

Facilities Operations, Maintenance and Planning  
Ana Rijo-Conde, Interim Assistant Superintendent

**SUBJECT:            AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH AN APPLICATION FOR A SPECIAL USE EXCEPTION, FOR THE SHOPPES OF NORTH BAY VILLAGE, LLC, (KNOWN AS THE LEXI) LOCATED AT 1700 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES, AS ALLOWED FOR IN THE INTERLOCAL AGREEMENT FOR SCHOOL FACILITY PLANNING**

**COMMITTEE:        FACILITIES MANAGEMENT**

Background

In March 2003, the Shoppes of North Bay Village, LLC applied for a special use exception, site plan approval and building height bonuses for the construction of a mixed-use project known as the Lexi, located at 1700 Kennedy Causeway, North Bay Village (see attached location map). The proposed development will consist of 164 residential units with 18,000 square feet of commercial space and will generate an estimated 22 students. The City of North Bay Village (Village), pursuant to Resolution No 2003-33, approved this application subject to approval of a Comprehensive Plan Amendment (Amendment) by the Department of Community Affairs to allow high-density multi-family residential use with the commercial future land use category. This application is one of three applications that would be affected by the proposed Amendment change. The three proposed developments would create a combined total of 376 multi-family units along the Kennedy Causeway corridor. Under the collaborative spirit of the Interlocal Agreement for School Facility Planning (Interlocal), the respective developers have proffered a voluntary contribution to the School Board (Board) that will collectively total \$150,000.

Pursuant to the terms of the Interlocal between the Board, Miami-Dade County and local governments, the Board, local government (in this instance the Village), 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%. The proposed development will impact two school facilities that meet the referenced Interlocal threshold.

Additional Information

In order to mitigate the impact of the subject proposed 164-unit development, the applicant voluntarily proffered a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant proffered a monetary donation in the amount of \$66,675, in

addition to educational facilities impact fees, estimated at \$ 312,646.32. The entire donation is due prior to final plat approval for the project. The donation is to be utilized for capital improvements at the impacted elementary school, Treasure Island Elementary. To the extent that there are no pending or proposed capital improvements at the referenced school then the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

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

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a Declaration of Restrictions in connection with the City of North Bay Village and The Shoppes of North Bay Village, L.L.C, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$66,675.00. The donation is to be utilized for capital improvement projects at Treasure Island Elementary School. To the extent that there are no pending or proposed capital improvements at the school then the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

VGv:am

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** Shoppes of North Bay Village, LLC (Lexi)

**REQUEST:** Special use exception

**ACRES:** 2.5 acres

**LOCATION:** 1700 Kennedy Causeway

**UNITS:** 164 units

**ESTIMATED  
STUDENT  
POPULATION:** 21 students\*

**ELEMENTARY:** 10

**MIDDLE:** 5

**SENIOR:** 6

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Treasure Island Elementary - 7540 E. Treasure Dr.

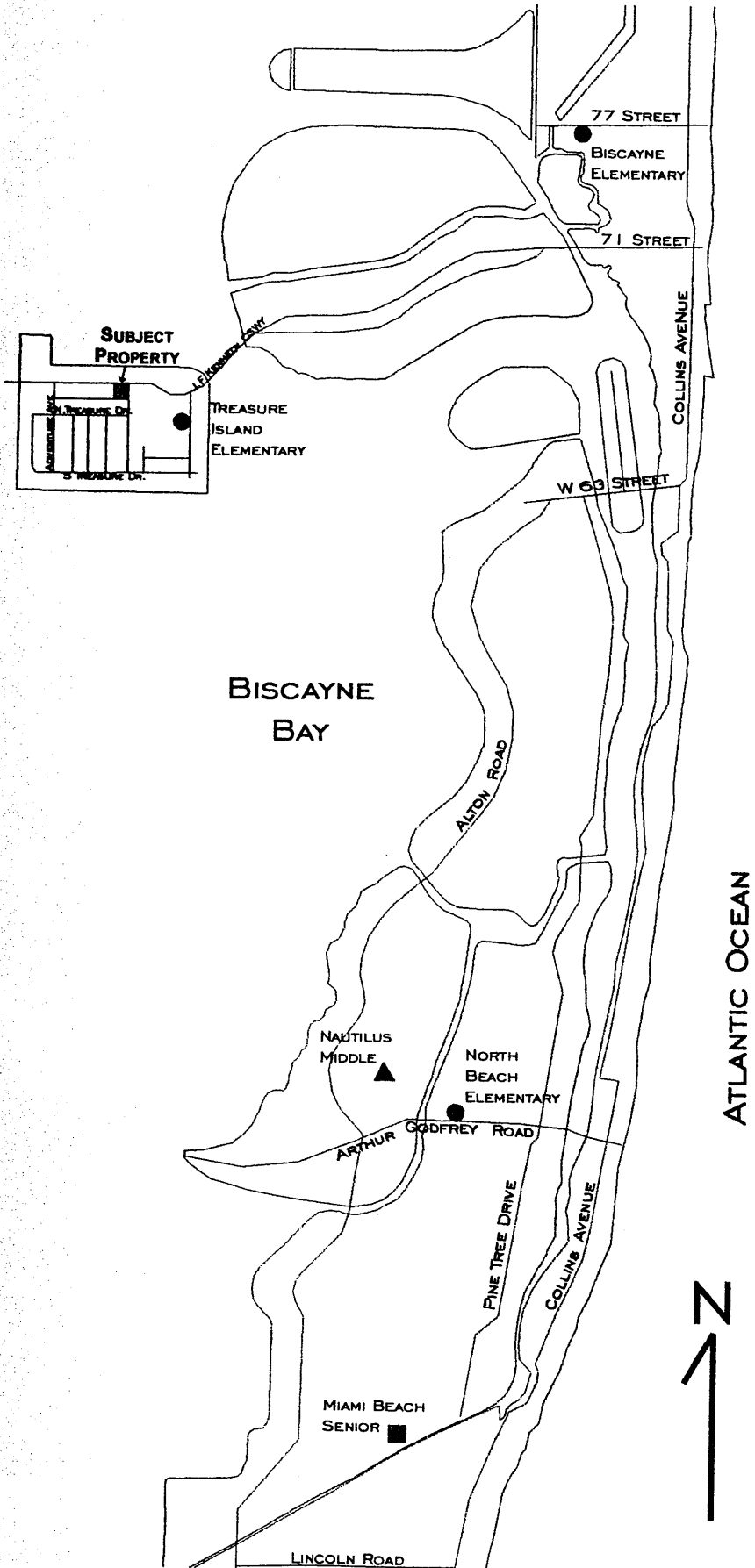
**MIDDLE:** Nautilus Middle - 4301 N. Michigan Ave.

**SENIOR HIGH:** Miami Beach Senior - 2231 Prairie Ave.

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



# LOCATION MAP



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