CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

PUBLIC SCHOOL FACILITIES ELEMENT

DATA INVENTORY AND ANALYSIS

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Prepared By:

The City of Miami Gardens
Planning and Zoning Division of the
Development Services Department
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169

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CHAPTER VIII – PUBLIC SCHOOL FACILITIES ELEMENT DATA, INVENTORY AND ANALYSIS

A. INTRODUCTION

Educational facilities are vital components in the arena of community building. It is the responsibility of the community to provide quality educational opportunities and adequate capacity for school-age children. One central issue facing many local governments, its citizens, and the development community in particular is the overcrowding of schools. Developing schools to meet the growing demands of existing and projected students will ensure that communities continue on their path to sustainability by creating a healthy and economically viable environment.

On June 24, 2005 the Florida Legislature adopted Senate Bill 360, which requires all local governments to adopt a public school facilities element in compliance with the requirements of paragraph 163.3177(12)(i), F.S. This new bill requires all school boards and local governments to update public school interlocal agreements, establish level of service standards that will define school capacity, and adopt a public school facilities element into their comprehensive plans by December 1, 2008. The purpose of this legislation is twofold: first, it attempts to eliminate school overcrowding, which is a pressing issue in Florida; and second, it ensures that school capacity will be available to meet the future demands of Florida's growing population.

This component of the Public School Facilities Element outlines the data and analysis of existing and projected school conditions within the City of Miami Gardens. The information in this document will serve as a support instrument to assist the City in providing adequate levels of service, in conjunction with Miami-Dade County Public Schools (M-DCPS), for current and future students of the City. As new residential development continues to thrive in the City, so will the demand for additional school facilities; thereby affecting the physical capacity of the existing public school system by increasing the population of school-age children in the community. Inherently, the Public School Facilities Element will play an integral role in the coordination and planning efforts of school facility planning. The City of Miami Gardens' Public School Facilities Element has been prepared consistent with the requirements outlined in Chapter 163.3177 (12), F.S.

B. INVENTORY OF EXISTING PUBLIC SCHOOLS FACILITIES

There are 28 public school facilities currently serving the City of Miami Gardens. Of the 28 schools, 24 are physically located within the City. The four (4) remaining schools, which are located outside of the City limits, accommodate a significant portion of the City's student population; they include: Lake Stevens Elementary, North Glade Elementary, Lake Stevens Middle, and Hialeah-Miami Lakes Senior High. The public schools inventory includes 3 senior high schools (grades 9^{th}–12^{th}), 5 middle schools (grades 6^{th}–8^{th}), 20 elementary schools (Kindergarten – 5^{th} grade); for purposes of enrollment, the State does not count pre-kindergarten programs. **Map PSF VIII-1** shows the public school benefit districts, and **Map PSF VIII-2**, depicts the location of all public school sites within City of Miami Gardens. **Table PSF VIII-1** lists the names, addresses and size of all the public schools serving the City population.

1. Level of Service (LOS)

Florida's new growth management legislation requires that all local governments and school boards establish level of service standards to define school capacity. Palm Beach County is the only local government in Florida that has successfully implemented a level of service standard dedicated to school facility planning. Miami-Dade County does not have an established Level of Service (LOS) standard in place; however, as a measure to evaluate school capacity, the M-DCPS utilizes the Florida Inventory of School Houses (FISH) capacity. FISH measures the number of student stations that can be accommodated in each classroom and illustrates the number of students a school could serve if every station were filled. Based on the Educational Element of Miami-Dade County Comprehensive Development Master Plan (CDMP), the goal for countywide enrollment is to ensure that all public schools do not exceed 125% of Permanent FISH capacity for 2005, and 100% for 2015. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as an LOS standard or as a basis for denial of development orders. The Florida Department of Education uses the number of student stations to assist in the allocation of funding. **Table PSF VIII-2** summarizes this information.

2. Enrollment and Capacity

Table PSF VIII-2, School Capacity vs. Current Enrollment, lists all the schools serving the City of Miami Gardens student population. The enrollment figures, however, refer to total enrollment regardless of whether the students live within the City limits or outside. For instance, Hibiscus Elementary is within the City limits but also serves the area immediately to the east of the east City boundaries. And, North Glade Elementary is outside the City but serves a portion of the City residents.

The population of Miami Gardens in the year 2000 was 100,809 residents, according to the U.S. Census. In the year 2016 (Long Range Planning Timeframe), the City is projected to have a total population count of approximately 112, 389 residents. This is an increase of 11,580 residents, or 11.5%.

As of 2005, according to M-DCPS, the City of Miami Gardens registered a total school-aged (Kindergarten – 12th Grade) population of 18,154 students, which comprises 17% of the total population (based on 2006 population projection of 107,579); of the 18,154 students, 20.3% (3,683) attend school outside of city limits. The breakdown by school type is shown on **Table PSF VIII-3**.

Overcrowding can be defined as when the number of students enrolled in an academic institution exceeds the number of available student stations (Miami-Dade County Working Group on Public Schools Overcrowding Relief, 2004). The extent by which an educational facility is overcrowded is expressed as a percentage of utilization. Of the 28 public schools that serve Miami Gardens and surrounding areas, approximately 71% (or 20) have exceeded 100% of FISH capacity (see **Table PSF VIII-2**, School Capacity vs. Current Enrollment).

3. Projected Enrollment

If the percentages noted in the previous section were to remain constant, then the projected enrollment forecast would increase slightly to 2,200 students by the year 2020, elevating the student population to 20,534. **Table PSF VII-3** shows the projections by type of school.

Historically, the solutions to curtail overcrowding have been to develop new schools concurrent with new residential development. However, the notion of building more schools is not always considered to be a feasible alternative. Therefore, the solution requires joint planning and coordination between the City and the School Board to develop innovative alternatives to reduce school overcrowding. The City is meeting regularly with the School Board and other local governments regarding this and related issues.

4. Projected Level of Service (LOS)

Pursuant to Section 163.3177(12)(i), F.S., all local governments in conjunction with school boards are required to adopt level of service standards. The adopted LOS standards must be applied uniformly throughout every public school within the district; however, it does provide for the implementation of differentiated LOS standards based on school type. As previously mentioned, M-DCPS currently does not employ a level of service measure. The projected LOS target is 100% of FISH capacity for the year 2015, as stated in the Educational Element of Miami-Dade County's CDMP. This measure will enable the school board and participating municipalities to provide adequate school capacity.

The Financial Operations section of M-DCPS reported that the average operating cost per student (Kindergarten – 12th grade) is $5,838. Based on previous assumptions, if the numbers of new school-aged children were to reach 2,200 in 2020, then the operating costs would increase to $12,843,600. **Table PSF VIII-4**, Total Operating Cost Per Student, summarizes the total cost per student based on the June 2005 cost per student station figures obtained from the Florida Department of Education.

5. Impact Fees

School impact fees are special charges imposed on new residential developments to finance the capital costs of new and improved educational facilities that are required to meet the needs of the new development. Nonresidential developments are not charged school impact fees. There are four benefit districts located within Miami-Dade County, they include: Northeast, Northwest, Southeast, and Southwest. The City of Miami Gardens is located within the Northeast Benefit District. **Table PSF VIII-5**, Net Impact Fee per Dwelling Unit, shows the impact fee assessment for new residential development across each benefit district. **Map PSF VIII-1**, Benefit District Map, displays the general location of the benefit districts in relation to the municipalities within Miami-Dade County. The School Board is developing new impact fees that are anticipated to become effective in 2006. These new fees are intended to provide for the true capital facility impact from new development. However, the School District is currently developing a

school concurrency management program that may necessitate additional proportionate share mitigation fees that may become similar to current "proffered" facility fees.

6. Interlocal Agreement

The State of Florida mandates, pursuant to Section 163.3177, F.S., that all local governments and school boards enter into an Interlocal Agreement for the purposes of school facility planning. The Interlocal Agreement seeks to identify issues related to school siting, enrollment forecasting, school capacity, infrastructure, and the mutual sharing of school and government facilities. One key requirement of the Interlocal Agreement for Public School Facility Planning is to create opportunities for schools and its parent municipality to share resources. This includes the collocation and sharing of libraries, parks, recreational facilities, community centers, auditoriums, performing arts centers, and stadiums.

On January 14, 2004, the City of Miami Gardens, through Resolution #2004-14-65, entered into a public school facilities interlocal agreement with the Miami-Dade County School Board (attached as **Exhibit PSF VIII-1**). The Interlocal Agreement serves as a tool to assist in the planning efforts for current and future educational facilities.

C. FUTURE SCHOOL FACILITIES IMPROVEMENTS

Florida Statutes requires that all school districts adopt a five-year school district facilities work program on an annual basis. The Miami-Dade County Public Schools Five-Year Capital Plan FY 2005-2009 formulates the blueprint for the school board to address issues such as capacity increases, the renovation and replacement of outdated facilities, and the development of educational enhancement opportunities. According to the plan for Miami Gardens, there will be an additional 8,202[1] student stations available within the next five (5) years. Thus far, in 2005, there were a total of 1,325 student stations opened at the start of school. In addition, there are two (2) educational facilities - Miami Carol City Senior and Miami Norland Senior – that are expected to undergo complete replacement within the next two to three years. The schools will remain at the same sites. The replacement of Miami Carol City Senior will have a collection of 3,647 student stations, which will provide significant relief not only to the existing campus facility, but also to American Senior. The replacement campus for Miami Norland Senior will accommodate 2,500 student stations providing substantial relief to the existing Miami Norland Senior campus. Refer to **Table PSF VIII-6** for projected capacity and **Exhibit PSF VIII-2** for the Five-Year Capital Plan FY 2005-2009 prepared by the School Board for the City of Miami Gardens.

[1] Some of the student stations (5,617) represent replacement schools and they will relieve schools located outside the City proper.

Table PSF VIII - 1: Public Schools Serving the City of Miami Gardens

School Name	Address	Acres
ELEMENTARY SCHOOLS		
Barbara Hawkins Elementary	19010 NW 37 Av.; Miami Gardens 33056	26
Brentwood Elementary	3101 NW 191 St.; Miami Gardens 33056	10.9
Bunche Park Elementary	16001 Bunche Park Dr.; Miami Gardens	7.6
Carol City Elementary	4375 NW 173 Dr.; Miami Gardens 33056	10.9
Crestview Elementary	2201 NW 187 St.; Miami Gardens 33056	6.5
Golden Glades Elementary	16520 NW 28 Av.; Miami Gardens 33054	7
Hibiscus Elementary	18701 NW 1 Av.; Miami Gardens 33169	6.3
Lake Stevens Elementary†	5101 NW 183 St.: Miami, FL 33055	-
Miami Gardens Elementary	4444 NW 195 St.; Miami Gardens 33055	13.5
Myrtle Grove Elementary	3125 NW 176 St.; Miami Gardens 33056	9.3
Norland Elementary	19340 NW 8 Court; Miami Gardens 33169	24.1
North County Elementary	3250 NW 207 St.; Miami Gardens 33056	8.2
North Dade Center for Modern Language*	1840 NW 157 St.; Miami Gardens 33054	10.3
North Glade Elementary†	5000 NW 177 St.; Miami, FL 33055	-
Norwood Elementary	19810 NW 14 Ct.; Miami Gardens 33169	10.1
Parkview Elementary	17631 NW 20 Av.; Miami Gardens 33056	8.7
Parkway Elementary	1320 NW 188 St.; Miami Gardens 33169	7.9
Rainbow Park Elementary	15355 NW 19 Av.; Miami Gardens 33054	6.4
Scott Lake Elementary	1160 NW 175 St.; Miami Gardens 33169	8.5
Skyway Elementary	4555 NW 206 Terr.; Miami Gardens 33055	7.9
MIDDLE SCHOOLS		
Carol City Middle	3737 NW 188 St.; Miami Gardens 33055	26
Lake Stevens Middle†	18484 NW 48 Pl.; Miami, FL 33055	-
Norland Middle	1235 NW 192 Terr.; Miami Gardens 33169	13.9
North Dade Middle*	1840 NW 157 St.; Miami Gardens 33054	10.3
Parkway Middle	2349 NW 175 St.; Miami Gardens 33056	18.4
SENIOR HIGH SCHOOLS		
Hialeah-Miami Lakes Senior High †	7977 West 12 Av.; Hialeah, FL 33014	-
Miami Carol City Senior High	3422 NW 187 St.; Miami Gardens 33056	29
Miami Norland Senior High	1050 NW 195 St.; Miami Gardens 33169	24

*Note: North Dade Middle and North Dade Center for Modern Language are located within the same facility.

† Schools located outside city boundaries, but serve a significant number of students residing in Miami Gardens.

Source: Miami Dade County School Board, 2005

Table PSF VIII - 2: School Capacity vs. Current Enrollment

School Name	Student Enrollment	FISH Capacity	Utilization	Current Deficit/Surplus
Barbara Hawkins Elementary	505	510	99%	5
Brentwood Elementary	982	886	111%	-96
Bunche Park Elementary	365	691	53%	326
Carol City Elementary	744	776	96%	32
Crestview Elementary	863	884	98%	21
Golden Glades Elementary	426	406	105%	-20
Hibiscus Elementary	598	449	133%	-149
Lake Stevens Elementary†	536	362	148%	-174
Miami Gardens Elementary	396	316	125%	-80
Myrtle Grove Elementary	520	580	90%	60
Norland Elementary	685	598	115%	-87
North County Elementary	452	544	83%	92
North Dade Center for Modern Languages	483	458	105%	-25
North Glade Elementary†	550	508	108%	-42
Norwood Elementary	495	542	91%	47
Parkview Elementary	470	414	114%	-56
Parkway Elementary	598	482	124%	-116
Rainbow Park Elementary	561	550	102%	-11
Scott Lake Elementary	711	504	141%	-207
Skyway Elementary	695	572	122%	-123
TOTAL ELEMENTARY	**11,635**	**11,032**		**-603**
Carol City Middle	1,047	1,019	103%	-28
Lake Stevens Middle†	1,338	875	153%	-463
Norland Middle	1,579	1,191	133%	-388
North Dade Middle	937	769	122%	-168
Parkway Middle	697	807	86%	110
TOTAL MIDDLE	**5,598**	**4,661**		**-937**
Hialeah-Miami Lakes Senior High†	2,949	2,699	109%	-250
Miami Carol City Senior High	2,871	1,872	153%	-999
Miami Norland Senior High	2,554	2,202	116%	-352
TOTAL SENIOR	**8,374**	**6,773**		**-1,601**
TOTAL	**25,607**	**22,466**		**-3,141**

Source: Miami-Dade County Public Schools, Office of Facilities Planning, October 2005

† Schools located outside city boundaries.

Table PSF VIII - 3: Current and Projected Enrollment, City of Miami Gardens

SCHOOL TYPE	REGISTERED STUDENTS 2005	% OF TOTAL ENROLLMENT	PROJECTED STUDENT POPULATION 2011 (1)	PROJECTED STUDENT POPULATION 2016 (2)	PROJECTED STUDENT POPULATION 2020
Elementary School	8,331	45.90%	8,768	9,133	9,425
Middle School	4,649	25.60%	4,892	5,095	5,257
High School	5,174	28.50%	5,444	5,669	5,852
TOTAL	**18,154***	**100.00%**	**19,104**	**19,897**	**20,534**

Elementary School fifteen year trend 9,425 - 8,331= 1,094 student increase.
Elementary School annual average student increase for fifteen year period = 1094 / 15 = 72.93
Middle School fifteen year trend 5,257 - 4,649 = 608 student increase.
Middle School annual average student increase for fifteen year period = 608 / 15 = 40.53
High School fifteen year trend 5,852 - 5,174 = 678 student increase.
High School annual average student increase for fifteen year period = 678 / 15 = 45
(1) 2011 Short Range Planning Timeframe. Extrapolations from 2005 - 2020 time periods.
(2) 2016 Long Range Planning Timeframe. Extrapolations from 2005 - 2020 time periods.

* 3,683 attend school outside the City limits.
Source: Miami Dade School Board and City of Miami Gardens Planning and Zoning Department, 2006

Table PSF VIII - 4: Total Operating Cost Per Student

TYPE OF SCHOOL	PROJECTED STUDENT POPULATION	PROJECTED COST PER STUDENT	TOTAL COST
Elementary	9,425	$14,959	$140,988,575
Middle	5,257	$16,882	$88,748,674
Senior	5,852	$25,109	$146,937,868
Total	**20,534**		**$376,675,117**

Source: Florida Department of Education, Office of Educational Facilities, November 2005

Table PSF VIII - 5: Net Impact Fee Per Dwelling Unit

NO. OF BEDROOMS	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST
Single Family Detached				
0-1 BR	$7,446	$5,945	$4,402	$4,072
2 BR	$7,573	$6,316	$4,663	$5,654
3+ BR	$9,435	$8,595	$7,611	$8,275
Single Family Attached				
0-1 BR	$7,588	$5,933	$4,725	$4,443
2 BR	$8,103	$6,213	$5,003	$4,852
3+ BR	$8,427	$7,452	$6,973	$8,071
Multi-Family (2-4 Unit)				
0-1 BR	$4,796	$5,205	$4,141	$2,926
2 BR	$7,470	$6,636	$5,193	$4,236
3+ BR	$8,952	$8,621	$7,235	$7,787
Multi-Family (5+ Unit)				
0-1 BR	$1,368	$2,852	$2,592	$3,391
2 BR	$2,048	$5,733	$2,511	$3,740
3+ BR	$3,140	$6,524	$4,472	$6,082

Source: Miami-Dade County Public Schools

Table PSF VIII - 6: Projected School Capacity, City of Miami Gardens

SCHOOL TYPE	2005 FISH CAPACITY	2005 SURPLUS/ DEFICIT	PLANNED STUDENT STATIONS	2010 SURPLUS/ DEFICIT
Elementary	11,032	-603	594	-9
Middle	4,661	-937	1,241*	304
Senior	6,773	-1,601	6,367	4,766
TOTAL	**22,466**	**-3,141**	**8,202**	**5,061**

* New middle school planned.

Source: Miami Dade County School Board and City of Miami Gardens Planning and Zoning Department

Exhibit PSF VIII - 1: Interlocal Agreement for Public School Facility Planning

INTERLOCAL AGREEMENT

FOR

PUBLIC SCHOOL FACILITY PLANNING

IN MIAMI-DADE COUNTY

This agreement is entered into between Miami-Dade County, a political subdivision of the State of Florida (hereinafter referred to as "County"), the Cities of City of Aventura, Town of Bay Harbor Islands, City of Coral Gables, Village of El Portal, City of Florida City, City of Hialeah, City of Hialeah Gardens, City of Homestead, Village of Indian Creek, Village of Key Biscayne, City of Miami, City of Miami Beach, Town of Miami Lakes, Village of Miami Shores, City of Miami Springs, City of North Bay Village, City of North Miami, City of North Miami Beach, City of Opa-Locka, Village of Palmetto Bay, Village of Pinecrest, City of South Miami, City of Sunny Isles Beach, City of Sweetwater, and the City of West Miami (hereinafter collectively referred to as "Cities"), and The School Board of Miami-Dade County, Florida, a political subdivision of the State of Florida, (hereinafter referred to as "School Board").

RECITALS

WHEREAS, the County, Cities and the School Board recognize their mutual obligation and responsibility for the education, nurturing and general well-being of the children within their respective communities; and,

WHEREAS, the County, Cities, and School Board recognize the benefits that will flow to the citizens and students of their communities by more closely coordinating their comprehensive land use and school facilities planning programs: namely (1) better coordination of new schools in time and place with land development, (2) greater efficiency for the school board and local governments by placing schools to take advantage of existing and planned roads, water, sewer, and parks, (3) improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the local governments, (4) better defined urban form by locating and designing schools to serve as community focal points, (5) greater efficiency and convenience by co-locating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities, (6) reduction of pressures contributing to urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools, and (7) improving the quality of education in existing, renovated and proposed schools; and,

WHEREAS, Section 1013.33, Florida Statutes, requires that the location of public educational facilities must be consistent with the comprehensive plan and implementing land development regulations of the appropriate local governing body; and,

WHEREAS, Sections 163.3177(6)(h) 1 and 2, Florida Statutes, require each local government to adopt an intergovernmental coordination element as part of their comprehensive plan that states principles and guidelines to be used in the accomplishment of coordination of the adopted comprehensive plan with the plans of the school boards, and describes the processes for collaborative planning and decision-making on population projections and public school siting; and,

WHEREAS, Sections 163.31777 and 1013.33, Florida Statutes, further require each county and the non-exempt municipalities within that county to enter into an interlocal agreement with the district school board to establish jointly the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated; and,

WHEREAS, By entering into this agreement the School Board, County, and the Cities are fulfilling their statutory obligations and requirements recognizing the benefits that will accrue to their citizens and students described above;

AGREEMENT

NOW THEREFORE, be it mutually agreed between the School Board, the County and the Cities that the following procedures will be followed in coordinating land use and public school facilities planning:

Section 1. Joint Meetings

1.1 A staff working group comprised of the County Mayor/Manager and/or designee, School Board Superintendent and/or designee, and City Mayor/Manager and/or their designees will meet at least on a semi-annual basis to discuss issues and formulate recommendations regarding public education in the School District, and coordination of land use and school facilities planning, including such issues as population and student projections, development trends, a work program for five, ten and twenty year intervals and its relationship to the local government comprehensive plans, particularly as it relates to identification of potential school sites in the comprehensive plan's future land use map series, school needs (school capacity and school funding), collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. Representatives from the Regional Planning Council, the Latin Builders Association and the Builders Association of South Florida will also be invited to attend and participate. The initial meeting of the working group shall be held within 60 days of the date of execution of the interlocal agreement, upon at least 30 days written advance notice, and shall be coordinated by the School Board Superintendent, or designee.

1.2 The School Board Superintendent and/or designee shall coordinate an annual joint workshop session and invite one or more

representatives of the County Commission or their designee, the governing body of each City or their designees, and the School Board or their designee (s). A representative of the Regional Planning Council will also be invited to attend. The School Board shall provide the meeting invitations with at least 30 days advance written notice of such meeting to the person designated as a contact in this Agreement. The joint workshop sessions provide opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding public education, and coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, school capacity, school funding, options to reduce the need for additional permanent student stations, and joint use opportunities.

Section 2. Student Enrollment and Population Projections

2.1 In fulfillment of their respective planning duties, the County, Cities, and School Board agree to coordinate their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population projections shall be updated at least once every two years by the County. The School Board may enter into a separate agreement with the County for the preparation of student enrollment projections. Updated County and School District data shall be provided at least once every two years for review at the staff working group meeting described at subsection 1.1.

2.2 The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future population projections.

2.3 The School Board, working with the County and Cities via the staff working group, will use the information described in subsection 3.4 and any other relevant information provided as part of the requirements of this Interlocal Agreement, to allocate projected student enrollment by Minor Statistical Areas. The allocation of projected student enrollment will be determined at the first staff meeting described in subsection 1.1.

Section 3. Coordinating and Sharing of Information

3.1 Tentative District Educational Facilities Plan: By June 30th of each year, the School Board shall submit to the County and each City the tentative district educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a financially feasible district facilities work program for a 5-year period. The Cities and County shall review and evaluate the plan and comment to the School Board within 60 days on the consistency of the plan with the local comprehensive plan, including its compatibility with the comprehensive plan's future land use map series, and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

3.2 Educational Plant Survey: The School Board will remain responsible for reporting and submission of updates. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with existing land use plans. The staff working group, in accordance with the procedure outlined in Section 3.5, will evaluate and make recommendations regarding the location and need for new, significant renovation or expansion, closures of educational facilities, and the consistency of such plans with the local government comprehensive plans and relevant issues including, but not limited to, those listed in subsections 4.3, 7.6, 7.7 and 8.1of this agreement.

3.3 The County and the School Board shall annually review the Educational Facilities Impact Fee Ordinance, its formula, and the Educational Facilities Impact Fee Methodology and Technical Report, and if appropriate, make recommendations for revisions to the Board of County Commissioners. Among the goals of this annual review will be the adjustment of impact fee structure to ensure the full eligible capital costs, as allowed by the governing ordinances, associated with development of public school capacity is included. In reviewing the Educational Facilities Impact Fee Ordinance (EFIFO) the County and School Board shall employ their best efforts to evaluate a more equitable distribution of impact fee assessments, including redistricting to create east/west alignments of benefit districts throughout the County. Such benefit districts should combine urban infill and emerging development areas within the County.

3.4 Growth and Development Trends: By January 31st of each year, local governments will provide the School Board with a report on growth and

development trends within their jurisdiction, based on the previous calendar year. This report will be in tabular, graphic, and/or textual formats and will include the following:

(a) The type, number, and location of residential units, which have received zoning approval or site plan approval;

(b) Information regarding adopted future land use map amendments, which may have an impact on school facilities;

(c) The County shall report to the School Board the school impact fees collected annually on building permit applications, said report shall include the amount of the fee collected and location of the proposed residential development. The School Board shall report to the County to each City how the impact fee revenue and all other school contributions have been spent within the Benefit District in which it was collected. All data shall include source information for verification and be provided in a format consistent with other capital expenditures;

(d) Information, if available, regarding the conversion or redevelopment of non-residential structures into residential units that are likely to generate new students, and conversely information on the number of residential units converted to non-residential uses; and

(e) The identification of any development orders issued that contains a requirement for the provision of a public school site as a condition of development approval.

3.5 The staff working group shall provide recommendations on the planning of new facilities, additions or renovations for consideration by School Board staff and the SSPCC in formulating the tentative district educational facilities plan. Likewise, the staff working group shall also provide input and comments, recommendations on the update of the Five-Year Educational Plant Survey and any revisions thereto.

Section 4. <u>School Site Selection, Significant Renovations, and Potential School Closures</u>

4.1 The School Board as soon as possible after the Interlocal Agreement is effective as to any party shall amend its rule 6Gx13-2C-1.083, Section II.D. Membership, to expand the membership of its standing School Site Planning and Construction Committee (SSPCC) by four voting members as follows: "a floating member" designated by the City Manager of the most impacted municipality to which the agenda item relates whenever an agenda item concerns any incorporated area of Miami-Dade County, or if

it concerns an unincorporated area, this "floating member" shall be from the geographically nearest municipality most impacted by the agenda item; a representative selected by the Miami-Dade County League of Cities; a Miami-Dade County representative selected by the County Manager or designee;" and "a member of the residential construction industry." For purposes of this Section, a floating member from the most impacted local government shall be defined as the local government jurisdiction in which the proposed project is located. In the event that this rule change is not accomplished as required herein, the School Board shall approach the Cities and County and negotiate an amendment to this Agreement with a mutually acceptable alternative means of coordination on all issues herein allocated to the SSPCC. The SSPCC shall review potential sites for new schools and proposals for significant renovation, the location of relocatables or additions to existing buildings, and potential closure of existing schools, and make recommendations on these and all other issues within its purview under the Rule for consideration by School Board staff. The SSPCC shall also:

(a) Host a planning forum on an annual basis or more often as may be needed. For purposes of this forum, the SSPCC shall invite a representative from each of the impacted units of government to participate in the proceedings and to provide input and comments, for consideration by the SSPCC in its deliberations. The forum will review the School Board's acquisition schedule and all other relevant issues addressed in this Agreement and required by statute, and will include appropriate staff members of the School Board, at least one staff member of the County and a representative from each of the affected Cities. Based on information gathered during the review, the SSPCC will submit recommendations to the Superintendent or designee for the upcoming year.

(b) Invite a staff representative from each unit of local government affected by an agenda item at any SSPCC meeting throughout the year to attend that meeting. It shall provide a full opportunity for such local government representatives to provide comments, and shall consider those comments in its deliberations. Based on information gathered during the review, the SSPCC will submit recommendations to the Superintendent or designee on these items.

For purposes of this Sub Section, an affected local government shall be defined as follows:

a. Any jurisdiction within fifteen hundred feet of the property or improvement; and

b. Any jurisdiction whose utilities are utilized by the School Board property or improvement.

The School Board Superintendent and/or designee shall provide the invitations referenced in this Section 4.1, with at least 30 days advance written notice of such meeting to the person designated as a contact in this Agreement. The Superintendent or designee shall forward the SSPCC recommendations referenced in this Agreement to the School Board so that they may be considered by the Board at the time that it deals with the issues to which the recommendations relate.

4.2 When the need for a new school is identified and funded in the district educational facilities plan, the SSPCC will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified and funded in the district educational facilities plan for significant renovation, the location of relocatables, or additions to existing buildings and potential closure and opportunities for collocation will be submitted to the local government with jurisdiction over the use of the land for an informal assessment regarding consistency with the local government comprehensive plan.

4.3 The evaluation of new school sites or significant expansion of student stations at existing schools shall be in accordance with School Board Rule 6Gx13-2C-1.083, as may be amended from time to time and attached hereto as Exhibit "A". Any proposed amendments to this rule, which may impact upon the terms of this Interlocal Agreement, shall be submitted to the affected local units of government prior to submission to the SSPCC and to the School Board.

4.4 Pursuant to Section 1013.33 (11), Florida Statutes, at least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board shall provide written notice to the local government with jurisdiction over the use of the land. The local government, upon receipt of this notice, shall notify the School Board within 45 days if the proposed new school site is consistent with the land use categories as depicted in the future land use map series, as well as the policies of the local government's comprehensive plan. If the site is not consistent, it shall not be used as a school site until and unless otherwise approved by the local government. This preliminary notice does not constitute the local government's determination of consistency pursuant to section 1013.33 (12), Florida Statutes.

Section 5. Supporting Infrastructure

5.1 In conjunction with the preliminary consistency determination described at subsection 4.4 of this agreement, the School Board and affected local governments will jointly determine the need for, and timing of, on-site and off-site improvements necessary to support each new school or the proposed significant renovation of an existing school. Significant renovation shall include construction improvements that result in a greater than five (5) percent increase in student capacity, the location

of portables, or additions to existing buildings. The School Board and affected local government will enter into a letter of agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required on-site and off-site improvements, respectively.

This section shall not be construed to require the affected local unit of government to bear any costs of infrastructure improvements related to school improvements.

Section 6. Public Education Facilities Site Plan Review

6.1 The School Board and the County will continue to coordinate any and all proposed construction or expansion of public educational facilities, including the general location of new schools in unincorporated Miami-Dade County, with the County's Comprehensive Development Master Plan (CDMP) and local land development regulations in accordance with the review procedures outlined in Miami-Dade County Resolution R-535-92, as adopted on May 5, 1992.

6.2 The School Board will coordinate any and all proposed construction or expansion of public educational facilities, including the location of new schools or relocatables, within any City's jurisdiction with that City's adopted comprehensive plan and land development regulations. This coordination shall be accomplished in accordance with the provisions of Section 1013.33 (12) through (15), Florida Statutes. The affected City shall provide all of their comments to the School Board as expeditiously as feasible, and not later than sixty (60) days after receipt of the complete site plan, and to the extent possible, adjustments to the site plan shall be made to address the stated concerns.

Section 7. Local Planning Agency, Comprehensive Plan Amendments, Rezonings, and Development Approvals

7.1 Pursuant to Section 163.3174 (1), Florida Statutes, the County and Cities will invite a staff representative appointed by the School Board, as a non-voting member, to attend meetings of their local planning agencies or equivalent agencies that first consider comprehensive plan amendments and rezonings at which comprehensive plan amendments and rezonings are considered that would, if approved, increase residential density. The County and Cities may, at their sole discretion, appoint such School Board representative to the planning agency, and grant voting status to the School Board member.

7.2 The School Board will designate a staff representative to serve in an advisory support capacity on the County's staff development review

committee, or equivalent body. In addition, the School Board representative will be invited to participate at the meetings of the Cities' staff development review committees, or equivalent body, as appropriate, when development and redevelopment proposals are proposed that would create an increase in the number of residential units. It shall be the responsibility of School Board staff to review the potential impact of a proposed (re) development based on current Florida Inventory of School Houses (FISH) capacity (both permanent and relocatables) and be prepared to convey this information in writing to the local staff development review committees at least five days prior to the meeting or development review committee review, for their consideration. The School Board shall only be required to provide such review where the proposed (re) development will result in an increase in FISH capacity (permanent and relocatables) in excess of 115%. This figure shall be considered only as a review threshold and shall not be construed to obligate the County or a City to deny a development should the School Board fail to identify options to meet anticipated demand or should the collaborative process described in this Section fail to yield a means to ensure sufficient capacity. A copy of the plans shall be delivered to the School Board representative at least 15 working days prior to the proposed meeting date, or on the date the agenda is distributed. The School Board's review shall be conducted in accordance with the methods set forth in the procedures manual to be adopted in accordance with the provisions set forth in this Agreement.

7.3 The County and the Cities agree to transmit to the School Board copies of proposed land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities. This requirement applies to amendments to the comprehensive plan future land use map, rezonings, developments of regional impact, and other major residential or mixed-use development projects with a residential component.

7.4 Within 30 days after receipt of notification by the local government, which notification shall include development plans, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal and whether sufficient capacity exists or is planned to accommodate the impacts. School capacity will be reported consistent with State Requirements for Educational Facilities, and shall be based on current FISH capacity at impacted schools (including permanent and relocatable satisfactory student stations), as well as any proposed student station additions in the area of impact. The School Board will also include capacity information on approved charter schools that provide relief in the area of impact.

7.5 If sufficient capacity is not available or planned to serve the

development at the time of impact, the School Board will determine and specify the options available to it to meet the anticipated student enrollment demand. Alternatively, the School Board, local government, and developer will use their best efforts to collaboratively develop options that aim to provide the capacity to accommodate new students generated from the new residential development. The School Board shall be responsible to review and consider funding options for the incremental increase in the projected number of students which include, but are not limited to, creation of new community development districts pursuant to Chapter 190, Florida Statutes, creation of educational facilities benefit districts as described in Section 1013.355, Florida Statutes, other available broad-based funding mechanisms to fund school capital construction, developer contributions in the form of land donation set asides, monetary contributions, or developer provided facility improvements in lieu of impact fees and other School Board approved measures such as public charter schools, public-private partnerships, or a combination of any of these. In its analysis of need, School Board staff shall also include information on the estimated educational facilities impact fee revenues to be generated by the development, as well as on any other available funding for capital projects specifically intended to mitigate the area of impact.

This Section shall not be construed to obligate a City to impose, assess or collect a school impact fee, unless provided by general law. As it relates to the collection of impact fees, this provision shall not be subject to dispute resolution under Section 9 of this Agreement.

This Section shall not be construed to obligate a City or County to deny a development should the School Board fail to identify options to meet anticipated demand or should the collaborative process described in this Section fail to yield a means to ensure sufficient capacity.

7.6 In the review and consideration of comprehensive plan amendments, rezonings, and development proposals, and their respective potential school impacts, the County and Cities should consider the following issues:

a. School Board comments, which may include available school capacity or planned improvements to increase school capacity, including School Board approved charter schools and operational constraints (e.g., establishment of or modifications to attendance boundaries and controlled choice zones), if any, that may impact school capacity within an area, including public-private partnerships;

b. The provision of school sites and facilities within planned neighborhoods;

c. Compatibility of land uses adjacent to existing schools and reserved or proposed school sites;

d. The potential for collocation of parks, recreation and neighborhood facilities with school sites;

e. The potential for linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

f. Traffic circulation plans that serve schools and the surrounding neighborhood, including off-site signalization, signage, and access improvements;

g. The general location of public schools proposed in the five-year work plan as well as other available information over a ten and 20-year time frame.

7.7 In formulating community development plans and programs, the County and Cities should consider the following issues:

a. Giving priority to scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board District Educational Facilities Plan;

b. Providing incentives that promote collaborative efforts between the School Board and the private sector to develop adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near existing or proposed School Board owned and operated public schools and School Board approved charter schools; and

d. Coordination with neighboring jurisdictions to address public school issues of mutual concern.

e. Approval and funding of community development benefit districts (CDD'S) and other available funding mechanisms created by state law.

Section 8. Collocation and Shared Use

8.1 Collocation and shared use of facilities are important to both the School Board and local governments. The School Board and Cities and County will work together, via the staff working group and the SSPCC, to look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the local governments when preparing the annual update to the

comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, potential opportunities for collocation and shared use with public schools will be considered where compatible for existing or planned libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, the potential for collocation and shared use of school and governmental facilities for joint use by the community will also be considered.

8.2 A separate agreement or an amendment to a master agreement between the School Board and the appropriate local government will be developed for each instance of collocation and shared use, which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

Section 9. Resolution of Disputes

9.1 If the parties to this agreement are unable to resolve any issue in which they may be in disagreement covered in this agreement, the applicable parties to the dispute will employ dispute resolution procedures pursuant to Chapter 164 or Chapter 186, Florida Statutes, as amended from time to time, or any other mutually acceptable means of alternative dispute resolution. Each party shall bear their own attorney's fees.

Section 10. Oversight Process

10.1 The School Board shall appoint up to nine (9) citizen members, the County and the Miami-Dade County League of Cities shall each appoint up to five (5) citizen members to serve on a committee to monitor implementation of the interlocal agreement. The School Board shall organize and staff the meetings of this Committee, calling on the staff working group for assistance as needed. It shall provide thirty (30) days written notice of any meeting to the members of the Committee, the staff working group, the SSPCC, County, Cities and to the public. Committee members shall be invited by the School Board to attend all meetings referenced in Sections 1 and 4 and shall receive copies of all reports and documents produced pursuant to this interlocal agreement. The Committee shall appoint a chairperson, meet at least annually, and report to participating local governments, the School Board and the general public on the effectiveness with which the interlocal agreement is being implemented. Meetings of the Committee shall be conducted as public meetings, and provide opportunities for public participation.

Section 11. Effective Date and Term

This Agreement shall become effective upon the signatures of the School Board and County, and shall remain in full force and effect for a period of

five (5) years from the effective date. The execution of the Agreement by each City shall make it effective as to that City. The failure of any party to execute the Agreement by March 1, 2003 may subject that party to penalties as provided by statute. This Agreement may be earlier cancelled by mutual agreement of individual Cities or County and the School Board, unless otherwise cancelled as provided or allowed by law. This Agreement may be extended upon the mutual consent of the parties to this Agreement for an additional five (5) years, on the same terms and conditions as provided herein, provided that the party seeking an extension gives written notice to the other parties of such intent to extend no later than one (1) year prior to the expiration of the then current term, and the other parties agree in writing to such extension. Extensions shall be valid as to those parties consenting in writing thereto, even if not all parties hereto so consent.

Section 12. Severability

If any item or provision of this Agreement is held invalid or unenforceable, the remainder of the Agreement shall not be affected and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

Section 13. Notice and General Conditions

A. All notices which may be given pursuant to this Agreement, except notices for meetings provided for elsewhere in this Agreement, shall be in writing and shall be delivered by personal service or by certified mail return receipt requested addressed to the parties at their respective addresses indicated below or as the same may be changed in writing from time to time. Such notice shall be deemed given on the day on which personally served, or if by mail, on the fifth day after being posted or the date of actual receipt, whichever is earlier.

City Manager
City of Aventura
19200 West Country Club Drive
Aventura, Florida 33180
Phone: (305) 446-8910
Fax: (305) 466-8919

Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

City Manager
City of Coral Gables
P.O. Box 141549
Coral Gables, Florida 33114-1549

Mayor
Village of El Portal
500 N.E. 87 Street
El Portal, Florida 33138-3517

Mayor
City of Florida City
P.O. Box 343570
Florida City, Florida 33034-0570

Mayor
City of Hialeah
P.O. Box 110040
Hialeah, Florida 33011-0040

Chief Zoning Officer
City of Hialeah Gardens
10001 N.W. 87 Avenue
Hialeah, Gardens, Florida 33016

City Manager
City of Homestead
790 North Homestead Boulevard
Homestead, Florida 33030

Village Manager
Village of Indian Creek
9080 Bay Drive
Indian Creek Village, Florida 33154

Village Manager
Village of Key Biscayne
85 West McIntyre Street
Key Biscayne, Florida 33149

City Manager
City of Miami
3500 Pan American Drive
Miami, Florida 33133

City Manager
City of Miami Beach
City Hall
1700 Convention Center Drive
Miami Beach, Florida 33139

Town Manager
Town of Miami Lakes
6853 Main Street
Miami Lakes, Florida 33014

Village Manager
Village of Miami Shores
10050 N.E. Second Avenue
Miami Shores, Florida 33138

City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166-5259

City Manager
City of North Bay Village
7903 East Drive
North Bay Village, Florida 33141

City Manager
City of North Miami
776 N.E. 125 Street
North Miami, Florida 33161

City Manager
City of North Miami Beach
17011 N.E. 19 Avenue
North Miami Beach, Florida 33162

Director of Community Development and Planning
City of Opa-Locka
777 Sharazad Boulevard
Opa-Locka, Florida 33054

Village Attorney
The Village of Palmetto Bay
3225 Aviation Avenue, Suite 301
Miami, Florida 33133

Planning Director
Village of Pinecrest
11551 S. Dixie Highway
Pinecrest, Florida 33156

City Manager
City of South Miami
6130 Sunset Drive
South Miami, Florida 33143

Deputy City Attorney
City of Sunny Isles Beach
17070 Collins Avenue
Sunny Isles Beach, Florida 33160

Mayor
City of Sweetwater
500 S.W. 109 Avenue
Sweetwater, Florida 33174-1398

City Manager
City of West Miami
901 S.W. 62 Avenue
West Miami, Florida 33144

Miami-Dade County
Director Department of Planning & Zoning
111 N.W. First Street
Miami, Florida 33128

Superintendent
The School Board of Miami-Dade County, Florida
1450 N. E. 2 Avenue, Room 912
Miami, Florida 33132

B. Title and Paragraph headings are for convenient reference and are not intended to confer any rights or obligations upon the parties to this Agreement.

Section 14. Merger Clause

This Interlocal Agreement together with the Exhibits hereto sets forth the entire agreement between the parties and there are no promises or understandings other than those stated therein. It is further agreed that no modification, amendment or alteration of this Agreement shall be effective unless contained in

IN WITNESS WHEREOF, this Interlocal Agreement has been executed by and on behalf of Miami-Dade County, the Cities of City of Aventura, Town of Bay Harbor Islands, City of Coral Gables, Village of El Portal, City of Florida City, City of Hialeah, City of Hialeah Gardens, City of Homestead, Village of Indian Creek, Village of Key Biscayne, City of Miami, City of Miami Beach, Town of Miami Lakes, Village of Miami Shores, City of Miami Springs, City of North Bay Village, City of North Miami, City of North Miami Beach, City of Opa-Locka, Village of Palmetto Bay, Village of Pinecrest, City of South Miami, City of Sunny Isles Beach, City of Sweetwater, and the City of West Miami, and the School Board of Miami-Dade County, Florida, on this _____ day of _____, 2003.

The School Board of Miami-Dade County, Florida

Attest:_____ (print)

By:_____
Dr. Michael M. Krop, Chair

Attest:_____ (print)

By:_____
Merrett R. Stierheim, Secretary

Approved as to form:

_____
School Board Attorney

ATTEST:

By: _____
Ronetta Taylor, CMC
City Clerk

CITY OF MIAMI GARDENS

BY: _____
Shirley Gibson, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Hans Ottinot, Interim City Attorney

RESOLUTION NO. 2004-14-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT AND FIRST SUPPLEMENTAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING, ATTACHED HERETO AS EXHIBIT "A" BY AND BETWEEN THE CITY OF MIAMI GARDENS AND THE SCHOOL BOARD OF MIAMI-DADE COUNTY; PROVIDING THE CITY MANAGER AND THE CITY ATTORNEY WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Gardens is required to participate in the school facility planning process established by the School Board; and

WHEREAS, the City and the School Board recognize their mutual obligation and responsibility for education, nurturing and general well-being of the children within their respective communities; and

WHEREAS, state law requires the City to enter into an interlocal agreement with the district school board to establish jointly the specific ways in which the plans and processes of the district school board and local governments are to be coordinated; and

WHEREAS, by entering into the attached agreements, the City is fulfilling its statutory obligations and requirements recognizing the benefits that will accrue to its residents and students.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA:

Section 1. Approval of Agreement. The Interlocal Agreement and First Supplemental Agreement by and between the City of Miami Gardens and the School Board of Miami-Dade County for school facility planning, attached hereto as Exhibit "A", be, and the same, are hereby approved..

Section 2. Authorization of Mayor. The Mayor is hereby authorized to execute said Agreements.

Section 3. Authorization of the City Manager. The City Manager is hereby authorized to do all things necessary to effectuate this Resolution.

Section 4. **Effective Date**. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this 14th, day of January, 2004.

Shirley Gibson, Mayor

Attest:

Ronetta Taylor, CMC
City Clerk

APPROVED AS TO FORM:
AND LEGAL SUFFICIENCY:

Hans Ottinot
Interim City Attorney

MOVED BY Councilwoman Pritchett

SECONDED BY Councilman Bratton

VOTE: 6-0

Mayor Gibson	x (Yes)	(No)
Vice Mayor Campbell	x (Yes)	(No)
Councilman Melvin L. Bratton	x (Yes)	(No)
Councilman Oscar Braynon, II	x (Yes)	(No)
Councilwoman Audrey J. King	(Yes)	(No) (Out of town)
Councilwoman Sharon Pritchett	x (Yes)	(No)
Councilwoman Barbara Watson	x (Yes)	(No)

10J) Resolution - 1st supplemental Agreement for Public Facility Planning

City of Miami Gardens

17801 NW 2nd Avenue, Suite 201
Miami Gardens, Florida 33169

Mayor Shirley Gibson
Vice Mayor Aaron Campbell
Councilman Melvin L. Bratton
Councilman Oscar Braynon II
Councilwoman Audrey King
Councilwoman Sharon Pritchett
Councilwoman Barbara Watson

MEMORANDUM

To: The Honorable Mayor and City Council

From: **Hans Ottinot, Interim City Attorney**

Date: January 14, 2004

Re: Interlocal Agreement with School Board of Miami-Dade County

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RECOMMENDATION

It is recommended that the City Council approve the attached Resolution, relating to an interlocal agreement with the School Board of Miami-Dade County.

REASONS

Last year, the Florida Legislature enacted a new law, which requires communication and coordination between local governments and school districts regarding planning decisions. More particular, the new law (Section 163.3177, Florida Statutes) requires each county and non-exempt municipalities within that county to enter into an interlocal agreement with the district school board to establish jointly the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated. The interlocal agreement must address new school facilities and establish a process to ensure consistent enrollment and population forecasting. Under the attached interlocal agreement, the City is required to take the following actions which include but are not limited to submitting an annual report to the school board regarding development trends, and providing the school district with an opportunity to participate in the planning process.

While this interlocal agreement requires coordination between the City and the school board, the interlocal agreement does not require school concurrency or require the denial of any type of development order based on school capacity.

If the City does not execute the attached interlocal agreement, the City and the school board may be sanctioned by the State of Florida. Under the new law, if the City fails to enter into the interlocal agreement, the state is authorized to withhold at least five-percent (5%) of state revenue available for infrastructure spending within the City. Similarly, the state is authorized to withhold at least five-percent (5%) of certain school construction dollars.

The City of Miami Gardens is required to enter into the interlocal agreement because the City is not exempt from the statutory requirements. To be exempt, a city must show that (1) it has no need for a new school; (2) it has no public schools within its boundaries; and (3) that no new school is shown in the school district's five and ten-year work programs. By entering into the interlocal agreement with the school board, the City will receive the same benefits received by other cities that have entered into the interlocal agreement.

Exhibit PSF VIII - 2: Five-Year Capital Plan for fiscal Years 2005-2009

CITY OF MIAMI GARDENS

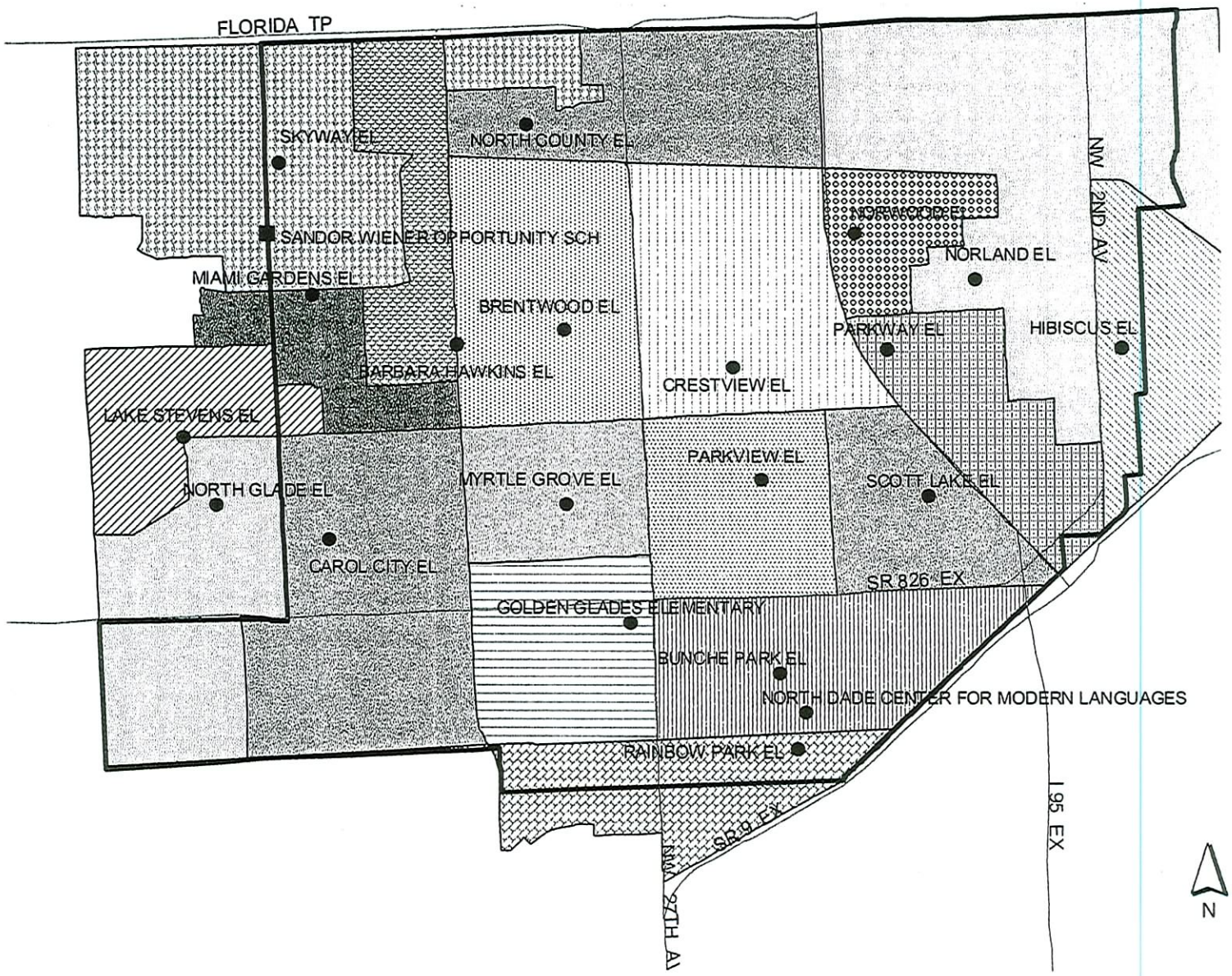
Miami-Dade County Public Schools

Miami-Dade County Public Schools
giving our students the world

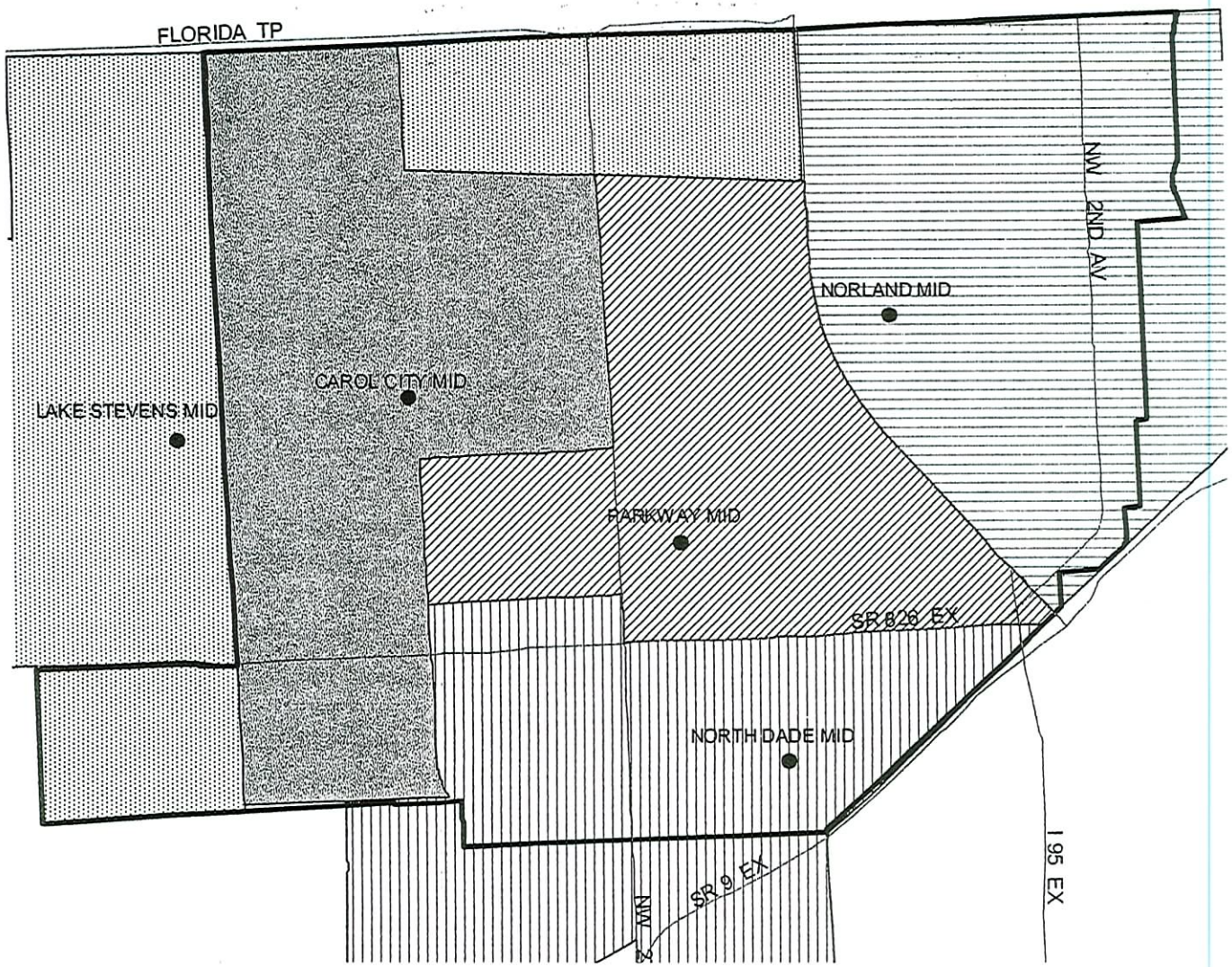
Facilities Planning

October 4, 2005

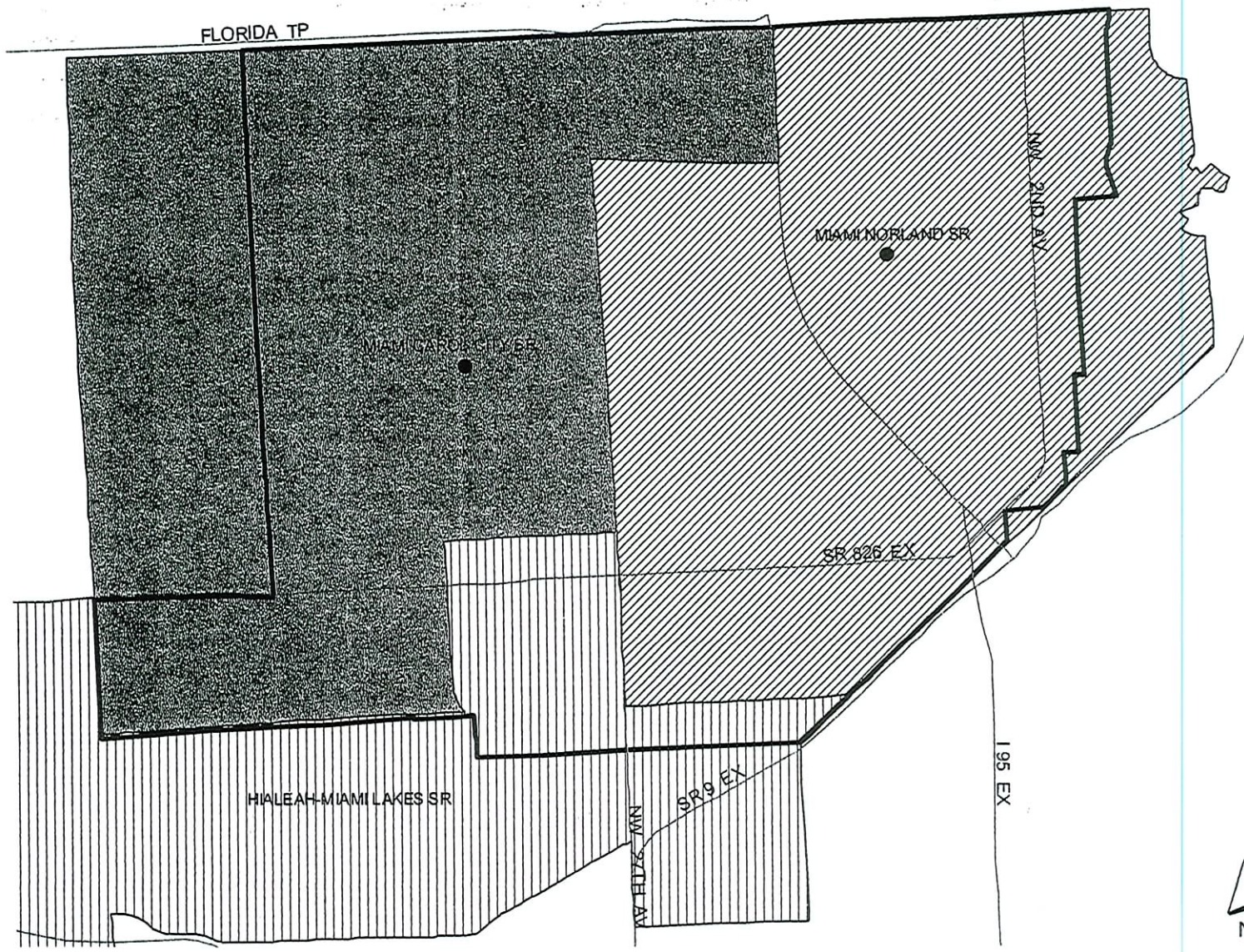
ELEMENTARY SCHOOLS SERVING THE CITY OF MIAMI GARDENS



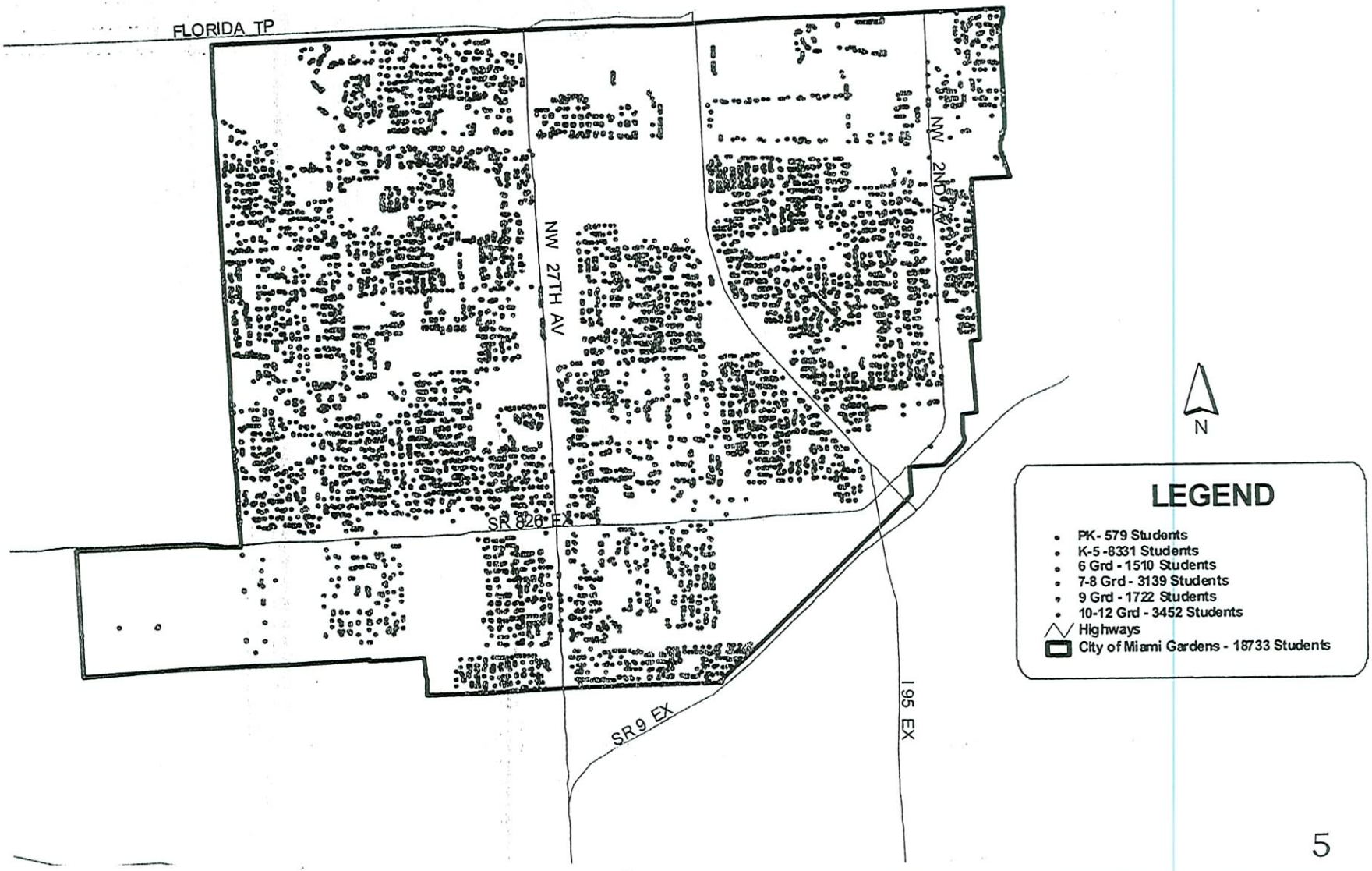
MIDDLE SCHOOLS SERVING THE CITY OF MIAMI GARDENS



SENIOR SCHOOLS SERVING THE CITY OF MIAMI GARDENS



STUDENTS LIVING WITHIN THE CITY OF MIAMI GARDENS



DISTRIBUTION OF STUDENTS LIVING IN THE CITY OF MIAMI GARDENS

SCHOOL LOCATION	SCHOOL TYPE	SCHOOL LEVEL	# OF STUDENTS
Inside City	Traditional Public School	Elem	7541
Inside City	Traditional Public School	Middle	3566
Inside City	Traditional Public School	Senior	3830
Outside City	Traditional Public School	Elem	1346
Outside City	Traditional Public School	Middle	788
Outside City	Traditional Public School	Senior	1275
Inside City	Charter	Elem	64
Inside City	Charter	Senior	49
Outside City	Charter	Elem	89
Outside City	Charter	K-8	49
Outside City	Charter	Middle	129
Outside City	Charter	Senior	7

2004-2005 ACHIEVEMENTS

CAPACITY PROJECTS COMPLETED

TYPE OF FACILITY	STUDENT STATIONS OPENED FOR 2005 SCHOOL YEAR
PLC "D1" @ Brentwood Elem	280
Crestview Elementary (modular)	286
TOTAL ELEMENTARY	**566**
Carol City Middle (modular)	242
Norland Middle (modular)	242
TOTAL MIDDLE	**484**
Hialeah-Miami Lakes Senior (modular)	275
TOTAL SENIOR	**275**

TOTAL STUDENT STATIONS OPENED FOR SCHOOL YEAR 2005: 1,325

2004-2005 ACHIEVEMENTS

IMPROVEMENTS/REMODELING/RENOVATIONS

FACILITY	TYPE OF IMPROVEMENT
Barbara Hawkins Elementary	Site work
Carol City Elementary	Renovation/Repair
Hibiscus Elementary	Sewer Connection/Renovations
Parkway Elementary	Renovations
Scott Lake Elementary	Remodeling
Hialeah-Miami Lakes Senior	Fire Safety to Life
Miami Norland Senior	Renovations

SCHOOLS SERVING CITY OF MIAMI GARDENS

CURRENT DEFICIT/ SURPLUS

RC	SCHOOL NAME	STUDENT ENROLLMENT AS OF AUG. 2005	PERM FISH CAPACITY	UTILIZATION	CURRENT DEFICIT/ SURPLUS
I	Barbara Hawkins Elem	505	510	99%	5
I	Brentwood Elem	982	886	111%	-96
I	Bunche Park Elem	365	691	53%	326
I	Carol City Elem	744	776	96%	32
II	Crestview Elem	863	884	98%	21
I	Golden Glades Elem	426	406	105%	-20
II	Hibiscus Elem	598	449	133%	-149
I	Lake Stevens Elem	536	362	148%	-174
I	Miami Gardens Elem	396	316	125%	-80
II	Myrtle Grove Elem	520	580	90%	60
II	Norland Elem	685	598	115%	-87
I	North County Elem	452	544	83%	92
I	North Dade Ctr for Modern Languages	483	458	105%	-25
I	North Glade Elem	550	508	108%	-42
II	Norwood Elem	495	542	91%	47
II	Parkview Elem	470	414	114%	-56
II	Parkway Elem	598	482	124%	-116
I	Rainbow Park Elem	561	550	102%	-11
II	Scott Lake Elem	711	504	141%	-207
I	Skyway Elem	695	572	122%	-123
	TOTAL ELEM	**11,635**	**11,032**	**105%**	**-603**

Note: The above table includes only schools located within the City Proper

* PERM FISH CAPACITY does not include portables.

SCHOOLS SERVING CITY OF MIAMI GARDENS

CURRENT DEFICIT/ SURPLUS

RC	SCHOOL NAME	STUDENT ENROLLMENT AS OF AUG. 2005	PERM FISH CAPACITY	% UTILIZATION	DEFICIT/ SURPLUS
I	Carol City Middle	1,047	1,019	103%	-28
I	Lake Stevens Middle	1,338	875	153%	-463
II	Norland Middle	1,579	1,191	133%	-388
I	North Dade Middle	937	769	122%	-168
II	Parkway Middle	697	807	86%	110
	TOTAL MIDDLE	**5,598**	**4,661**	**120%**	**-937**
I	Hialeah-Miami Lakes Sr	2,949	2,699	109%	-250
I	Miami Carol City Sr	2,871	1,872	153%	-999
II	Miami Norland Sr	2,554	2,202	116%	-352
	TOTAL SENIOR	**8,374**	**6,773**	**124%**	**-1,601**

SCHOOLS SERVING CITY OF MIAMI GARDENS

PROJECTED FUTURE DEFICIT/ SURPLUS

SCHOOL NAME	STUDENT ENROLLMENT AS OF AUG. 2005	PERM FISH CAPACITY	% UTILIZATION	CURRENT DEFICIT/ SURPLUS	2009 PROJECTED STUDENT ENROLLMENT	2009 DEFICIT/ SURPLUS
Barbara Hawkins Elem	505	510	99%	5	427	83
Brentwood Elem	982	886	111%	-96	956	-70
Bunche Park Elem	365	691	53%	326	375	316
Carol City Elem	744	776	96%	32	728	48
Crestview Elem	863	884	98%	21	867	17
Golden Glades Elem	426	406	105%	-20	390	16
Hibiscus Elem	598	449	133%	-149	604	-155
Lake Stevens Elem	536	362	148%	-174	476	-114
Miami Gardens Elem	396	316	125%	-80	381	-65
Myrtle Grove Elem	520	580	90%	60	598	-18
Norland Elem	685	598	115%	-87	727	-129
North County Elem	452	544	83%	92	784	-240
North Dade Ctr for Modern Languagues	483	458	105%	-25	514	-56
North Glade Elem	550	508	108%	-42	602	-94
Norwood Elem	495	542	91%	47	500	42
Parkview Elem	470	414	114%	-56	467	-53
Parkway Elem	598	482	124%	-116	605	-123
Rainbow Park Elem	561	550	102%	-11	605	-55
Scott Lake Elem	711	504	141%	-207	693	-189
Skyway Elem	695	572	122%	-123	725	-153
TOTAL ELEM	11 635	11 032	105%	-603	12 024	-992

SCHOOLS SERVING CITY OF MIAMI GARDENS

PROJECTED FUTURE DEFICIT/ SURPLUS

SCHOOL NAME	STUDENT ENROLLMENT AS OF AUG. 2005	PERM FISH CAPACITY	% UTILIZATION	CURRENT DEFICIT/ SURPLUS	2009 PROJECTED STUDENT ENROLLMENT	2009 DEFICIT/ SURPLUS
Carol City Middle	1,047	1,019	103%	-28	886	133
Lake Stevens Middle	1,338	875	153%	-463	1,377	-502
Norland Middle	1,579	1,191	133%	-388	1,569	-378
North Dade Middle	937	769	122%	-168	727	42
Parkway Middle	697	807	86%	110	682	125
TOTAL MIDDLE	5,598	4,661	120%	-937	5,241	-580
Hialeah-Miami Lakes Sr	2,949	2,699	109%	-250	2,606	93
Miami Carol City Sr	2,871	1,829	157%	-1,042	1,730	99
Miami Norland Sr	2,554	2,202	116%	-352	1,910	292
TOTAL SENIOR	8,374	6,730	124%	-1,644	6,246	484

LIST OF PROJECTS

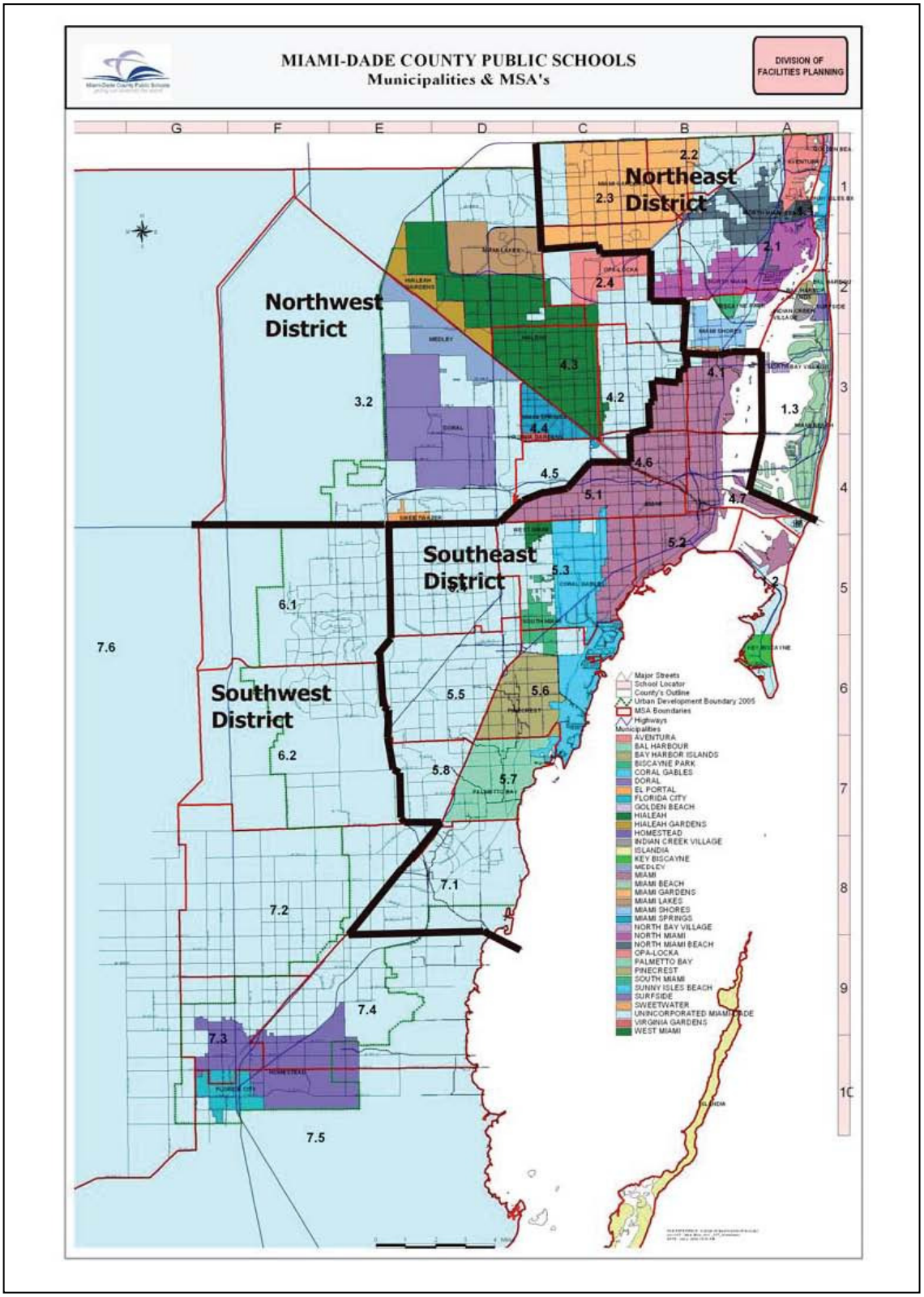
PROJECT	SCHOOLS TO BE RELIEVED	STUDENT STATIONS	FY FUNDING
New Modular	Hibiscus El	154	Construction 05-06
New Modular	North County El	242	Construction 05-06
New Modular	Scott Lake El	198	Construction 05-06
New Middle	Norland Mid J. F. Kennedy Mid	1241	Construction 06-07
Miami Norland Sr. New Gym Addition	Miami Norland Sr.	220	Projected completion date July '06
Miami Norland Sr. Replacement	Miami Norland Sr.	2,500	Planning 07-08 Construction 08-09
S/S "LLL" Miami Carol City Sr. Replacement	American Sr. Miami Carol City Sr.	3,647	Site Preparation 05-06 Planning 06-07 Construction 07-08

STUDENT STATIONS PROPOSED IN FIVE YEAR PLAN

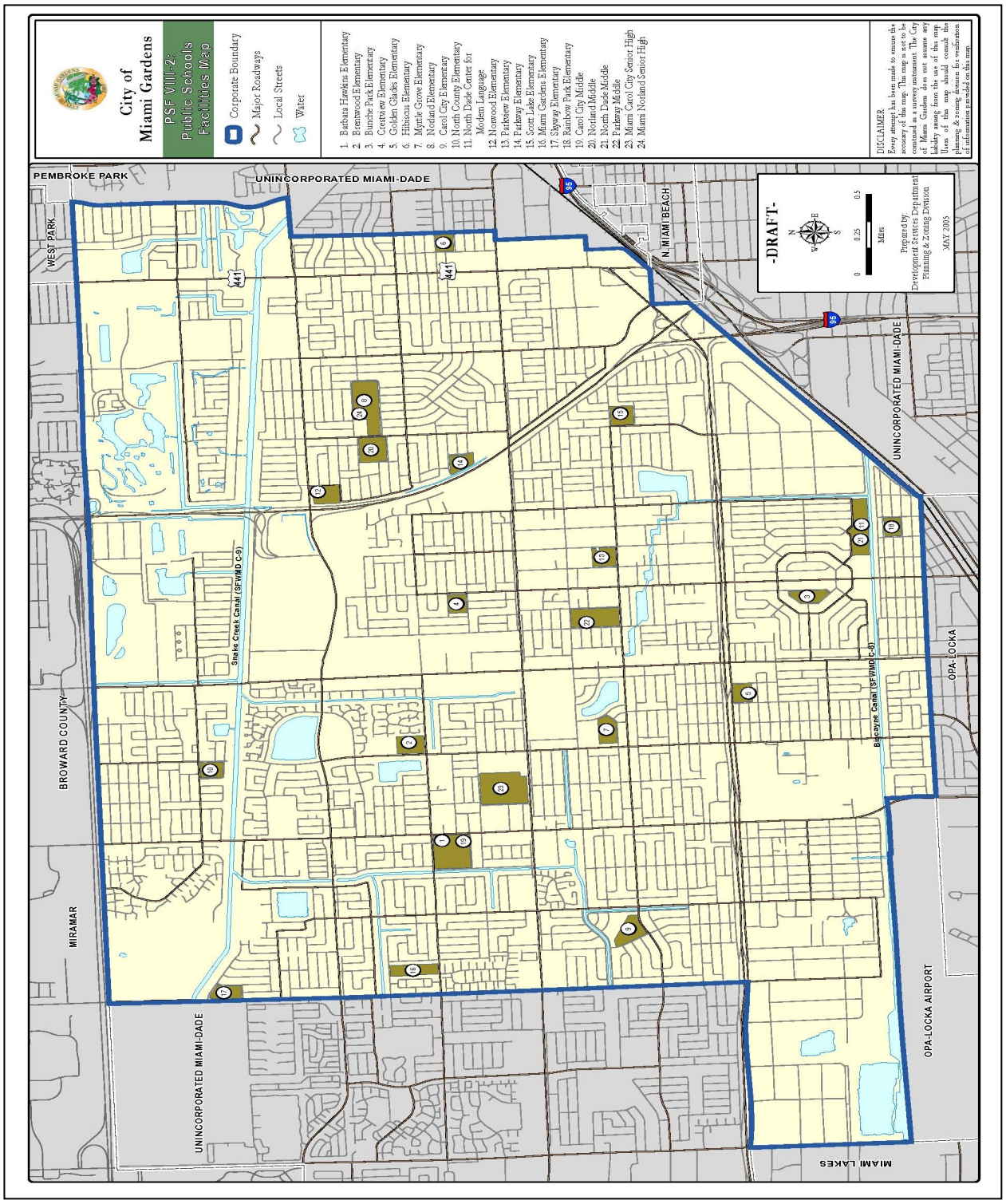
TYPE	STUDENT STATIONS
Elementary	594
Middle	1,241
Senior*	6,367
TOTAL	8,202

* Some of the student stations (5,617) represent replacement schools and they will relieve schools located outside the City Proper.

Map PSF VIII - 1: Public Schools Benefit District Map

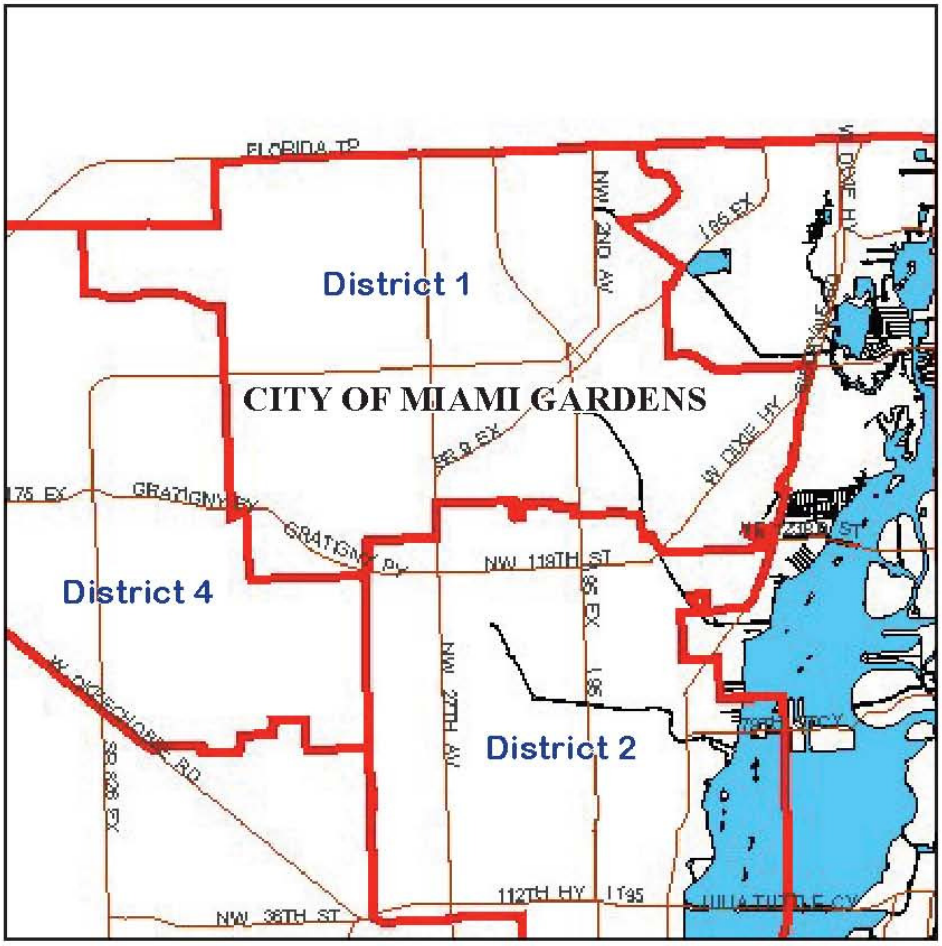


Map PSF VIII - 2: Public Schools Facilities Map



Map PSF VIII - 3: Public Schools Districts Map

MAP PSF VIII - 3: Public Schools Districts



Source: Miami-Dade County Public Schools, Geographic Information Systems.