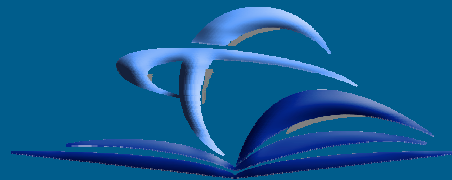


PUBLIC SCHOOL CONCURRENCY

Presented to
Coral Gables City Commission



Tuesday, November 13, 2007

Summary

- Legislative Requirements
- School Board Concurrency Task Force Mission
- Implementation Recommendations



Legislative Requirements

- In 2005, the State Legislature mandated school concurrency (Chapter 163, F.S.)
- School Concurrency assures that adequate public school facilities will be available concurrent with the impact of new development.
- Miami-Dade must be in full compliance by January 1, 2008.

Penalties

- Local government precluded from adopting plan amendments which increase residential density.
- School Board subject to sanctions imposed by Administration Commission involving the withholding of construction funds.

School Board Concurrency Task Force

- Authorized on August 17, 2005
- Charged with providing and implementing recommendations to all local governments to ensure timely compliance with new law.

Members:

- School Board (2)
- Miami-Dade County (1)
- Miami-Dade League of Cities (2)
- Builders Association of South Florida (BASF) (2)
- Latin Builders Association (LBA) (1)
- Regional Planning Council (non-voting member)

School Board Concurrency Task Force

- The Task Force was supported by the Staff Working Group (SWG) created under the auspices of the Interlocal Agreement for Public School Facility Planning (ILA).
- SWG serves as technical advisory team.
- Representatives from all 27 signatories to the ILA.

School Concurrency Task Force Recommendations

- Established Level-of-Service (LOS) Standards – linked to F.I.S.H. percent utilization .
- Concurrency Service Areas (CSA) – generally the same as attendance boundaries.
- Proposed Fair Share Mitigation Options
- Adopt Amended and Restated Interlocal Agreement
- Implementation of Concurrency Management System (CMS)



Level-of-Service (LOS) Standards

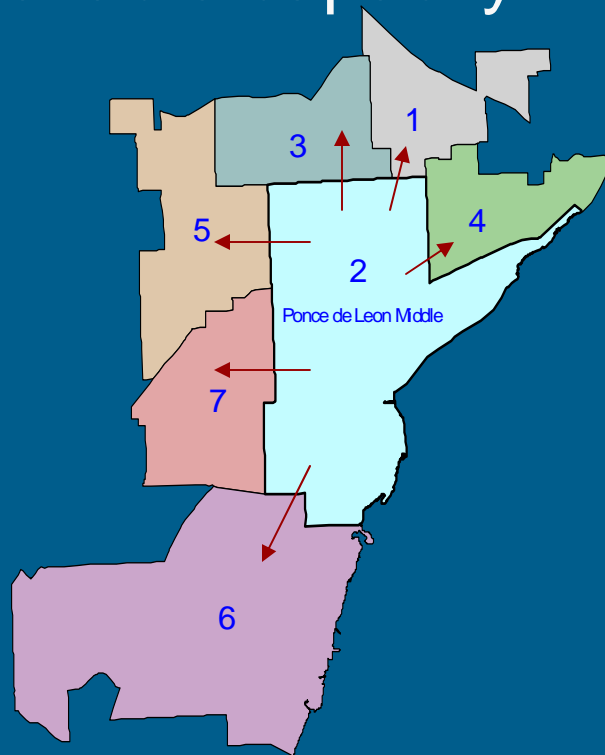
- Task Force recommended LOS Standards of 100% FISH capacity (total or permanent) by the year 2013. By end of 2010, the School Board will consider the feasibility of a new LOS based on 100% permanent FISH.
- **GOAL** – for all public school facilities to achieve 100% utilization of permanent FISH capacity by January 1, 2018.

Concurrency Service Area (CSA)

- CSA is the specific geographic unit within a School District in which school concurrency is applied and measured.
- Task Force recommended the CSA's be based on school attendance boundaries for the impacted schools.

Concurrency Service Area (CSA)

- If there is no capacity at the impacted CSA's then the development's impact can be shifted to one or more adjacent CSA's that have available capacity.



	SCHOOL NAME	PERCENT UTILIZATION
1	Citrus Grove Middle	68%
2	Ponce de Leon Middle	82%
3	Kinloch Park Middle	89%
4	Shenandoah Middle	91%
5	West Miami Middle	92%
6	Palmetto Middle	126%
7	South Miami Middle	132%

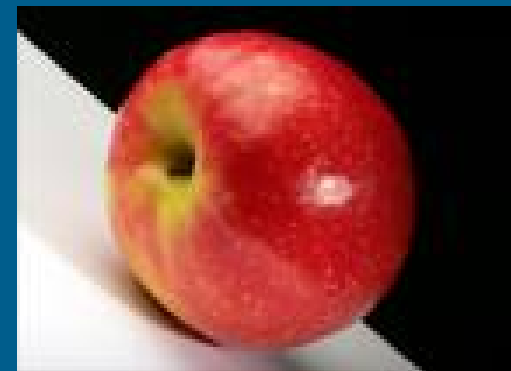
Based on the Percent Student Utilization Report 2007

Proportionate Share Mitigation Options

- The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more of the following proportionate share mitigation options:
 - ✓ **Money:** contribute full capital cost for planned project.
 - ✓ **Land:** donate land to and/or capital dollars equal to the cost of impact.

Proportionate Share Mitigation Options

- ✓ Construction: build a planned project
- ✓ Mix and match: combine two or more of these options to provide sufficient capacity to mitigate the estimated impact
- ✓ Mitigation banking



Other Options

- The development's impacts may be phased to occur when sufficient capacity will be available.
- If none of the previous conditions are met, the development shall not be approved.
- Note: a credit will be given towards any school impact fees imposed for the same purpose.

Public School Facilities Element

- Legislation requires adoption of a uniform Public School Facilities Element (Element).
- All local governments must adopt the Element in their comprehensive development master plans.
- School District applied for a \$25,000 Grant from Department of Community Affairs to assist in development uniform Element template.

Public School Facilities Element

- The Template was distributed to all local governments for adoption into their comprehensive plans.
- Miami-Dade County (County) set the example for all local governments to emulate and transmitted the uniform Educational Element as part of their Comprehensive Development Master Plan (CDMP) amendment to the Department of Community Affairs (DCA) on July 27, 2007. ORC was received on September 28, 2007, containing minimal concerns that have been fully addressed.

Affect on Coral Gables



All residential site plan applications submitted to the Board of Architects must be reviewed for school concurrency.

- Example:

A developer is proposing to build 40 residential units on a property that currently houses 20 residential units. Zoning allows for a maximum of 40 units. At the site plan review stage, the applicant must comply with school concurrency requirements for the additional 20 units.

Concurrency Management System (CMS)

- Geographic Information System (GIS) based management program that will analyze school capacity availability, applying mandated school concurrency requirements.
- The system will be on-line for testing shortly, with full implementation by January 1, 2008.
- Residential applications will receive a standardized credit against their impacts for those students that attend magnet and charter schools, based on actual enrollments.

Concurrency Management System (CMS)

- **Capacity Reservations** – Concurrency reservation certificates issued by the School District will be valid as follows:
 - A. One (1) year from the date of issuance of T-Plat or Site Plan.
 - B. Two (2) years from the date of issuance of Final Plat. May be extended for three (1) year terms.
- Unless otherwise specified in a Development Agreement executed under the Proportionate Share Mitigation process.

Concurrency Management System (CMS)

EXEMPT & VESTED DEVELOPMENTS:

▪ EXEMPT:

- Developments that result in a total impact of less than one (1) student in any level or type of school; and
- Developments with covenants restricting occupancy to exclude school age children (e.g., all residents must be 55 or over).

▪ VESTED

- Some developments will be exempt because they were approved before school concurrency is implemented in 2008. These include:
 - Projects with valid, unexpired site plans or final plats, as of December 31, 2007.
 - Projects that have executed covenants or have providing monetary mitigation payments under the School Board's current voluntary mitigation procedures, as long as they follow through on that commitment.

Next Steps

Local Governments

- Adopt Amended and Restated Interlocal Agreement and CDMP amendment by December 31, 2007, as mandated by DCA.

Questions & Answers

