

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 DDB INVESTMENTS, LLC, (BAYWALK) LOCATED AT 1881-1909 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, DDB Investments applied for a special use exception, site plan approval and building height bonuses for the mixed-use project known as Baywalk, located at 1881-1909 Kennedy Causeway, North Bay Village (see attached location map). The proposed development of 118 residential units will generate an estimated 15 students. The City of North Bay Village (Village), pursuant to Resolution No 2002-24, 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 118-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 \$45,120, in addition to educational facilities impact fees, estimated at \$224,952. The entire donation is due within six months from Board approval of this item. 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 DDB Investments, LLC, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$45,120.00. 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:** DDB Investments, LLC (Baywalk)

**REQUEST:** Special use exception

**ACRES:** 1.75 acres

**LOCATION:** 1881-1909 Kennedy Causeway

**UNITS:** 118 units

**ESTIMATED  
STUDENT  
POPULATION:** 15 students\*

**ELEMENTARY:** 7

**MIDDLE:** 4

**SENIOR:** 4

### **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.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Treasure Island Elem.	1107/ 1114*	747	148%/ 149%*	134	126%/ 126%*
Nautilus Middle	1419/ 1423*	1206	118%/ 118%*	0	118%/ 118%*
Miami Beach Senior	2481/ 2485*	2216	112%/ 112%*	143	105%/ 105%*

\* includes proposed development

Pursuant to the Interlocal Agreement, please note that the senior high school does not meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of April, 2003):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

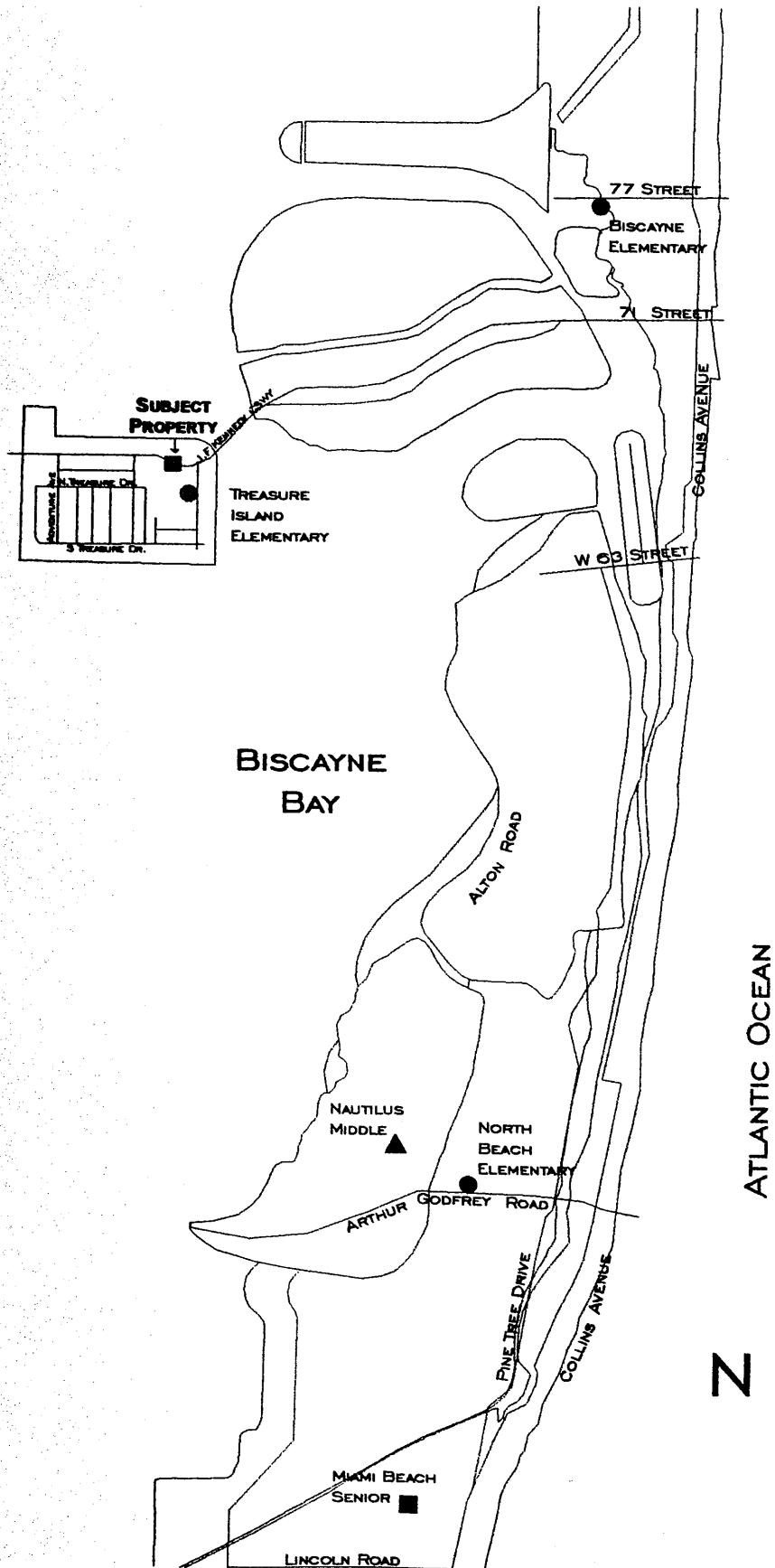
**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$87,495.

**CAPITAL COSTS:** Based on the State's April-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	7	x	\$ 13,185	=	\$ 92,295
MIDDLE	5	x	\$ 15,118	=	\$ 60,472
SENIOR	6	x	\$ 20,005	=	\$ 80,020
Total Potential Capital Cost					\$ 232,787

\* 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



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