 Biscayne Boulevard, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$204,786.

IMR:ir

SCHOOL IMPACT REVIEW ANALYSIS

(September 1, 2006)

APPLICATION: Keystone Grand Condominiums – Biscayne Cove, LLC
City of North Miami Beach Rezoning Application No. 2005-385A

REQUEST: Rezoning from BU-2 to PUD (Type A Overlay)

ACRES: 4.02 acres

MSA/Multiplier: 2.1/.18 multi-family

LOCATION: 16375/16395 Biscayne Boulevard

NUMBER OF UNITS: 295 Multi-family Condominium Units

ESTIMATED STUDENT POPULATION: 53 students*

ELEMENTARY: 25

MIDDLE: 12

SENIOR: 16

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Fulford Elementary – 16140 NE 18 Avenue

MIDDLE: John F. Kennedy Middle – 1075 NE 167 Street

SENIOR HIGH: North Miami Beach Senior – 1247 N.E. 167 Street

All schools are located in Regional Center II

* 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, 2005:

	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**
Fulford Elementary	768	500	154%	106	127%	797
	793 *		159%		131%	
John F. Kennedy Middle	1,986	935	212%	317	159%	2,000
	1,998 *		214%		160%	
North Miami Beach Sr.	2,944	2,546	116%	71	112%	2,963
	2,960 *		116%		113%	

* 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, the elementary and middle 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 "QQ-1" (Fulford, W. J. Bryant and Natural Bridge Elementary Schools Relief; John F. Kennedy and North Miami Middle Schools Relief) (1241 student stations)	Open	August 2006
New Senior High School "QQQ-1" (North Miami Beach and Krop Senior High Schools Relief) (1,562 student stations)	Design	2009 School Opening
State School "PP-1" (John F. Kennedy and Norland Middle Schools Relief) (1241 student stations)	Construction	2008 School Opening

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
N/A	N/A

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1332
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2585
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	4108

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

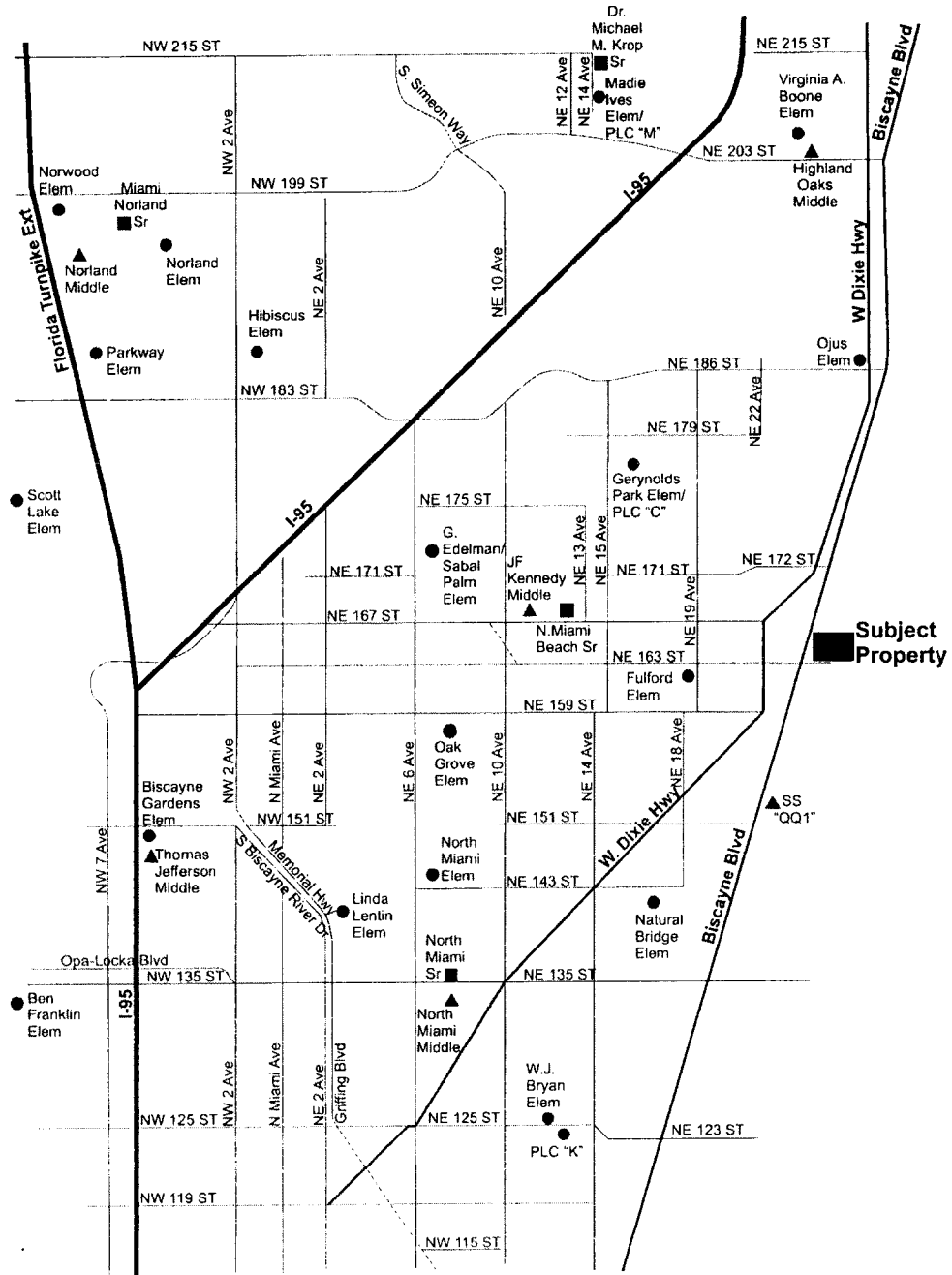
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$347,097.

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

ELEMENTARY	25	x	18,111	=	\$452,775
MIDDLE	12	x	19,528	=	\$234,336
SENIOR HIGH	Does Not Meet the Review Threshold				
Total Potential Capital Cost					\$687,111

- 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



Subject Property

