

Town of Surfside Comprehensive Plan January 2010

Submitted by:



an Employee Owned Company

Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS

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FUTURE LAND USE ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies contained in the Town of Surfside's Comprehensive Plan. The supporting data provides a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future land use patterns are depicted on the *Future Land Use Map* (Map FLU 7).

PLANNING TIMEFRAMES

The Town of Surfside Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-Year short term planning period ending FY 2014 and a long term planning period ending FY 2030.

EXISTING LAND USE CONDITIONS

The Town of Surfside is located in the eastern section of Miami-Dade County. Located on the barrier island, the Town is bordered by water on both its western and eastern boundaries. The western boundary is the Biscayne Bay and Indian Creek and the eastern boundary is the Atlantic Ocean. The Town is nearly built out. The Future Land Use Element supports the Town's desire to maintain its stable single family residential neighborhood, encourage redevelopment of the Harding Avenue business area, and limit density and intensity of beach front properties.

Existing land use patterns are depicted on *Map FLU 1 Existing Land Use*. An analysis of Existing Land Use indicates that single family residential uses make up approximately 48% and multi-family uses make up 10.7% of the total land area. Vacant lands make up 1.9% of the total town acreage.

The Town has 98.07% of its land developed. Residential development makes up 59.3% of the developed lands and 58.3% of total town acreage. Of developed lands, general business lands make up 1.87% and parking 1.51% respectively.

**Table 1-1
Existing Land Use**

EXISTING Land Use	Acres	Percentage of Total Acres
Community Facilities	6.72	1.83%
General Retail Services	6.76	1.84%
Multi Family Residential	39.10	10.64%
Parking	5.45	1.48%
Private Recreation	5.72	1.56%
Single Family Residential	175.25	47.69%
Vacant	7.07	1.93%
ROW	121.38	33.03%
TOTAL ACREAGE	367.45	100.00%

Source: Miami-Dade County Property Appraiser; Calvin, Giordano & Associates

FUTURE LAND USE DESIGNATIONS

Map FLU 7 Future Land Use designates future land uses in the Town. The Future Land Use Map guides future development according to the vision of residents and businesses in the Town. The Future Land Use Map serves as the basis for zoning designations provided in the Zoning Code. Table 1-2 shows the distribution of future land uses in the Town.

**Table 1-2
Future Land Use**

FUTURE LAND USE DESIGNATION	Acres	Percentage of Total Acres
Community Facility	1.46	0.40%
General Retail Services	5.84	1.59%
High Density Residential / Tourist	26.27	7.15%
Low Density Residential	176.03	47.90%
Moderate Low Density Residential	3.09	0.84%
Moderate High Density Residential	14.81	4.03%
Moderate Density Residential / Tourist	4.72	1.29%
Parking	4.23	1.15%
Public Buildings and Grounds	2.18	0.59%
Public Recreation	40.87	11.12%
Private Recreation	4.69	1.28%
Non-designated Right Of Way	83.27	22.66%
TOTAL	367.45	100.00%

Source: Miami-Dade County Property Appraiser; Calvin, Giordano & Associates

Approximately 61.21% of the total land area is designated for residential uses with the majority of the residential uses designated as Low Density Residential. Commercial uses added up to 1.59% and Recreation uses, both public and private, made up nearly 12.4% of the total land area. Non-designated Right of Way makes up 22.66% of the overall land area.

Table 1-3 shows the distribution of future land uses in the undeveloped parcels in the Town.

**Table 1-3
Undeveloped Land with Future Land Use**

FUTURE LAND USE DESIGNATION	Acres	Percent of Vacant Land	Percent of Town Acreage
Community Facility	1.09	15.41%	0.30%
Private Recreation	0.26	3.77%	0.07%
High Density Residential / Tourist	1.44	20.37%	0.39%
Low Density Residential	1.97	27.92%	0.54%
Moderate High Density Residential	2.14	30.27%	0.58%
Parking	0.16	2.27%	0.04%
TOTAL	7.07	100.00%	1.93%

Source: Miami-Dade County Property Appraiser; Calvin, Giordano & Associates

Approximately 1.93% of the total land area is vacant, developable land. Residential land uses make up 78.56% of the existing vacant land. At this time no lands designated General Retail Services are vacant, limiting the development of commercial properties.

POPULATION

Population Projections

The Town's population was estimated at 5,159 in 2007. The population is expected to increase 2.36% percent to 5,280 residents in 2010. By 2020, the Town is expected to be built-out with virtually no vacant residential lands or change in density or intensity; at which time the population is expected to flat-line at 5,680 residents. Between 2007 and 2030 the Town is projected to see an additional 521 residents, which represents 10.1% growth from 2007.

**Table 1-4
Projections: Population, Surfside, 2007-2030**

Year	Population	Increase from 2007 Population
2007	5,159	0
2010	5,280	121
2015	5,483	324
2020	5,680	521
2025	5,680	521
2030	5,680	521

Source: Population projections were obtained from the Miami-Dade Department of Planning & Zoning and derived from Transportation Analysis Zone (TAZ). Calvin Giordano & Associates, Inc.

Methodology

The Town of Surfside population projections were primarily obtained from the Miami-Dade Department of Planning and Zoning. The Miami-Dade Department of Planning and Zoning derives their projections using Traffic Analysis Zone (TAZ) data. However, because it will reach build-out in 2020, the Town believes its population will begin to flat-line at this time. Therefore, unlike the TAZ model, the Town forecasts its 2030 population to be unchanged from 2020.

Annexation

No annexations are being considered at this time.

Analysis of Land Needed to Accommodate Population

**Table 1-5
Vacant Land and Potential Dwelling Units Analysis**

Future Land Use of Vacant Lands	Acres	Density	Potential Dwelling Units	Average Household Size*	Potential Additional Population
High Density Residential / Tourist	1.4410	109 du per acre	157	2.18 persons	343
Low Density Residential	1.9748	8 du per acre	9	2.18 persons	20
Moderate High Density Residential	2.1409	79 du per acre	169	2.18 persons	369
TOTAL			335		732

Source: Miami-Dade County Property Appraiser; Calvin, Giordano & Associates

*Census 2000 Demographic Profile for Surfside identified an average of 2.18 persons per household.

Population projections show an additional 521 people may take residence in Surfside between 2007 and 2030. Based upon current vacant residential lands, Surfside can accommodate an additional 732 residents. Therefore, throughout year 2030 the Town will have sufficient vacant lands to accommodate the projected populations.

NEED FOR REDEVELOPMENT: The Surfside Charrette

At this time Surfside contains no areas which require economic development. However in response to residents' concerns, the Town undertook Charrette-style community workshops. The Surfside Charrette was conducted in November 2006 to envision the future of Surfside and identify the action steps to achieve that vision. The Charrette was conducted with the help of the public, Town officials, professionals, and a diversity of stakeholders.

The specific recommendations include the following:

- Implement incremental traffic calming initiatives both in the residential neighborhood and in the business district.
- Pursue objective of reverting the one-way pair of Harding and Collins Avenues to their historic two-way flow, and institute lane reduction strategies and other thoroughfare improvement programs.
- Implement a comprehensive community-wide streetscape improvement program to create safer, more attractive streets that promote walking and enhance the value and livability of Surfside.
- Institute major streetscape improvement program based upon proposed reconfiguration of Harding Avenue to two-lane, two way traffic flow.
- Implement comprehensive parking management program.
- Fund and build new parking decks to support and encourage infill and redevelopment of new mixed-use projects.
- Create new mixed-use zoning incentives to enable and encourage the creation of new outdoor parks and plazas in the business district and establish a greater "sense of place".
- Implement new zoning tools to encourage and incentivize new mixed-use development in the business district, which respects the existing character and scale of the community, while improving the town's tax base and financial viability.
- Create a pedestrian and bicycle network that links the Town's parks, recreational and natural amenities into an "emerald necklace".
- Create safer play environments for Surfside's families.
- Improve/enhance existing parks and under-utilized public properties to dramatically increase the number and quality of parks and open space within the community.
- Develop an effective strategy for consolidating and relocating existing recreational facilities to improve access and convenience for the majority of Surfside's residents.
- Develop and implement form-based codes and regulations that will protect and enhance Surfside's unique character and charm, while providing reasonable predictability for investors and homeowners alike.
- Identify architectural styles that are appropriate to Surfside and which reflect the traditions of the community.

- Create landscape regulations that promote appropriate and sustainable plant species, native or acclimated to the area.
- Utilize new landscape code to encourage a more coherent and attractive appearance to the community.
- Plant shade trees along all thoroughfares to improve the pedestrian environment and to promote walkability.
- Consciously design landscape codes to promote safety and encourage neighborliness.

FACILITIES ANALYSIS

Sanitary Sewer Facilities

The Town's sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the City of Miami Beach transmits the sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system. Surfside's sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD).

According to the MDWASD 2006 Comprehensive Annual Financial Report, approximately 689 million gallons of wastewater were treated by the County system from the Town of Surfside and 814 million in 2007. There is sufficient capacity to serve Surfside residents in the short and long term planning time frame.

Potable Water Facilities

The Town of Surfside's potable water is provided by the Miami-Dade County Water and Sewer Department (MDWASD). The water is distributed to residents and commercial business by approximately 11 miles of cast iron pipe installed in 1938. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami-Dade County. The Hialeah and Preston Water Treatment Plants (WTPs) are currently being modified and will receive ground water from five Upper Floridan Aquifer wells by 2010. The quantity of water available to serve MDWASD's North District, as reflected in permitted withdrawal allocations, provides more than adequate capacity.

The 155 gallons capita per day (gpcd) value is a MDWASD system wide finished water rate. In 2007 the actual gpcd value for the Town of Surfside was 206 gpcd. The Town of Surfside is aware of this high gpcd value, and is currently working with MDWASD to implement water efficiency plans, public education, and BMPs to reduce the Town of Surfside's gpcd value. The Town adopted its 20-year Water Supply Facilities Work Plan in 2008.

The level of service will be met for Surfside in the short term and long term planning periods.

Solid Waste

The Town's Public Works Department has three garbage trucks which collect trash and garbage on a weekly basis and haul it to Miami-Dade County's Resource Recovery Plant west of Miami International Airport and other Miami-Dade County landfills. Each year Surfside deposits approximately 6,048 tons of waste material at the county's facility. Since 2007, the Town is recycling over 500 tons per year. An increase involvement of private firms in the development of solid waste disposal facilities led to an oversupply of disposal capacity and a reduction in disposal fees. As a result, existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plant appear to have adequate to meet Surfside's needs for the foreseeable future.

Stormwater Drainage Facilities

Surfside's existing storm drainage system consists of a network of underground storm sewers that collect and direct stormwater to Indian Creek and Biscayne Bay. A pumping station at the western end of 92nd Street assists the drainage of water from that street by pumping to an outfall. Equipment which currently serves the 92nd Street pump station was replaced by FDOT and maintained by the Town; however, even with these modifications, water may still reach curb level in various locations due to tidal fluctuations.

In 2006, the Town of Surfside initiated additional stormwater projects, which consist of retrofitting three of the Town's outfall pipes to reduce pollutants and fresh water entering Biscayne Bay. The project will address long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town's shores. The project directly addresses The Trust for Public Land's Biscayne Bay Accessibility report, supports the SFWMD's Biscayne Bay Partnership Initiative (BBPI), and enhances level of service.

Transportation

The major north-south traversing roadways for the Town are Collins Avenue and Harding Avenue, both state arterial roadways. The major east-west traversing roadway is 96th Street. The level of service analysis for existing conditions indicates that all the roadways within the Town are operating at the adopted level of service.

Six bus routes from Miami-Dade Transit travel through the Town, nearly all the routes run along Collins Avenue except Route R which runs along Dickens Avenue. The Town has its own bus system which complements the Miami-Dade County Transit. The Town's mini buses circulate between the business district and residential areas.

Parks and Recreation

The Town has a Level of Service of six (6) acres of publicly-owned lands per 1,000 permanent population. The Town has approximately 42 acres of publicly-owned parks space and will continue to meet their level of service through the short term and long term planning periods.

There are four Town-owned recreation facilities; namely the Veterans Park/Surfside Tennis Center, Hawthorne Park Tot Lot, 96th Street Park, and the Surfside Community Center. The majority of the park land within the Town is the state-owned public beach.

Public Schools

There are no public schools located within the Town. In 2008 the Town entered into an Interlocal Agreement for Public School Facility Planning in Miami-Dade County with the Miami-Dade County School Board and adopted a Public Schools Facilities Element. The Miami-Dade County School Board

provides figures for current and projected student enrollment and capacity by school. There are currently 1 elementary school, 1 middle school, and 1 high school serving the Town of Surfside. These are:

Elementary:

Broad, Ruth K./Bay Harbor K-8 Center (Town of Bay Harbor Islands)

Middle:

Nautilus Middle (City of Miami Beach)

High:

Miami Beach Senior High School (City of Miami Beach)

These schools are currently and projected to have sufficient capacity to meet level of service standards in the short term and long term planning time frames.

Capital Improvements

The Town has several capital improvement projects scheduled including FDOT resurfacing projects; a water maintenance program; a sanitary sewer project to repair broken lines; and a stormwater pollution control project. The Town has prepared a Schedule of Capital Improvements (SCI) in the Capital Improvement Element.

HISTORIC PRESERVATION

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF), a database that contains information on archaeological and historic resources in Florida. *Map CON 2 Historic Sites*, identifies and locates the historic resources contained on the MSF. There are six (6) listed sites within the Town; a prehistoric mound, a prehistoric midden, and four (4) structures. The Indian Creek Bridge, adjacent to the Town, is also listed on the MSF.

The Florida Department of Historic Resources has jurisdiction over historic and archaeological sites if there are human remains or if a state or federal permit is requested. If a private property owner develops or redevelops their property and their property is listed on the MSF, the state historic preservation officer should be contacted for guidance.

The aforementioned historic resources are displayed in Table 1-6.

**Table 1-6
Historic Properties**

Classification	Name	Address	Year Built	Additional Information
Historical Structures	8836 Collins Ave	8836 Collins Ave	1930	Architectural Style - Mediterranean Revival ca. 1880-1940
Historical Structures	Surf Club	9011 Collins Ave	1930	Architectural Style - Mediterranean Revival ca. 1880-1940
Historical Structures	Nichols West Apartments	9560 Collins Ave	C1947	Architectural Style - Moderne ca. 1920-1940
Historical Structures	Van Rel Apartments	9578 Collins Ave	C1947	Architectural Style - Mediterranean Revival ca. 1880-1940
Historical Sites	Surfside Midden	Bay Dr and 92 St	n/a	Culture - Glades
Historical Sites	Surfside Mound	Bay Dr and 94 St	n/a	Culture - Prehistoric
Historical Bridges	Indian Creek Bridge	Bay Dr and 91 St	C1929	Engineers - Belsham, Richard A./Ashworth, F. K.

Source: Florida Division of Historical Resources; Calvin, Giordano & Associates

LAND COVER

Map FLU 2 Soils identifies and maps native habitat within the Town. The land coverage can be categorized as Developed and Beach. Other than the beach and beach dune system, the Town is built out. There are no native preserves or remaining native habitats or wetlands within the Town. The beach and dune system, although created through a beach renourishment program, is owned by the State and maintained in a natural condition.

Water Resources

The predominant water resources that are present in the Town are the Atlantic Ocean and Biscayne Bay. Additionally there are Indian Creek and Point Lake. Indian Creek is a channel that separates the Town from the Islands of Indian Creek Village and Bay Harbor Islands. Point Lake, the dredged channel and water body that separates Biscaya Island from the remainder of the Town, is considered part of Biscayne Bay. *Map FLU 5 Water Bodies* highlights water resources.

Wellfield Protection

There are no public wellfields or wellfield protection zones located in the Town of Surfside.

Soils

Map FLU 2 Soils provides the general distribution of soils/coverage in the Town as mapped by the Natural Resource Conservation Service (NRCS). The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) identifies Urban Land and Beaches as the only two coverage types found within the Town. The NRCS describes Urban Lands as areas that are more than 70% covered by buildings, streets, sidewalks and other structures so the natural soil is not readily accessible. The NRCS describes beaches as nearly level to sloping, narrow, sandy strips along the Atlantic Ocean of fine to coarse sand mixed with shell fragments.

Soil Erosion

The entire length of ocean shoreline along the barrier island the Town is located on is recognized as 'Critically Eroded' by the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and is part of a long term beach renourishment program. The Bureau defines critically eroded as a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost. Critically eroded areas may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects.

The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded, and the remainder of the Town is developed and does not experience erosion problems.

Commercially Valuable Minerals

There are no extractable, commercially valuable minerals in the Town.

Development and Redevelopment on Flood Prone Areas

Map FLU 4 FEMA Flood Zones locates the flood zones within the Town. Nearly the entirety of the Town is an AE zone; this zone falls generally west of Collins Avenue. The X zone falls generally east of Collins

Avenue; the VE zone is located in a narrow strip along the beach; and the X-500 is represented as a narrow strip located along the north end of Collins Avenue and also along the beach. Existing land uses found within these flood zones are illustrated in the Future Land Use map and described in the Future Land Use Element.

Topography

Map FLU 3 Topography, identifies the topography of the Town. The Town is nearly flat with elevations ranging only from 0 to 10 feet. The vast majority of the Town has an elevation of 5 feet or less. The lowest elevation is found along the oceanfront coastline. The highest elevation is a narrow linear strip that runs approximately along Collins Avenue.

Hazard Mitigation

Within the Town there is the potential for impacts from lightning, floods, tornadoes and tropical storms, but the most significant natural disaster threat the Town needs to plan for is the event of a hurricane. Records indicate that the Town has been brushed by or hit by a tropical storm or a hurricane 51 times from 1871 through 2007.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. There are limited route choices, *Map CST 2 Evacuation Routes* identifies the designated evacuation route for the Town. There are no emergency shelters located within the Town. The Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as a Zone A evacuation area. The Town has developed a Comprehensive Emergency Management Plan (CEMP). The final draft is currently under review for adoption and will be in effect by the beginning of the 2009 hurricane season.

Future Land Use Element Goals, Objectives and Policies

Goal 1: Ensure that the character and location of future land uses provides high economic and quality of life benefits to the Town's residents and business people while preserving the Town's natural resources, residential character and appropriate levels of public services.

Objective 1 – Coordination of land uses with topography and soils: Maintain existing development and achieve new development and redevelopment which is consistent with the goal above and which otherwise coordinates future land uses with the appropriate topography and soil conditions and the availability of facilities and services. This objective shall be measured by implementation of its supporting policies. [9J5.006 (3) (b) 1]

Policy 1.1 – The Town shall maintain, improve and strictly enforce provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and including the following:

Low Density Residential: up to 8 dwelling units per acre and not more than 30 feet in height. Permitted uses are single family residential use and parks and open space.

Moderate Low Density Residential: up to 17 dwelling units per acre and not more than 30 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, public schools, places of public assembly, and parks and open spaces. This category is the buffer between Harding Avenue commercial uses and single family residential uses on west side of Abbott Avenue.

Moderate-High Density Residential: up to 79 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

High Density Residential/Tourist: up to 109 dwelling or hotel units per acre and not more than 120 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

Moderate Density Residential/Tourist: up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, and parks and open space.

General Retail/Services: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are commercial uses (professional, retail, office and related parking).

Public Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are Town-owned public parks and state-owned beachfront east of the erosion control line and immediately adjacent to the Atlantic Ocean.

Private Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are privately owned open space and land between bulkhead and erosion control line (privately owned land).

Public Buildings and Grounds: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are Town-owned and publicly-owned land and facilities.

Parking: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted use is parking.

Community Facilities: up to a floor area ratio of 3.0 and not more than 70 feet in height. The permitted use is Town-owned facilities for community use.

Policy 1.3 - The Town shall work towards the elimination of existing land uses which are inconsistent with the Town's development pattern and not compatible with the future land uses.

Policy 1.4 – Within one (1) year of the adoption of this element the Town shall adopt provisions governing subdivisions in the Code of Ordinances. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines and otherwise conform to the following standards. [9J-5.006 (3) (c) 1]

Subdivision regulations shall establish rules for platting and subdividing land consistent with the Future Land Use Map and other goals, objectives, and policies of this Comprehensive Plan. They shall establish a plat approval process consisting of preliminary and final plat approval. Final plat approval shall be required prior to construction of subdivision improvements. General and specific design standards shall be included to ensure: 1) appropriate continuity between new streets and existing street; 2) appropriate continuity between new and existing pedestrian accessways; 3) rights-of-way appropriate to traffic carrying characteristics, stormwater management needs, and other pertinent considerations; 4) that access to Collins Avenue and Harding Avenue is controlled and limited; 5) grades, alignments and other design characteristics in accord with the State of Florida *Manual of Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways* plus such additional highway engineering standards as the Town may determine are necessary from time to time; 6) appropriate configuration of blocks and lots; 7) adequate utility easements; 8) installation of certain utilities underground. The enumeration of specific features of the subdivision regulations contained herein shall be interpreted as establishing minimum guidelines for subdivision regulations, not as precluding additional or higher standards which may have a legitimate public purpose.

Policy 1.5 – The Town shall maintain and enhance as necessary zoning code provisions governing signs including size, placement, and design in order to limit visual clutter.

Policy 1.6 – The Town shall maintain and enhance as necessary existing municipal code provisions regulating storm drainage and in particular regulations that govern floodplain protection and water management design standards. Such provisions shall be consistent with this plan, applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and with the applicable Florida statutory and administrative code guidelines.

Policy 1.9 – The Town shall participate in the Community Rating System of the National Flood Insurance Program. Through its building permit and development review process, the Town shall continue to review projects to determine and require conformance with FEMA’s National Flood Insurance Program’s “50% Rule”.

Policy 1.10 – The Town shall maintain a concurrency management system which meets the requirements of 9J-5.0055. The concurrency management system shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet level of service standards specified in the Transportation, Recreation and Open Space, Public School Facilities, and Infrastructure Policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place.

Policy 1.11 – The Town shall maintain zoning code standards for new development and/or redevelopment that meet high standards for open space, landscaping, on-site circulation, parking and other performance standards.

Policy 1.12 – The Town shall consider the abundance, status and distribution of environmentally sensitive lands and endangered ecosystems when reviewing land use proposals and acquisitions.

Objective 2 – Protection of single family residential areas: Direct future growth and development so as to minimize the intrusion of incompatible land uses into single family residential areas. Achievement of this objective shall be quantified by the implementation of the following policies:

Policy 2.1 – The Town shall maintain a future land use map pattern and zoning pattern which keeps two-family and other incompatible uses out of single family residential areas.

Policy 2.2 – The Town shall maintain a future land use map pattern and other development regulations which provide effective buffers between single family residential areas and adjacent uses.

Policy 2.3 – The Town shall maintain a future land use map pattern and a traffic circulation pattern which directs through traffic to Collins Avenue and Harding Avenue (State Road A1A).

Policy 2.4 – The Town shall maintain and enhance zoning code standards that regulate massing and scale in order to maintain the historic character and protect the single family residential district.

Objective 3 – Redevelopment and renewal: Encourage the redevelopment and renewal of blighted areas. The Town shall coordinate public and private resources necessary to initiate needed improvements to prevent decline and/or redevelopment within currently defined redevelopment areas as well as areas that may in the future exhibit indications of blight or decline.

Policy 3.1 – The Town shall maintain, and improve where appropriate, zoning code regulations which permit the concentration of commercial uses in and around the established Harding Avenue business area.

Policy 3.2 – The Town shall maintain, and improve where appropriate, zoning regulations which permit residential complexes which provide a variety of housing unit sizes and types.

Policy 3.3 – The Town shall maintain, and improve where appropriate, zoning regulations which encourage and/or permit the assemblage of large lots at selected locations on Collins Avenue and Harding Avenue.

Policy 3.4 – The Town shall maintain, and improve where appropriate, zoning regulations which require landscape treatments to improve the appearance of at grade parking areas.

Policy 3.5 – The Town shall maintain, and improve where appropriate, zoning regulations which facilitate the use of plazas, recreational amenities, and abundant landscaping and other open space.

Policy 3.6 – The Town shall maintain a future land use map pattern and other development regulations which limit new tourist facilities to properties in the Moderate Density Residential/Tourist, Moderate-High Residential, and High Density Residential/Tourist land use categories.

Policy 3.7 – The Town shall adopt, maintain, and improve where appropriate, zoning code regulations which help secure a high quality of environment, regarding livability, visual interest, identity and sense of place by implementing the recommendations as presented in the Town’s adopted Design Guidelines.

Policy 3.8 – By December 2010 the Town shall consider the financial feasibility of conducting a “Business District Expansion Study” to evaluate the expansion of the business district to the south along Harding Avenue, as identified in the November 2006 Charrette.

Policy 3.9 – By June 2011 the Town shall consider the financial feasibility of conducting a “Parking Trust Fund Study” to evaluate the area’s best suited for development, cost, funding techniques and sources, and timeline to construct parking garages within the business district, as identified in the November 2006 Charrette.

Policy 3.10 – By June 2011 the Town shall consider the financial feasibility of conducting a “Streetscape Masterplan Study” to evaluate the cost, funding techniques and sources, and timeline to complete the façade improvements, wayfinding and place-making techniques and pedestrian focused improvements.

Policy 3.11 – By December 2011 the Town shall consider the financial feasibility of a “Park Enhancement Study” to evaluate the development of under-utilized park land and Town-owned land including street-end parks east of Collins Avenue, as identified in the November 2006 Charrette.

Objective 4 – Elimination or reduction of uses which are inconsistent with community character: In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses. In particular, achieve the elimination of all inconsistent land uses. This objective shall be measured by implementation of its supporting policies. [9J-5.006 (3) (b) 3]

Policy 4.1 – Inconsistent uses as referred to in Policy 1.3 are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

Policy 4.2 – The Town shall maintain and improve land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use for an extended

period of time. Land development regulations which require the elimination of non-conforming uses after a period of amortization shall be consistent with this policy and this comprehensive plan in general.

Objective 5 – Ensure protection of natural resources: In general, ensure protection of natural resources. In particular, ensure that stormwater systems which discharge into surface water bodies do not degrade the ambient water quality, particularly the Biscayne Bay Aquatic Preserve.

Policy 5.1–The Town shall monitor the Town's storm drainage system to determine what additional actions may be necessary to improve the storm drainage system. [9J-5.006 (3) (c) 4]

Policy 5.2 – The Town shall maintain and enforce a storm water management ordinance which requires that future development provide for onsite-storm water retention.. The enacted provisions shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. [9J-5.006 (3) (c) 4]

Policy 5.3 – The Town shall prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and in any canal or waterway within the Town [9J5.013 (2) (c) 1 and 6]

Policy 5.4 – The Town shall cooperate with the Florida Department of Environmental Protection to provide effective and timely reviews of local development proposals for sites east of Collins Avenue, particularly with respect to the requirements of the State Coastal Construction Line.

Policy 5.5 – No new point source discharge of stormwaters into coastal waters shall be permitted.

Policy 5.6 – The Town shall seek the acquisition of property to provide increased permeable surface and other opportunities to control run-off into surface waters including coastal waters so as to protect aquatic vegetation. All publicly-owned property shall be graded and otherwise improved to ensure maximum protection of surface waters.

Policy 5.7 – Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the Town shall consult with the water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

Policy 5.8 – Proposed future land use map amendments shall be supported with data and analysis from the adopted Town of Surfside 20-Year Water Supply Facilities Work Plan demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Policy 5.9 – The Town shall ensure coordination between land use and future water supply planning with the adoption and implementation of the Surfside 20-Year Water Supply Facilities

Work Plan within 18 months of the adoption of the Lower East Coast Water Supply Plan, or its update, as required by Chapter 163, Florida Statutes.

Policy 5.10 – The Town shall coordinate land uses and future land use changes with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects.

Policy 5.11 – The Town shall adopt level of service standards to evaluate whether adequate potable water service will be available concurrent with development.

Policy 5.12 – Ensure the adopted Town of Surfside 20-Year Water Supply Facilities Work Plan is consistent with the Lower East Coast Water Supply Plan and the Miami-Dade County 20-Year Water Supply Facilities Work Plan.

Policy 5.13 – The Town shall adopt by reference the 20-Year Water Supply Facilities Work Plan, dated November 26, 2008, containing projects and an implementation schedule. The Work Plan shall be updated, at a minimum, every five years.

Policy 5.14 – The Town shall provide for the protection of water quality in the traditional and new alternative water supply sources.

Policy 5.15 – No development order shall be issued unless the Miami-Dade Water and Sewer Department (WASD) certifies that adequate potable water supply is available for new development. The Town shall provide monthly reports to WASD, as required, to track the amount of water to be allocated for new uses.

Policy 5.16 – WASD shall determine if adequate potable water supply is available for new development within the Town's service area.

Objective 6 – Protection of historic resources: The Town shall provide protection of historic resources. In particular, identify and conserve local structures and sites which are of historic significance.

Policy 6.1 – The Town shall provide for appropriate use and protection of known historic structures through the site plan review process.

Policy 6.2 – The Town shall explore the possibility of obtaining grants, funding assistance, and other financial resources in order to undertake a survey of structures by 2012 to determine if any structures merit historical recognition. Policy 6.3 – Prior to commencing any public construction or issuing any permits for private construction, not to include minor construction such as resurfacing of an existing street, construction of a residential fence and/or any other such improvement which will not disturb the archeological assets which lie well below the surface of these areas, within the areas identified as the Surfside Midden and the Surfside Mound, the Town shall notify Miami-Dade County's Historic Preservation Division.

Policy 6.4 – The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

Objective 7 – Coordination of population with hurricane evacuation plans: Coordinate population densities with the applicable local or regional coastal evacuation plan [9J-5.006 (3) (b) 5] and coordinate future land uses by encouraging the elimination or reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations [9J-5.006 (3) (b) 6]. This objective shall be measured by implementation of its supporting policies. [9J5.006 (3) (b) 5 and 6]

Policy 7.1 – The Town Manager or designee shall annually assess the Town's existing and permitted population densities to determine if changes are significant enough to transmit such data to the Miami-Dade County Department of Emergency Management and Homeland Security to assist in their hurricane evacuation planning.

Policy 7.2 – The Town shall regulate all future development within its jurisdiction in accordance with the goals and objectives of the “The Local Mitigation Strategy for Miami-Dade County and its Municipalities, Departments and Private Sector Partners” (June 2008). The Town shall periodically review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.

Policy 7.3 – Enhance the efforts of the Miami-Dade County Department of Emergency Management and Homeland Security by providing it with all relevant information.

Objective 8 – Discourage the proliferation of urban sprawl: The Town shall consider changes to the future land use plan based upon energy-efficient land use patterns and discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy. [9J-5.006 (3) (b) 8]

Policy 8.1 – The Town shall support and preserve the Town’s Future Land Use Map and existing land use pattern which provides for a walkable, compact layout of accessible shopping, entertainment, recreation, and employment opportunities for Town residents

Policy 8.2 – The Town shall support and preserve the Town’s existing diverse housing stock which includes both single family and multi-family housing options.

Policy 8.3 – The Town shall continue to allow home based businesses to the extent that impacts are compatible with a residential community.

Policy 8.4 – The Town shall ensure the comprehensive plan and zoning code do not prevent the construction of electric substations within the Town.

Policy 8.5 – The zoning code shall allow for use of alternate, renewable sources of energy including the use of solar panels.

Objective 9 – Drainage and sewer system land needs: Ensure the availability of suitable land for drainage and sanitary sewer system facilities needed to support planned infrastructure improvements. This objective shall be measured by implementation of its supporting policies. [9J5.006 (3) (b) 9]

Policy 9.1 – The Town shall maintain and improve code of ordinance provisions for sewer lift stations, stormwater lift stations and collection/infiltration mechanisms and other utility land requirements.

Policy 9.2 – The Town shall not vacate any road right-of-way without first obtaining an engineering opinion determining that the vacated right-of-way is not necessary to accommodate future storm and/or sanitary sewer facilities, all of which are expected to be needed in the future can be accommodated in such rights-of-way.

Objective 10 – Innovative development regulations: Encourage the use of innovative land development regulations. This objective shall be measured by implementation of its supporting policy. [9J-5.006 (3) (b) 10]

Policy 10.1 – Through its building permit and development review process, the Town shall encourage residents and developers to adhere to the design recommendations as set forth in the Town’s adopted design guidelines and the November 2006 Charrette.

Policy 10.2 – Within one (1) year of the adoption of this element, the Town shall review the zoning code’s current permitted uses to determine appropriate revisions, primarily in the Harding Avenue business district, or new categories.

Policy 10.3 – The Town shall utilize Best Practices planning research to review and modify zoning code regulations.

Policy 10.4 – The Town shall continue to monitor updates to sea level rise forecasts and take into consideration the most current data when making decisions regarding land use amendments, capital improvements, infrastructure or critical public facilities projects.

Policy 10.5 – The Town shall maintain land development regulations requiring the use of Crime Prevention through Environmental Design.

Objective 11 – Greenhouse gas reduction strategies: The Town shall implement greenhouse gas reduction strategies.

Policy 11.1 – In accordance with Section 255.2575, F.S. the Town will construct all future municipal buildings to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

Policy 11.2 – The Town shall maintain and improve adopted Design Guideline provisions which encourage the use of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system for both residential and commercial properties. Within two (2) years of adoption of this element, the Town shall explore incentives for use of green building standards in new development and redevelopment.

Policy 11.3 – By December 2012 the Town shall consider the financial feasibility of conducting a “Pedestrian and Bicycle Network Study” to evaluate the cost, funding techniques and sources, and timeline to create a pedestrian and bicycle network that links the Town’s parks, recreational and natural amenities, and business district as identified in the November 2006 Charrette.

Policy 11.4 – Within two (2) years of the adoption of this element, bicycle parking facilities shall be provided at strategic beach access points and at public parks.

Policy 11.5 – The Town shall continue to support transit ready commercial and multi-family development along major transportation corridors.

Policy 11.6 – The Town shall continue to support the existing Miami-Dade County Transit bus routes that service the Town.

Policy 11.7 – The Town shall continue to support the weekly Surfside Farmer’s Market in order to encourage local agriculture.

Policy 11.8 – The Town shall continue to participate in Miami-Dade County’s curbside recycling program.

TRANSPORTATION ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

A local government which has all or part of its jurisdiction included within the urban area of a Metropolitan Planning Organization (MPO) pursuant to Section 339.175, F.S., shall prepare and adopt a transportation element consistent with the provisions of this Rule and Chapter 163, Part II, F.S. Within a designated MPO area, the transportation elements of the local plans shall be coordinated with the long range transportation plan of the MPO. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems.

TRANSPORTATION PLANNING AREA

Surfside is located within the Beach/Central Business District (CBD) Transportation Planning Area defined by the Miami-Dade's Metropolitan Planning Organization (MPO). The Beach/CBD Transportation Planning Area has unique characteristics due to the presence of various islands and causeways. The Town of Surfside falls under Miami-Dade County's designated Transportation Concurrency Exception Areas (TCEA). A TCEA is a compact geographic area designated to support the urban infill and redevelopment to circumvent the adverse impacts of concurrency requirements. The Miami-Dade County MPO projects a 34% increase in population in the Beach/CBD Planning Area; but since the Town is almost 100% developed, not much change is expected, and the anticipated future growth will be mostly redevelopment.

As part of the TCEA, the Level of Service for major state roadways in Surfside is LOS E+20, meaning that where mass transit service having headways of 20 minutes or less is provided within a ½-mile distance, roadways shall operate at no greater than 120 percent of their capacity.

EXISTING TRANSPORTATION SYSTEM

The Town is responsible for maintaining the local network program. The Town's street system is configured in a grid with most blocks 250-feet wide and 660-feet long. Surfside has two state arterials, five collectors, and fifteen local roads. The regional road network is under the State of Florida's jurisdiction. Collins Avenue and Harding Avenue are the major north-south corridors through the Town, while 96th Street is the main east-west roadway.

State Roadways

State arterial roadways include Collins Avenue, Harding Avenue and 96th Street which are all functioning at level of service standard 'D' and therefore are meeting level of service standards. Because of the compact nature of the Town, these roadways are within a ½-mile of mass transit. There are no FIHS or SIS facilities within the Town of Surfside.

SR A1A/Collins Avenue

SR A1A/Collins Avenue is a major principal arterial which runs parallel to Harding Avenue. The three-lane facility serves only northbound traffic.

SR A1A/Harding Avenue

SR A1A/Harding Avenue is a major principal arterial which runs parallel to Collins Avenue. The three-lane facility serves only southbound traffic.

SR 922/96th Street

SR 922/96th Street is a minor principal arterial and runs east-west. SR-922/96th Street connects Surfside with Bay Harbor Islands and Bal Harbour.

Primary Local Roads

The collectors are 88th Street, Bay Drive, Dickens Avenue, and Byron Avenue south of 88th Street. The major local roads are 91st Street/ Surfside Boulevard, Abbott Avenue, 95th Street, 94th Street, and 93rd Street. 91st Street/Surfside Boulevard is the only gateway to Indian Creek. A two-lane bridge on the south connects Biscaya Island to the rest of the Town.

Existing Roadway Level of Service

The following table shows the existing level of service for the state arterial roadways in Surfside.

Table 2-1 Roadway Existing Level of Service

Roadway Name	Location		Classification	Adopted Level of Service	Lanes	Adopted LOS E+20 Capacity	Pk Hr Pk Dir Volumes 2007	Existing Level of Service 2007
	From	To						
SR-922/96th Street	Harding Ave	West of Harding Ave	State Minor Arterial	E+20	2 lanes in each direction	1,992	1,261	D
SR-A1A/Collins Avenue	87th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	2,256	D
SR-A1A/Harding Avenue	88th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	1,797	D

Note:

- 1) The peak hour peak direction volume are directly taken from the *FDOT Traffic Information DVD 2007*.
- 2) The adopted level of service standard thresholds are based on the *FDOT Generalized Table 4-7 for Peak Hour Directional Volumes*.

Future Level of Service

As shown in Table 2-2, the state roadways within Surfside shall maintain their levels of service through 2030.

Table 2-2 Future (2030) Peak Hour Peak Direction Level of Service Analysis

Roadway Name	Location		Classification	Adopted Level of Service	Lanes	Adopted LOS E+20 Capacity	2030 Daily Volumes	K	D	Pk Hr Pk Dir Volumes 2030	Future Level of Service 2030
	From	To									
SR-922/96th Street	Harding Ave	West of Harding Ave	State Minor Arterial	E+20	2 lanes in each direction	1,992	34,454	0.095	0.5500	1,800	D
SR-A1A/Collins Avenue	87th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	27,292	0.095	-	2,593	D
SR-A1A/Harding Avenue	88th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	27,006	0.095	-	2,566	D

Note:

- 1) The bi-directional volumes are directly taken from the *Miami Dade County MPO 2030 Long Range Transportation Plan (LRTP)*.
- 2) The adopted level of service standards are based on the *FDOT Generalized Table 4-7 for Peak Hour Directional Volumes*.
- 3) The peak hour factor (K) and directional factor (D) are directly taken from the *FDOT Quality/Level of Service Handbook*.

Capital Improvement Projects

Currently, the only roadway capital improvements planned in Surfside are FDOT resurfacing projects that do not affect level of service.

Table 2-3 FDOT Five Year Work Plan (FY10-FY14)

FDOT Projects							
Project Name	Location	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total
SRA1A/Collins Avenue Resurfacing FDOT Item No. 4198581	150 feet north of 75th Street to north of 96 th Street			\$5,516,000			\$5,516,000
SRA1A/Harding Avenue Resurfacing FDOT Item No. 4198601	75 Street to 91 st Street			\$1,462,000			\$1,462,000
SRA1A/Harding Avenue Resurfacing FDOT Item No. 4198231	From Bal Harbor Shop Entrance to 94 th Street		\$1,056,000				\$1,056,000
Total Cost of FDOT Projects			\$1,056,000	\$6,978,000			\$8,034,000

Source: FY2010-2014 Transportation Improvement Program, Miami-Dade Metropolitan Planning Organization

Economic Development

SR A1A is currently divided into a one-way pair that includes Collins Avenue and Harding Avenue. Each roadway consists of three lanes with parallel parking along both sides. The current A1A one-way pair has proved to be inefficient and caused many frustrated commuters to redirect their routes into the surrounding neighborhood streets. The local traffic using the one-way pair is frequently forced to make many unnecessary turns to access businesses, particularly on Harding Avenue. This results in a greater vehicular delay along with an unfriendly pedestrian environment. However, while the vehicle delay is significant at the intersections because of the large number of left-turns, speeding is a concern at many of the stretches along the one-way pair and on the neighborhood streets. Originally, both Collins Avenue and Harding Avenue were two-way roadways.

A 2006 Design Charrette identified the opportunity to explore reverting from the current one-way pairs of Collins Avenue and Harding Avenue to their original two-way configuration. The Charrette recommended that Collins Avenue be converted to a four-lane divided roadway with two sidewalks and no parking while Harding Avenue is converted to a two-lane roadway with two sidewalks. Additionally, bike lanes would be added along both sides of Harding Avenue south of 93rd Street.

The conversion of Collins Avenue may allow the roadway to become an upscale boulevard with a beautifully landscaped median which is more in tune with the surrounding multi-story buildings. Similarly, the conversion of Harding Avenue may allow the street to become more in scale with the surrounding single family homes and townhomes.

There are several more benefits of the two-way configuration other than just the aesthetic appeal. Safer pedestrian crossing on the two-way streets may occur with narrower lanes and middle islands, further increasing public safety. The reduction in turns may be more convenient and safer for local drivers and

pedestrians. The reduction in speeds will lead to less severe crashes. The aforementioned A1A modifications would encourage a multi-modal traffic circulation system that accommodates the future land use map.

Neighborhood Traffic

The Town of Surfside is currently facing the challenges of fast growth in the South Florida area. The Town of Surfside was not designed and built to accommodate high speed and high volume traffic. As a result, the Town is experiencing high speed cut-through traffic on the Town’s local streets in an attempt to avoid the congested arterials. The Town is striving to provide excellent quality of living for its residents and visitors, while maintaining the character of the Town. Some traffic calming has been used to address the issues of speeding and cut-through traffic problems. The Town conducted a series of public input meetings known as the Surfside Charrette to identify the existing problems and solutions to achieve the Town’s vision.

Bicycle and Pedestrian Ways

There are sidewalks on Collins Avenue, Harding Drive, and parts of Abbot Avenue. Map TRN-5 shows the existing and future sidewalks. No new sidewalks or bike paths are planned.

Transit

PUBLIC TRANSPORTATION SYSTEM

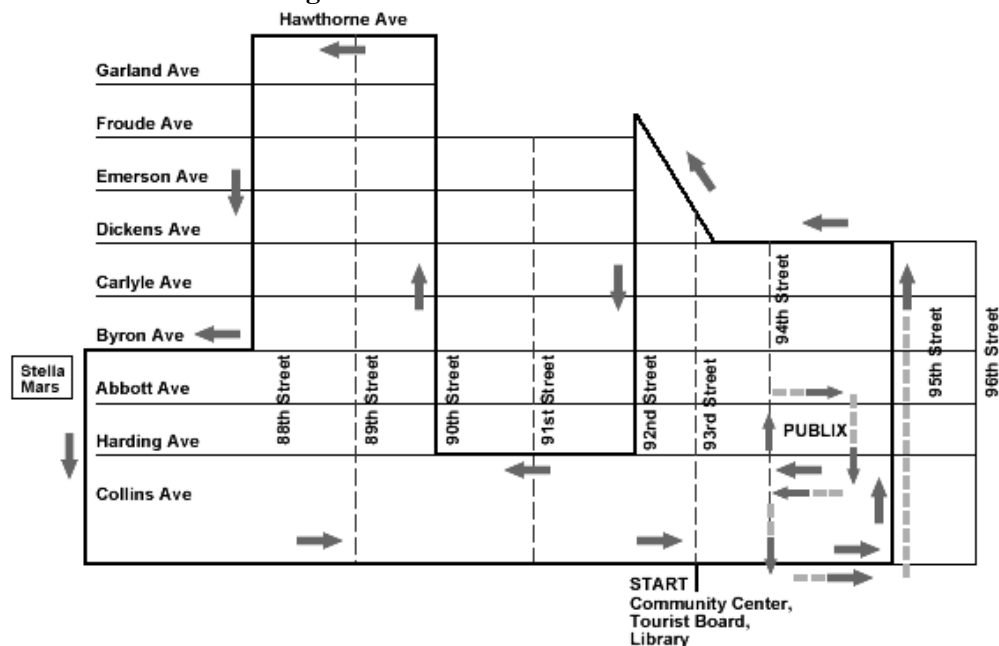
Six bus routes from Miami-Dade Transit travel through the Town, most of which run along Collins Avenue. The following are the route numbers, service areas and features.

Route	Service Areas	Features
G	NW 27 Avenue/163 Street, Bunche Park, Opa-locka, Bal Harbour, Collins Avenue, City of Miami Beach, Lincoln Road, Convention Center Drive	Wheelchair Bike
H	North Miami Beach, Skylake Mall, The Mall at 163rd Street, Sunny Isles Boulevard, Bal Harbour, Bal Harbour Shops, City of Miami Beach, Collins Avenue, Lincoln Road Mall, South Beach, Rebecca Towers	Wheelchair
K	Omni Bus Terminal, Downtown (Miami) Bus Terminal, Federal Building, MacArthur Causeway, South Beach, Washington Avenue, City of Miami Beach, Haulover Marina, Winston Towers, Hallandale Beach Boulevard (Broward County), Diplomat Mall (Broward County)	Wheelchair Metrorail
R	City of Miami Beach, Alton Road, Mount Sinai Hospital, Miami Heart Institute, Collins Avenue, Hawthorne Avenue, 96 Street/Harding Avenue	Wheelchair
S	Downtown (Miami) Bus Terminal, Main Library, Historical Museum, Miami Art Museum, Government Center Metrorail Station, Omni Bus Terminal, MacArthur Causeway, City of Miami Beach, South Beach, Lincoln Road, Collins Avenue, 192 Street Causeway, Aventura, Aventura Mall	Wheelchair
120 Beach	Downtown (Miami) Bus Terminal, Main Library, Historical Museum, Miami Art Museum, Government Center Metrorail	Wheelchair Bike

Route	Service Areas	Features
MAX	Station, Miami-Dade College Wolfson Campus, Omni Bus Terminal, Julia Tuttle Causeway, City of Miami Beach, Collins Avenue, Surfside, Bal Harbour, Haulover Park Marina	Metrorail

Additionally, the Town has its own bus system which complements the Miami-Dade County Transit system. The Town's mini-buses circulate between the business district and residential areas.

Figure 2-1 Surfside Mini-Bus Route



FUTURE TRANSIT

The MPO Long Range Transportation Plan (2030) indicates that premium transit is planned for A1A from 81st Street to the Broward County line. However, at this time it is a Priority IV unfunded project and therefore, because of the uncertainty of implementation, the route has not been added to the Existing and Future (2030) Transit map.

EXISTING MODAL SPLIT AND VEHICLE OCCUPANCY RATES

According to journey-to-work data collected in the 2000 census, single-occupant automobile trips account for approximately 78.8% of all trips to and from work reported by residents in Surfside. Carpools account for approximately 9.9%, public transit for approximately 2.1%, and walking for approximately 2.5% of all trips. Residents working at home total 5.4% of the population. For those commuting by private automobile, including carpooling, average vehicle occupancy for Town residents was 1.07 persons, which is less than the 1.10 reported for Miami-Dade County. The Southeast Florida Regional Travel Characteristics Study, also completed in 2000, reported that the average vehicle occupancy for Miami-Dade County was 1.34 persons per vehicle.

PARKING FACILITIES

The Town conducted a survey of parking facilities within the Town in 2008. The following parking estimates were collected:

Metered Parking - 671 Spaces
Non-metered - 31 Spaces
Residential - 1545 Spaces
Private – 217 Spaces

Map FLU 1 Existing Land Uses shows the locations of parking within the Town. Surfside businesses have indicated a desire for more parking. Therefore, the Town would like to investigate the feasibility of creating a parking trust fund to finance structured parking to support comprehensive plan goals and objectives.

EVACUATION

Miami-Dade County has identified three hurricane evacuation zones based upon potential storm surge. Surfside is located in Zone A, as designated by the Miami-Dade Department of Emergency Management and Homeland Security, with Miami Beach and all islands lying within Biscayne Bay, including Sunny Isles Beach, Bal Harbour, Bay Harbor Islands, Indian Creek Village, Surfside, and North Bay Village. *Map CST-2* shows the evacuation route along 96th Street/Broad Causeway. The Zones are designated based upon the SLOSH model developed by the storm surge group at the National Hurricane Center working with the U.S. Army Corps of Engineers, the U.S. Geological Survey and the Federal Emergency Management Agency in cooperation with state and local offices of emergency management. (Note: SLOSH is an acronym for "Sea Lake and Overland Surge from Hurricanes.")

Miami-Dade Transit will activate specific Emergency Evacuation Bus Pick-Up Sites by zone. These buses will only travel between the Emergency Evacuation Bus Pick-Up Site and the Hurricane Evacuation Center. The Surfside Town Hall is an evacuation pick up site. The closest Evacuation Center designated by Miami-Dade County is Charles Drew Middle School at 1801 NW 60th Street, Miami, Florida 33142.

EVACUATION TIMES

The Miami-Dade County Comprehensive Emergency Evacuation Plan provides clearance times for critical evacuation routes. The closest evacuation route is 96th Street/Broad Causeway. The following tables show clearance times for 96th Street/Broad Causeway at low and high capacities.

Table 2-4 Miami-Dade Clearance Times (Low Capacity)

Critical Roadway Segment	Clearance Times A Low Occ	Clearance Times B Low Occ	Clearance Times C Low Occ
I-95 northbound at Ft Pierce	20.89	39.64	44.50
Florida Turnpike northbound at Glades Rd in P Bch County	22.14	42.14	47.21
I-95 northbound out of Miami - Dade	8.53	14.17	17.23
Florida Turnpike northbound out of Miami - Dade	9.43	16.00	19.07
I-75 west/northbound out of Miami - Dade	5.25	7.28	10.04
US 27 northbound out of Miami - Dade	7.28	11.47	14.83
US 41 westbound out of Miami - Dade	8.95	15.43	20.05
Lehman Causeway	7.06	7.26	9.26
Sunny Isles Causeway	4.73	4.73	6.73
Broad Causeway	8.06	8.28	10.28
Kennedy Causeway	8.56	8.56	10.56
NW 79th at I-95	12.24	15.76	17.76
Julia Tuttle Causeway	6.20	6.20	8.20
Venetian Causeway	7.28	7.28	9.28
MacArthur Causeway	11.39	11.39	13.39
Homestead Ext of Fla Turnpike south of US 27	6.03	8.90	14.10

Source: Miami-Dade Comprehensive Emergency Management Plan, 2008

Table 2-5 Miami-Dade County Clearance Times (High Occupancy)

Critical Roadway Segment	Clearance Times A High Occ	Clearance Times B High Occ	Clearance Times C High Occ
I-95 northbound at Ft Pierce	27.86	50.36	58.25
Florida Turnpike northbound at Glades Rd in P Bch County	30.00	55.71	62.71
I-95 northbound out of Miami - Dade	10.07	16.23	19.33
Florida Turnpike northbound out of Miami - Dade	11.23	18.43	21.53
I-75 west/northbound out of Miami - Dade	5.78	8.09	10.84
US 27 northbound out of Miami - Dade	8.31	13.28	16.64
US 41 westbound out of Miami - Dade	10.66	17.82	22.38
Lehman Causeway	7.74	7.98	9.98
Sunny Isles Causeway	5.07	5.07	7.07
Broad Causeway	8.72	8.94	10.94
Kennedy Causeway	9.02	9.02	11.02
NW 79th at I-95	13.15	16.76	18.76
Julia Tuttle Causeway	6.53	6.53	8.53
Venetian Causeway	7.50	7.50	9.50
MacArthur Causeway	11.86	11.86	13.86
Homestead Ext of Fla Turnpike south of US 27	6.73	10.23	15.47

Source: Miami-Dade Comprehensive Emergency Management Plan, 2008

Transportation Element Goals, Objectives and Policies

Goal: Provide a transportation system that meets the needs of the Town of Surfside and the larger community of which Surfside is a part with minimal negative community and environmental impacts on the quality of life for Surfside residents and businesses.

Objective 1 – Motorized and non-motorized transportation system: In general, provide for a safe, convenient, and efficient motorized and non-motorized transportation system. In particular, achieve acceptable level of service for roads, and attractive and convenient bicycle and pedestrian facilities in order to reduce greenhouse gas emissions. This objective shall be made measurable by its implementing policies. [9J-5.007 (4) (b) 1]

Policy 1.1 – The Town shall regulate the timing of development to maintain at least the following peak hour Level of Service standards on roadways that lie within its municipal boundaries: [9J-5.007 (4) (c) 1]

Local roads: D

Collector roads: D

State Roadways:

A Level of Service of LOS E+20 shall be established (where mass transit service having headways of 20 minutes or less is provided within 1/2-mile distance, roadways shall operate at no greater than 120 percent of their capacity.)

Policy 1.2 – The Town shall review all proposed developments and issue development orders only when it finds that a proposed development will not cause roadway levels of service to fall below the above standards or cause further degradation of service if conditions at the time of the review indicate that standards are already below the above standards.

Policy 1.3 – As a condition for development approval, the Town may require that proposed new developments provide roadway improvements necessary to meet the level of service standards established above.

Policy 1.4 – The Town shall utilize State Gas Tax funds and other available funding sources for a roadway repaving and reconstruction program and other transportation activities. Among the items which are specifically authorized and encouraged by this policy are the following: sidewalk repair and replacement; public transportation operations and maintenance; roadway and right-of-way maintenance and equipment; roadway and right-of-way drainage improvements; street lighting, traffic signs, traffic engineering, signalization, and pavement markings; bridge maintenance and operations; and debt service and current expenditures for transportation capital projects in each and all of the foregoing program areas.

Policy 1.5 – The Town shall enact and enforce land development code standards and a review process to control roadway access points, on-site traffic flow and on-site parking. The land development code will require the use of joint access drives for adjacent uses. It will also set

minimum design standards for: 1) the spacing and design of driveway curb cuts; 2) the size of ingress and egress lanes for major land uses; 3) the spacing and design of median openings; and 4) the provision of service roads. State highway access management standards will be utilized in developing roadway access point controls, particularly on State Road A1A. The access management controls will be tailored to achieve the ends set forth in Objective 1. [9J-5.007 (4) (c) 2]

Policy 1.6 – The Town shall seek quick action by Miami-Dade County to replace missing road signs and repair malfunctioning traffic signals.

Policy 1.7 – The Town shall continue a program to trim or remove roadside shrubbery which blocks visibility at intersections.

Policy 1.8 – The Town shall maintain safe, handicapped accessible walkways to the fullest extent possible.

Policy 1.9 The feasibility of developing bike routes shall be determined in all roadway, transit, and park and recreation projects.. [9J-5.007 (4) (c) 5]

Policy 1.10 – On-site circulation and parking requirements shall be designed to ensure large circulation isles, and adequate turning radii and parking spaces. On-site traffic flow and on-site parking standards will be designed to encourage high levels of pedestrian and bicycle use, including requiring bike racks under certain conditions. Pedestrian access-ways will be required through large parking lots to connect building areas to public sidewalks. Bicycle parking racks shall be required for large scale uses. Parking regulations will establish the minimum number of parking spaces which will be required to serve uses; minimums will be based on intensity measures such as building square feet. Parking regulations will establish appropriate minimum sizes for circulation isles, parking stalls and parking stall angles. General standards will provide for review of parking lot layout in order to ensure that the layout will be safe.. [9J-5.007 (3) (c) 3]

Policy 1.11 – The Town shall monitor the impact of the Transportation Concurrency Exception Area in coordination with Miami-Dade County and the MPO.

Policy 1.12 – The Town shall educate residents on the environmental impacts of automobile idling.

Policy 1.13 – The Town shall continue to support transit ready commercial and multi-family development along major transportation corridors.

Policy 1.14 – By June 2011 the Town shall consider the financial feasibility of conducting a “Streetscape Masterplan Study” to evaluate the cost, funding techniques and sources, and timeline to complete façade improvements, wayfinding and place-making techniques and pedestrian focused improvements.

Policy 1.15 – By December 2012 the Town shall consider the financial feasibility of conducting a “Pedestrian and Bicycle Network Study” to evaluate the cost, funding techniques and sources, and timeline to create a pedestrian and bicycle network that links the Town’s parks, recreational and natural amenities, and business district as identified in the November 2006 Charrette.

Objective 2 – Coordination of transportation with land use: In general, coordinate the traffic circulation system with land uses shown on the future land use map. This objective shall be made measurable by its implementing policies. [9J-5.007 (4) (b) 2]

Policy 2.1 – The Town shall approve no alteration in the existing traffic circulation system which materially reduces the continuity and rights-of-way of arterial or collector roadways.

Policy 2.2 – The Town shall consider alterations in traffic flow which serve to reduce non local traffic through residential areas.

Policy 2.3 – The Town shall study the financial feasibility of conducting a traffic analysis in order to properly determine the practicability of reestablishing a two-way flow on Harding Avenue and Collins Avenue. The analysis should include a parking analysis, access management strategies and a review of traffic signals by June 2011.

Policy 2.4 – Maintain a financially feasible traffic calming program that includes studies of local roadways with significant cut-through traffic and implementation programs.

Policy 2.5 – Ensure roadway signage follows guidelines set forth in the Manual on Uniform Traffic Control Devices (MUTCD).

Policy 2.6 – The Town shall support County and State comprehensive traffic counting systems for annually monitoring levels of service and coordinate concurrency management with the County and FDOT.

Policy 2.7 – The Town shall support the County’s implementation of a transportation demand management (TDM) program to reduce overall peak-hour demand and use of single occupant vehicles (SOV). This program will include such TDM strategies as the following:

- 1) van pooling and employer-based car pooling;
- 2) employer-based staggered and/or flexible work hours;
- 3) parking management;
- 4) telecommunicating;
- 5) congestion pricing;
- 6) park and ride lots;
- 7) high occupancy vehicle lanes;
- 8) trip reduction ordinances;
- 9) transportation management associations (TMA's); and
- 10) subsidies for transit riders.

Policy 2.8- The Town shall support the County’s efforts to improve the operating efficiency of the existing thoroughfare system and reduce peak hour congestion by encouraging the application of low-cost transportation system management techniques including, but not limited to, improved signal timing, and intersection signing, marking, channelization, and on-street parking restrictions.

Policy 2.9-The Town shall evaluate neighborhood intersection operations, as financially feasible, to improve the safety of local roadways.

Objective 3 – Intergovernmental Coordination: Coordinate the transportation system with the plans and programs of the Miami-Dade Metropolitan Planning Organization (MPO), South Florida Regional Transportation Authority, and the Florida Department of Transportation.

Policy 3.1 – The Town staff shall annually review and evaluate the Florida Department of Transportation 5-Year Transportation Plan, the Miami-Dade County Transportation Improvement Program and the traffic circulation plans and programs of Miami Beach Indian Creek Islands, and Bal Harbour to determine if plans and programs contained therein necessitate any revision to this or other elements of this Comprehensive Plan.

Policy 3.2 – Appropriate Town staff shall attend selected meetings of Metropolitan Planning Organization and related ad hoc committees pertaining to traffic and transportation issues affecting the Town.

Policy 3.3 – The Town shall revise this Transportation Element as necessary in response to the above.

Policy 3.4 – The Town shall include statements of findings in support of all modifications to this Transportation Element.

Policy 3.5 - The Town shall coordinate with Miami-Dade County, local governments and regional and state agencies in the implementation of the Transportation Element, through mechanisms such as established by the Miami-Dade County MPO, FDOT Districts 4 and 6, the South Florida Regional Transportation Authority, and the South Florida Regional Planning Council.

Policy 3.6 - The Town will continue to coordination with Miami-Dade County regarding left-turn signage at the intersection of Abbott Avenue and 96th Street.

Objective 4 – Coordination with transit authority: In general, coordinate with the plans and programs of the Miami-Dade Transit. This objective shall be made measurable by its implementing policy. [9J-5.007 (4) (b) 3]

Policy 4.1 – Appropriate Town staff shall attend selected meetings of Miami-Dade Transit pertaining to levels of service for buses and other transit.

Objective 5 – Right-of-way protection: In general, protect existing rights-of-way and future rights-of-way from building encroachment including rights-of-way for mass transit. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect. [9J-5.007 (4) (b) 5]

Policy 5.1 – The Town shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind. [9J-5.007 (4) (c) 4]

Objective 6 – Adequate Parking: The Town shall help provide an adequate supply of parking to serve the business area and major community facilities. Achievement of this objective shall be quantified by the implementation of the following policy.

Policy 6.1 By June 2011 the Town shall consider the financial feasibility of conducting a “Parking Trust Fund Study” to evaluate the areas best suited for development, cost, funding techniques and sources, and timeline to construct parking garages within the business district, as identified in the November 2006 Charrette.

Objective 7 – Greater use of mass transit: The Town shall encourage greater use of existing mass transit facilities. Achievement of this objective shall be measured by the implementation of the following policies:

Policy 7.1 – The Town shall keep abreast of bus service needs and notify Miami-Dade Transit of required service changes as necessary.

Policy 7.2 – The Town shall monitor its mini-bus system and accommodate increasing ridership as necessary.

Objective 8 – Provision of transit and coordination of transit planning: In general, provide efficient mass transit and paratransit services based on existing and proposed major trip generators. In particular, provide the Miami-Dade County transportation planning agencies with ad hoc periodic development reports and other input on the status of any development or redevelopment which could alter the need for bus and paratransit services. This objective shall be made measurable by its implementing policies. [9J-5.008 (4) (b) 4]

Policy 8.1 – The Town shall prepare a written report to be transmitted to the Technical Coordinating Committee of the Miami-Dade Metropolitan Planning Organization outlining the locations, characteristics and/or special transit needs that have developed or been identified in the year preceding the annual request for the Transportation Improvement Program Update. This report shall include: 1) estimated new employment by income; 2) estimated new patrons; 3) estimated new residential occupancy. Potential current and future mass transit needs will be suggested.

Policy 8.2 – The Town should support proposals for increased frequency of bus service on arterial roads as a means to relieve tendencies for over capacity during peak hours. Such service should be restricted to arterial and collector roads and should not be provided on local roads because it could be detrimental to neighborhood quietude.

Objective 9 – Coordinate with plans for “transportation disadvantaged people:” On a continual basis and throughout the effective period of this plan, the Town shall coordinate with Miami-Dade County Transit, the Metropolitan Planning Organization, the Florida Department of Transportation and any public transportation agency offering special services for “transportation disadvantaged people.” This objective shall be made measurable by its implementing policies. [9J-5.008 (4) (b) 4]

Policy 9.1 – Appropriate Town staff shall attend selected meetings of Miami-Dade Transit, the Metropolitan Planning Organization, the Florida Department of Transportation and any other public transportation agency offering special services for the disadvantaged.

Policy 9.2 – The Town shall encourage the increased use of wheelchair accessible buses on Town routes.

Policy 9.3 – Continue to provide sidewalks within two blocks of bus stops on arterials when costs permit.

HOUSING ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Housing Element is to provide guidance for development of appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very-low income households, group homes, foster care facilities and households with special housing needs. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

Assuring the continued provision of affordable housing is an ongoing challenge as the Town is almost completely built out. Moreover, half of the Town is in a coastal high hazard area, and Florida Statutes compel local governments to direct population concentrations away from known coastal high hazard areas and limit public expenditures that subsidize development permitted in these areas. However, the Town of Surfside has made efforts to maintain an affordable housing stock through infrastructure improvements and proactive code compliance which extend the lifespan of the Town and provide for continuance of a quality area.

HOUSING INVENTORY

Information from the 2000 Census and Shimberg Center for Affordable Housing has been used to provide many of the following comparative characteristics between Surfside and Miami-Dade County as this is the best available data. Population projections are from the Miami-Dade Planning and Zoning Department.

Housing Type: Residential use is a major development characteristic of Surfside. The 3,166 total housing units reported for the Town in 2000 comprised 0.37 percent of the County's total housing stock of 852,278 reported units. As of January 2009, there were 214.34 acres that had an existing land use of residential. This represents 58.3 percent of the Town's total land area of 367.4 acres.

The 2000 Census determined approximately 60 percent (1,892 units) of housing units in Surfside were multi-family (2 or more), while single-family homes made up 40 percent (1,262 units) of the Town's housing stock. Twelve mobile homes were identified in the 2000 Census. However, there are no mobile homes existing today. Total units and the percentage of housing inventory by type of unit are shown in Table 3-1. The data comes from the Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Affordable Housing for the State Department of Community Affairs.

**Table 3-1
Dwelling Units by Structure Type, 2000**

Dwelling Units	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	Number	Percent	Number	Percent
SINGLE FAMILY:	1,262	40%	448,569	53%
<i>1, detached</i>	1,220		363,849	
<i>1, attached</i>	42		84,720	
MULTI-FAMILY:	1,892	60%	387,550	45%
2	0		21,913	
3 or 4	43		33,382	
5 to 9	124		43,328	
10 to 19	266		54,749	
20 or more	1,459		234,178	
MOBILE HOMES	12	0%	15,338	2%
OTHER	0	0%	821	0%
TOTAL	3,166	100%	852,278	100%

Source: Shimberg Center for Affordable Housing.

Housing Tenure: Housing tenure refers to the occupancy of a unit, either owner-occupied or renter-occupied. The AHNA reported 70 percent of households in Surfside were owner-occupied in 2005. (Statewide, Florida’s homeownership rate is 70.3 percent.) The remaining 30 percent were renter-occupied households. Housing tenure characteristics are detailed in Table 3-2.

**Table 3-2
Households by Tenure, 2005**

Tenure	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Households	Percent	# of Households	Percent
Owner Occupied	1,774	70%	489,066	58%
Renter Occupied	764	30%	348,353	42%
Total Occupied Units	2,538	100%	837,419	100%

Source: Shimberg Center for Affordable Housing.

Housing Vacancy: Table 3-3 shows the housing vacancy characteristics for Surfside and Miami-Dade County as reported in the 2000 Census. At the time of the Census, 810 housing units in Surfside were vacant. This represents a vacancy rate of 25.6 percent for the Town, which is significantly more than the overall Miami-Dade County rate of 8.9 percent. This high vacancy rate is largely attributed to Surfside’s seasonal residents. If units which had been rented or sold that were awaiting occupancy and units held for occasional/seasonal use were eliminated from this figure, Surfside’s vacancy rate was 7.1 percent as shown in Table 3-3. There were 72 vacant housing units for sale and 82 vacant units for rent.

**Table 3-3
Housing Vacancy, 2000**

Status	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
For rent	82	10%	20,508	27%
For sale	72	9%	10,986	15%
Other	34	4%	7,087	9%
For migrant workers	0	0%	78	0%
Seasonal, recreational, occasional use	596	74%	31,316	41%
Rented or sold, not occupied	26	3%	5,529	7%
TOTAL	810	100%	75,504	100%

Source: Shimberg Center for Affordable Housing.

Housing Age: The age of housing structures is distributed relatively evenly throughout the past several decades, with a notable increase in housing construction during the 1950s. According to data supplied by the Surfside Building Department, only 16 certificates of occupancy have been issued for new housing structures since 2000. Table 3-4 lists the age of housing structures reported in the 2000 Census. The majority of structures are now over 50 years old. Many of these are in sound condition, others have gone through renovations, and some are being demolished and replaced with new structures. Overall, the older structures are well maintained, demonstrating that the Town has been successful in maintaining adequate housing, thus minimizing any potential of deterioration.

**Table 3-4
Age of Housing Structures**

Year Built	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Share by Decade	# of Units	Share by Decade
1999-March 2000	0	17.8%	14,019	15.2%
1995-1998	303		50,523	
1990-1994	261		64,968	
1980-1989	330	10.4%	155,186	18.2%
1970-1979	536	16.9%	191,906	22.5%
1960-1969	195	6.2%	142,827	16.8%
1950-1959	934	29.5%	140,635	16.5%
1940-1949	431	13.6%	56,783	6.7%
1939 or earlier	176	5.6%	35,431	4.2%
TOTAL	3,166	100%	852,278	100%

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc.

Monthly Housing Rent: Table 3-5 compares the monthly gross rents for specified renter-occupied housing units in the Town with the Miami-Dade County totals for the year 2000. The median rent paid by Surfside households in 2000 was \$648 per month, compared to a countywide median rent of \$647, and a statewide median rent of \$641. It bears repeating this data is nearly a decade old, and rents have increased substantially since that time. In Miami-Dade County and the surrounding metro area, the HUD

Fair Market Rent in 2009, representing rent for a typical modest apartment, was \$842 for a studio apartment, \$953 for a one-bedroom, \$1,156 for a two-bedroom, \$1,479 for a three-bedroom, and \$1,728 for a four-bedroom unit. Municipality-specific information for 2009 is not available.

**Table 3-5
Monthly Gross Rent, Renter-Occupied Housing Units, 2000**

Contract Rent	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
Less than \$200	0	0%	19,076	6%
\$200-299	0	0%	11,302	3%
\$300-499	0	0%	53,881	16%
\$500-749	387	59%	125,095	38%
\$750-999	84	13%	69,880	21%
\$1000-1499	62	9%	30,560	9%
\$1500 or more	79	12%	7,896	2%
No cash rent	41	6%	9,143	3%
TOTAL	653	100%	326,833	100%
Median rent per month	\$648		\$647	

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc.

Housing Value: Based on figures delineated from the Miami-Dade County Property Appraiser, the average just value (fair market value) for a single family home in Surfside in 2008 was \$576,234, which is significantly more than the countywide average (\$398,522). Statewide, the average value of a single family home in Florida in 2008 was \$248,425. Condominiums also had a significantly higher value in Surfside. In 2008, the average value of condominiums in Surfside was \$424,548, compared with the County average condominium value of \$267,332. Table 3-6 shows the value of owner-occupied housing units in the Town as reported in the 2000 Census.

**Table 3-6
Median Home Value, 2000**

Value	Surfside	Surfside
	# of Units	Percent
Less than \$50,000	0	0%
\$50,000-99,999	34	3%
\$100,000-149,999	123	13%
\$150,000-199,999	318	33%
\$200,000-299,999	340	35%
\$300,000-499,999	93	10%
\$500,000-999,999	17	2%
\$1,000,000 or more	50	5%
TOTAL	975	100%

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc.

Median Sales Price: The average sales price for a single family home in Surfside was \$722,854 in 2007. The median sales price that year was \$650,000, compared to a countywide and statewide median sales price of \$365,000 and \$240,000 respectively. Table 3-7 charts the median sales price for single family homes and condominiums in Surfside and Miami-Dade County from 2001 through 2007. It is important to note that 2006 may represent peak sales prices in the real estate boom experienced in the first half of this decade. Sales prices may be lower for the remainder of the decade.

**Table 3-7
Median Home Sales Prices, 2001-2007**

Year	Single Family		Condominium	
	Surfside	Miami-Dade County	Surfside	Miami-Dade County
2001	\$277,000	\$155,000	\$250,000	\$118,900
2002	\$315,150	\$172,000	\$320,000	\$135,000
2003	\$365,000	\$195,000	\$304,750	\$155,000
2004	\$435,000	\$240,000	\$347,000	\$185,000
2005	\$572,000	\$300,000	\$479,950	\$226,701
2006	\$680,000	\$348,000	\$545,000	\$257,550
2007	\$650,000	\$365,000	\$490,000	\$265,000

Source: Miami-Dade County Property Appraiser tax roles, compiled by Shimberg Center – Florida Housing Data Clearinghouse

Monthly Owner-Occupied Costs: Of the total number of owner-occupied housing units in Surfside, 61 percent were mortgaged and 39 percent were not mortgaged at the time of the 2000 Census. Table 3-8 shows the monthly owner costs of owner-occupied housing units in the Town in 2000.

**Table 3-8
Monthly Costs of Owner-Occupied Housing Units, 2000**

Mortgage Status and Elected Monthly Costs	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
Mortgaged Units	597	61.2%	258,002	76.8%
<i>Less than \$300</i>	0	0.0%	421	0.1%
<i>\$300-499</i>	0	0.0%	5,471	1.6%
<i>\$500-699</i>	32	3.3%	18,269	5.4%
<i>\$700-999</i>	21	2.2%	58,953	17.6%
<i>\$1,000-1,499</i>	148	15.2%	97,592	29.1%
<i>\$1,500-1,999</i>	191	19.6%	43,669	13.0%
<i>More than \$2000</i>	205	21.0%	33,627	10.0%
Non-Mortgaged Units	378	38.8%	77,813	23.2%
<i>Less than \$300</i>	20	2.1%	15,540	4.6%
<i>\$300-499</i>	155	15.9%	35,122	10.5%
<i>\$500-699</i>	98	10.1%	15,650	4.7%
<i>\$700-999</i>	65	6.7%	7,041	2.1%
<i>More than \$1,000</i>	40	4.1%	4,460	1.3%
TOTAL REPORTED UNITS	975	100%	335,815	100%

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc.

AFFORDABLE HOUSING NEEDS

Cost Burden: Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. Using household information extrapolated from the Miami-Dade Department of Planning & Zoning’s estimated 2007 Surfside population of 5,159, the amount of income paid for housing is delineated below by tenure. (Miami-Dade County figures are taken directly from the Florida Housing Data Clearinghouse.) The data suggests 914 Surfside households (39 percent) paid more than 30 percent of income for housing.

**Table 3-9
Amount of Income Paid for Housing
Household by Cost Burden, 2007**

A. Owner-Occupied Households, 2007								
	NO COST BURDEN		COST BURDEN					
	0% - 30%		30% - 50%		50% or more		Total Owners	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Surfside	1,066	65%	324	20%	260	16%	1,650	100%
Miami-Dade County	299,602	64%	95,923	20%	74,453	16%	469,978	100%
B. Renter-Occupied Households, 2007								
	0% - 30%		30% - 50%		50% or more		Total Renters	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Surfside	388	54%	166	23%	164	23%	718	100%
Miami-Dade County	181,866	53%	78,332	23%	83,996	24%	344,194	100%

Source: Miami-Dade County data taken from Shimberg Center – Florida Housing Data Clearinghouse. Surfside data extrapolated by Calvin, Giordano & Associates, Inc. using population data obtained from the Miami-Dade Department of Planning & Zoning and derived from Transportation Analysis Zone (TAZ).

Per Table 3-9, Surfside had a similar percentage of residents with a housing cost burden as Miami-Dade County. However, according to the 2000 Census, the per capita income in Surfside was more than twice that of Miami-Dade County (\$38,375 compared to \$18,497). Many Surfside residents choose to purchase homes at a higher value, resulting in a self-imposed cost burden, rather than the forced cost burden experienced throughout Miami-Dade County.

Household Income: In Table 3-10, household income is measured as a percentage of the median income for the County or area, adjusted for size. In Surfside and the surrounding metro area, the HUD-estimated median income for a family of four is \$49,200 in 2008. The following figures for Surfside have been extrapolated based on population data obtained from the Miami-Dade Department of Planning & Zoning, derived from Transportation Analysis Zone (TAZ), and using the ratios provided by the University of Florida’s Shimberg Center for Affordable Housing. Of the 2,368 households in Surfside in 2007, 604 (26 percent) were both cost-burdened and in the low or very-low income bracket.

**Table 3-10
Households by Tenure, Income, and Cost Burden, 2007**

A. Owner-Occupied Households, 2007				
	Household Income as a Percentage of Area Median Income (AMI)			
	0 – 50% AMI	50.01 – 80% AMI	80.01 – 120% AMI	120.01%+ AMI
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	55	79	180	752
At 30% or More Cost Burden	49	69	103	103
At 50% or More Cost Burden	147	65	30	18
B. Renter-Occupied Households, 2007				
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	70	41	105	172
At 30% or More Cost Burden	40	74	41	11
At 50% or More Cost Burden	139	21	4	0

Source: Prepared and extrapolated by Calvin, Giordano & Associates, Inc. using population data obtained from the Miami-Dade Department of Planning & Zoning and derived from Transportation Analysis Zone (TAZ).

Elderly Households: According to the same analysis, 852 households in Surfside (36 percent) were headed by a person age 65 or older in 2007. In comparison, 27 percent of households statewide were headed by elderly persons. In Surfside, 707 of elderly households (83 percent) own their homes, while 332 elderly households (39 percent) pay more than 30 percent of income for rent or mortgage costs.

HOUSING CONDITIONS

Substandard Housing: Individual housing units may be considered substandard if the unit lacks of complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding. The 2000 Census provides data regarding these interior conditions of the housing stock. Table 3-11 contains a summary of the measures of substandard housing conditions for Surfside and Miami-Dade County. In 2000, 194 housing units (8.2 percent of all units) in Surfside were statistically overcrowded, meaning they housed more than one person per room, compared to a countywide percentage of 20 percent. Surfside has more homes without heating than average of the county, which may be due to the age of the homes. However, because Surfside is a coastal community in the subtropics, the Town does not consider units without heating a substandard condition. Code enforcement operations have proven effective in ensuring that substandard housing conditions are taken care of in a timely manner.

**Table 3-11
Condition of Housing Stock Summary, 2000**

Substandard Condition	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
Overcrowded (more than one person per room)	194	8.2%	155,516	20.0%
Lacking complete kitchen facilities	29	0.9%	8,095	0.9%
Lacking central heating	203	8.6%	39,311	5.1%
Lacking complete plumbing facilities	21	0.7%	7,948	0.9%

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc.

Subsidized Housing: Section 9J-5.010(1)(d) of the Florida Administrative Code requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. Surfside has no such facilities.

Community Residential Facilities: Section 9J-5.010(1)(e) of the Florida Administrative Code requires local housing elements to provide an inventory of group homes licensed by the Florida Department of Children and Family Services. A “community residential home” means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services. Surfside has no such facilities.

Mobile Homes: Section 9J-5.010(1)(f) of the Florida Administrative Code requires local housing elements to provide an inventory of existing mobile home parks licensed by the Florida Department of Children and Family Services. Although 12 mobile homes were inventoried in the 2000 Census, the Town has neither mobile home parks nor any more mobile homes.

Historically Significant Housing: Section 9J-5.010(1)(g) of the Florida Administrative Code requires local housing elements to provide an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by a local ordinance. According to the Florida Master Site File, there are three historically significant housing structures in Surfside: the Nichols West Apartments and Van Rel Apartments, both in the 9500 block of Collins Avenue, and a private residence on the 8800 block of Collins Avenue.

Farmworker Housing: There are no rural or farmworker households within the Town.

NEEDS ASSESSMENT

Population and Household Projections: Section 9J-5.010(2)(b) of the Florida Administrative Code requires that an affordable housing assessment be performed using methodology established by the Florida Department of Community Affairs.

While much of the information provided thus far in this Element is based on data provided by the Shimberg Center for Affordable Housing, the Town does not agree with the Center’s population

projections which estimates Surfside will have 9,061 residents in 2030. The following population projections were primarily obtained from the Miami-Dade Department of Planning & Zoning and derived from Transportation Analysis Zones (TAZs). The Town will reach build-out in 2020 and the population will begin to flat-line at that time. Therefore, unlike the TAZ model, the Town forecasts its 2030 population to be unchanged from 2020. Using these population projects, the number of dwelling units and households can be estimated. Since the Town is virtually built-out and the land uses are not expected to change significantly, Surfside believes these County figures more accurately project the Town’s future housing needs. Using this methodology, Surfside is expected to have 5,680 residents by 2030, representing an 10 percent growth rate over 23 years, or an average increase of 0.44 percent per year. Table 3-12 summarizes the projected housing needs through 2030.

**Table 3-12
Projections: Population, Households, and Dwelling Units, Surfside, 2007-2030**

Year	Dwelling Units	Households	Population
2007	3,181	2,367	5,159
2010	3,255	2,422	5,280
2015	3,381	2,515	5,483
2020	3,502	2,606	5,680
2025	3,502	2,606	5,680
2030	3,502	2,606	5,680

Source: Population projections were obtained from the Miami-Dade Department of Planning & Zoning and derived from Transportation Analysis Zones (TAZs). Household and dwelling unit projections extrapolated by Calvin, Giordano & Associates, Inc.

With an estimated 521 additional residents projected by 2030, and using a household to dwelling unit ratio, it is estimated that 321 new dwelling units will be required by 2030 to accommodate the 239 additional households. This equates to 14 new units per year. An inventory of vacant residential land uses determined there is room for approximately 335 additional dwelling units. Therefore, residential acreage required to accommodate projected needs for the short term and long term planning timeframes is sufficient. This new housing will be almost exclusively multi-family dwelling units. The private sector will continue to serve as the primary delivery vehicle for housing development in the short and long term planning timeframes. Redevelopment of existing properties is expected to address long range needs.

Although the Town is expected to have an adequate supply of existing and newly constructed residential units to meet future demand, some of the households will be faced with a cost burden. The following tables provide a more detailed needs assessment—by household size, tenure, and income—based on the methodology, data, and analysis developed by the University of Florida’s Shimberg Center for Affordable Housing along with population projections obtained from Miami-Dade Department of Planning & Zoning.

Size of households: According to the 2000 Census, Surfside had an average of 2.18 persons per household. Using population projections provided by the Miami-Dade Department of Planning and Zoning, the number of Surfside households by size can be projected through 2030.

**Table 3-13
Household Projections by Household Size**

SIZE	2007	2010	2015	2020	2025	2030
1-2	1,137	1,164	1,208	1,252	1,252	1,252
3-4	841	860	893	926	926	926
5+	389	398	413	428	428	428

Source: Prepared by: Calvin, Giordano & Associates, Inc.

Affordable Housing Demand: Table 3-14 presents the very-low, low, and moderate income housing needs estimates and projections through 2030.

**Table 3-14
Projected Housing Affordability by Income and Tenure, Surfside, 2007-2030**

A. Owner-Occupied Households				
Household Income as a Percentage of Area Median Income (AMI)				
	0-50% AMI	50.01-80% AMI	80.01-120% AMI	120.01+% AMI
Year	Very-Low	Low	Moderate	Above Moderate
2007	251	213	313	873
2010	252	216	318	898
2015	262	222	330	929
2020	267	230	341	959
2025	267	230	341	959
2030	267	230	341	959
B. Renter-Occupied Households				
Year	Very-Low	Low	Moderate	Above Moderate
2007	249	136	149	183
2010	255	139	154	190
2015	266	148	160	199
2020	277	152	169	209
2025	277	152	169	209
2030	277	152	169	209

Source: Calvin, Giordano & Associates, Inc.

The analysis suggests that 77 of the additional 237 households projected through 2030 will have an income less than 80 percent of the area median income. Of these low and very-low income households, 33 (43 percent) will be owner-occupied, while 44 (57 percent) will be renter-occupied. Overall, these projections point out the stability of income and population in the Town.

CONCLUSION

A major goal of the Town is to achieve a range of housing that accommodates both existing and future residents' affordable opportunities. The Town's demographics are shifting from an aging snowbird population to young families. Many of the newer residents are adding new additions and tearing down older homes to building new single family structures. Fortunately, many senior residents purchased their homes 20 to 30 years ago, when prices were much lower. While many seniors have held on to their homes and have not been negatively affected by the soaring real estate prices, many of the newcomers are in the high and upper high ranges of income, having less of a need for low and moderate income housing.

The Town has approximately three hotels and two blocks of commercial in its jurisdictional boundaries. This has limited the number of workers entering the Town and needing housing. Previously, there were a number of hotels, which would have generated the need for additional housing. These hotels have either been torn down to make way for new condominiums or they have been converted into condominiums. This has reduced the need for low and moderate income housing in the Town. Moreover, the large numbers of well maintained small single family units and older multi-family units have provided a variety of housing choices for this area.

Despite these realities, the Town recognizes the need for affordable housing in order to support economic development and sustainability of the region. The Town's geography—a barrier island bounded by the Atlantic Ocean on the east, Indian Creek and Biscayne Bay on the west—makes the provision of affordable housing even more of a challenge. Due to the area surroundings, it contains unusually high property values. Compounding the situation, 47% of the Town is within the Coastal High Hazard Area and Rule 9J-5.010 (3) (c) (10) of the Florida Administrative Code does not permit jurisdictions to direct affordable housing into coastal high hazard areas.

The Harding Street and Collins Avenue corridors have several older multi-family dwelling units which provide some of the most affordable housing opportunities in Surfside. The Town has made efforts to maintain an affordable housing stock in these corridors through the completion of several roadway, and drainage. These infrastructure improvements, along with proactive code enforcement activities, have contributed to extending the lifespan of the neighborhood, providing for continuance of a quality area. The age and size of the units along Harding Street and Collins Avenue provide a decent amount of affordable housing in the Town and through Surfside's continuing improvement efforts, this area can maintain its affordable status.

Housing Element Goals, Objectives and Policies

Goal: Provide decent, safe and sanitary housing in suitable locations at affordable costs to meet the needs of the Town's existing and future residents. [9J-5.010 (3) (a)]

Objective 1 – Development of new dwelling units: The Town of Surfside shall provide for adequate and affordable housing for existing and future residents, households with special housing needs, and very low, low, and moderate income households through the short term and long term planning timeframes.

Policy 1.1 – The Town shall provide information and assistance to the private sector to maintain a housing production capacity sufficient to meet the identified demands.

Policy 1.2 – The Town Code shall provide processes in an effort to provide more efficient mechanisms for reviewing proposed housing developments.

Policy 1.3 – The Town Code shall maintain appropriate regulations which enable Town officials to work with the private sector to renovate buildings as needed.

Objective 2 – Creation of affordable housing: In general, create affordable housing for all current and anticipated future residents. In particular, facilitate development of as much new affordable housing as the market economics and available subsidies can generate. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 1]

Policy 2.1 – The Town manager or designee shall monitor the housing and related activities of the Miami-Dade County Housing Within Reach Taskforce, Miami-Dade Housing Agency (MDHA), the South Florida Regional Planning Council and nearby local jurisdictions. The Town Manager shall inform the Town Commission of these activities and shall recommend, as appropriate, Town actions that could help encourage the provision of adequate sites for the distribution of very low income, low income and moderate income families in nearby communities with land values that can reasonably accommodate such housing. Among the actions that may be considered are specific agreements with other local governments concerning the provision of affordable housing as referenced in Rule 9J-5.010 (3) (c) (10). F.A.C. [9J-5.010 (3) (c) 1]

Policy 2.2 – The Town shall maintain and improve where appropriate land development code provisions which are consistent with the Future Land Use Map including the land uses and the densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under the heading “Future Land Use Category Descriptions.” The map and the descriptions are incorporated by reference into this Policy 1.1. [9J-5.010 (3) (c) 1]

Policy 2.3 – The Town shall periodically review: 1) its own development permitting procedures; 2) best current practice employed by other jurisdictions; and 3) best current practice reported in relevant professional literature. The purpose of the review shall be to determine if there are appropriate procedural and substantive changes which could facilitate more expeditious development application processing. [9J-5.010 (3) (c) 2]

Policy 2.4 – Manufactured housing shall not be prohibited in any area designated by this plan for residential use. Mobile homes shall not be permitted in the Town unless they meet the same standards as manufactured homes. [9J-5.010 (3) (b) 3 and 9J-5.010 (3) (c) 5]

Policy 2.5 – Housing for very low income, low income and moderate income households shall not be prohibited per se in any area designated by this plan for residential use. [9J-5.010 (3) (c) 5]

Objective 3 – Preservation of affordable housing: In general, preserve affordable housing for all current and anticipated future residents. In particular, preserve the existing housing stock in sound condition. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 1]

Policy 3.1 – The Town shall maintain as part of its own land development code the County minimum housing standards code or an appropriate modification thereof. [9J-5.010 (3) (c) 3]

Policy 3.2 – The Town shall from time to time informally evaluate alternate strategies to guide enforcement of the County minimum housing standards code so as to achieve maximum effectiveness. It is recognized by this policy that systematic and ad hoc inspections might be most appropriate at different times and in different sub areas of the Town. [9J-5.010 (3) (c) 4]

Policy 3.3 – Through land development code regulations including minimum unit sizes, maximum building heights, and setback standards, the Town shall help assure the continuation of stable residential neighborhoods. [9J-5.010 (3) (c) 3]

Objective 4 – Eliminate substandard housing; structurally and aesthetically improve housing; conserve, rehabilitate and demolish housing: In general, eliminate substandard housing conditions [9J-5.010 (3) (b) 2], structurally and aesthetically improve housing [9J-5.010 (3) (b) 2], conserve, rehabilitate and demolish housing [9J-5.010 (3) (b) 5]. In particular, encourage private property owners to maintain and improve their properties so as to protect property values and ensure safe and sanitary housing. This objective shall be made measurable by its implementing policies and by the existence of no substandard housing units in the Town. [9J-5.010 (3) (b) 2 and 9J-5.010 (3) (b) 5]

Policy 4.1 – Require owners of substandard structures to promptly renovate or remove such structures.

Policy 4.2 – The Town shall assist owners of substandard historic housing to obtain financial assistance for renovation from Miami-Dade County, State of Florida or Federal sources.

Policy 4.3 – The Town shall work with Miami-Dade County officials to maintain an effective housing code enforcement program.

Policy 4.4 – Following the 2010 Census, the Town’s Building Department shall maintain an accurate inventory of the housing units within the Town via the utility billing process.

Objective 5 – Provision of adequate sites for very low, low and moderate income households: In general, provide adequate sites for very low, low and moderate income households. In particular, facilitate development of as much new affordable housing as the market economics and available subsidies can generate. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 3]

Policy 5.1 – Monitor the actions of the Miami-Dade County Office of Community and Economic Development relative to the development of very low, low and moderate income housing facilities to serve County residents. The purpose of such monitoring shall be to identify activities to which the Town of Surfside may make a specific contribution.

Policy 5.2 – Assist the Miami-Dade County Office of Community and Economic Development identify housing units which may be eligible for participation in the Miami-Dade Housing Finance Authority’s Multi-Family Rental Program.

Objective 6 – Adequate sites for group homes: Accommodate community residential homes and foster care facilities in residential areas. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 4]

Policy 6.1 – Notify the Florida Department of Children and Family Services of applications to construct Community Residential Facilities.

Policy 6.2 – The Town shall maintain and improve land development code regulations which permit Children and Family Services licensed group homes, including foster care facilities. Such regulations shall permit community residential homes and foster care facilities in residential areas and areas with residential character and shall otherwise be designed to meet State law in general and Chapter 419, F.S., in particular. Prior to enactment of such regulations, the Town shall interpret and enforce applicable existing regulations in a manner which is fully consistent with State law and administrative code requirements pertaining to group homes. [9J-5.010 (3) (c) 6]

Objective 7 – Housing coordination and implementation: The Town Manager shall be responsible for achieving housing policy implementation. [9J-5.010 (3) (b) 7]

Policy 7.1 – The Town shall maintain formal communications with appropriate public and private and non-profit housing agencies to assure that adequate information on Town housing policies flows to housing providers. This list shall include the Miami-Dade Housing Agency, Housing Finance Authority of Miami-Dade County, the Miami-Dade Affordable Housing Foundation, the Board of Realtors and the Home Builders Association. [9J-5.010 (3) (c)]

Policy 7.2 – The Town shall fully cooperate with any developer using County Surtax funds, the Housing Finance Authority of Miami-Dade County or other subsidy mechanisms. [9J-5.010 (3) (c) 7]

Objective 8 – Greenhouse Gas Reduction. The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 8.1 – The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services by December 2011.

Policy 8.2 – The Town shall educate Surfside residents on home energy reduction strategies.

Policy 8.3 – The Town shall not prohibit the appropriate placement of photovoltaic panels. The Town shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

Policy 8.4 – The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

INFRASTRUCTURE ELEMENT

DATA INVENTORY AND ANALYSIS

POTABLE WATER

This section evaluates the potable water system serving the Town of Surfside. Potable water facilities are defined in Rule 9J-5.003, F.A.C. as “a system of structures designed to collect, treat, distribute potable water, water wells, treatment plants, reservoirs and distribution mains.”

Miami Dade County Water and Sewer Department Geographic Service Area

The Town of Surfside’s potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD) which provides service for approximately two million customers in Miami-Dade County. The MDWASD water service area illustrated in Figure 2-1 (Appendix B-Miami-Dade County Water Supply Facilities Plan) is interconnected and functions as a single service area. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami-Dade County.

The water is distributed to residents and commercial business by approximately 11 miles of cast iron pipe installed in 1938. Primary mains feeding the system run under the Town’s streets and vary in size from 6-inch to 16-inches in diameter, which feed three-inch and four-inch water lines located along the rear property lines.

Water Source

The Hialeah-Preston Water Treatment Plant (WTP) located at 200 W. 2nd Avenue and 1100 W. 2nd Avenue; both plants are interconnected with adjacent facilities with a main source of water from the Biscayne Aquifer. The WTP’s are currently being modified and will receive ground water from five Upper Floridan Aquifer wells by 2010. The wells will be located in Miami Springs Wellfield and the Northwest Wellfield according to MDWASD.

Water Treatment Plant (WTP)

The Hialeah and Preston Plants are currently fed by forty five wells, including the Northwest Wellfield and the Hialeah/Preston on-site wells. The quantity of water available to serve MDWASD’s North District, as reflected in permitted withdrawal allocations, provides more than adequate capacity.

The Hialeah WTP was originally designed in 1924 with a total capacity of 10 mgd. By 1935, the plant’s capacity was 40 mgd. In 1946, capacity was increased to 60 mgd. There are plans to re-rate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary. The source of water for the Hialeah WTP comes from the Hialeah-Miami Springs Wellfields, supplemented by the Northwest Wellfield. The Hialeah WTP has a current rated capacity of 60 mgd.

The John E. Preston Water Treatment Plant was originally designed as a 60 mgd plant in 1968 and upgraded to 110 mgd in 1980. The plant was re-rated to a total capacity of 130 mgd in 1984. The plant reached its present capacity of 165 mgd and 185mgd in 2005 with the addition of air stripping capacity. The main source of water for the Preston WTP is from the Northwest wellfield.

Potable Water Level of Service

In order to maintain level of service town-wide, a water maintenance program will be implemented in 2010. Currently, construction documents are being prepared for a Town-wide replacement of the water mains, meters, and fire hydrants. The program will evaluate the existing infrastructure and replace pipes in poor condition and in need repairs.

The Town of Surfside currently coordinates with MDWASD and the South Florida Water Management District to meet existing and projected demands based on level of service (LOS). Town’s projected water demands shown in Table 4-1 were developed by incorporating the County’s average per capita value of 155 gpcd.

**Table 4-1
Water Supply Level of Service**

PROJECTED WATER SUPPLY			
Year	2010	2015	2030
Population	5,280	5,483	5,680
Proposed Per Capita (gallons per day finished water)	155	155	155
(all potable volumes are finished water)	MGD	MGD	MGD
Potable Water Demand (daily average)	0.82	0.850	0.88

Source: Calvin, Giordano & Associates, Inc., 2009.

The 155 gallons capita per day (gpcd) value is a MDWASD system wide finished water rate which was calculated from taking historical data. In 2007 the actual gpcd value for the Town of Surfside was 206 gpcd. The Town of Surfside is aware of this high gpcd value, and is currently working with MDWASD to implement water efficiency plans, public education, and BMPs to reduce the Town of Surfside’s gpcd value. In addition, the planned replacement of the leaking water valves, mains, fire hydrants, meters and service laterals will reduce the total water consumption.

Table 5-2 in the Miami-Dade County Water Supply Facilities Plan indicates that there will be no deficit of finished water through 2030. Therefore, level of service will be met for Surfside in the short term and long term planning periods.

The existing LOS for the Town of Surfside based on MDWASD goals for potable water is as follows:

- A. The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity of 2 percent above the average daily system demand for the preceding 5 years.
- B. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.
- C. Water quality shall meet all federal, state, and county primary standards for potable water.
- D. MDWASD storage capacity for finished water shall equal no less than 15 percent of the average daily demand.

- E. The level of service (LOS) standard for potable water facilities shall be 155 gallons per capita per day.

Storage Capacity

The finished water storage facilities for the Hialeah-Preston subarea consist of both “in-plant” and remote storage facilities. The total combined storage capacity between both plants is 28.28 MG. Addition information on MDWASD’s capacity improvements can be found in Appendix B (Miami-Dade 20-Year Water Supply Facilities Work Plan).

Water Supply Facilities Work Plan

The purpose of the Town of Surfside 20-Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources, as well as facilities needed to serve the existing and new development within the local government’s jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their Comprehensive Plans within 18 months after the water management district approves a regional water supply plan. Surfside adopted their Work Plan in December 2008. The Work Plan is developed to coordinate with MDWASD’s 20-Year Water Supply Work Plan.

On a regional level, the Town falls within the South Florida Water Management District (SFWMD) and within the SFWMD’s Lower East Coast (LEC) Planning Area. The *2005-2006 Lower East Coast Water Supply Plan Update* (2005-2006 LEC Plan Update), approved by the SFWMD on February 15, 2007, is one of four, long-term comprehensive regional water supply plan updates the District has developed for its planning areas. The planning horizon for the 2005-2006 LEC Plan Update is 2025.

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage and may include trunk mains, interceptors, treatment facilities, and disposal systems. The Town’s sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the Town of Surfside and Bal Harbour share a sanitary force main that connects to the City of Miami Beach transmission system. The tri-party agreement provides for the transmission of sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

Geographic Service Area

The Town of Surfside’s sanitary sewer system is part of a system run by MDWASD. The Town’s system is coextensive with the Town’s boundaries. The County system includes unincorporated and incorporated areas of Miami-Dade County inside the 2005 Urban Development Boundary that have an agreement with MDWASD. The system also incorporates a small number of facilities, mostly State or County owned, outside of the Urban Development Boundary.

Treatment Facilities and Capacity

There has been a significant reduction in average flow into the regional system as a result of extensive infiltration and inflow (groundwater and rainwater) prevention projects conducted by MDWASD in recent years. Infiltration and inflow within the sewer system should be kept at a minimum to avoid hydraulic overload to the receiving treatment plant. It is pertinent for an operation and maintenance plan to be part of the county’s sanitary sewer system. As a result, the regional wastewater treatment plants operating capacity can remain in compliance with Miami-Dade County MDWASD and Florida Department of Environmental Protection (FDEP) standards.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however, as noted in the MDWASD’s 2007 Water Supply Facilities Work Plan, MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system.

The Town of Surfside’s sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD).The Town’s sanitary sewer collection system is divided into two basins. Sanitary sewer pipes range in size from 8 to 15 inches with flows directed to two pump stations. Pump Station 1 receives sewage from the area of Surfside north of 91st Street, which includes the Business District and a majority of the high rise buildings. Pump Station 2 serves the remainder of the Town, including most of the waterfront lots. The sewage is pumped via the force main which runs along Byron Avenue and connects to the City of Miami Beach’s system near 74th street. Sewage continues under pressure through MDWASD force mains to Virginia Key.

Current Facility Demand

According to the MDWASD 2006 Comprehensive Annual Financial Report, approximately 689 million gallons of wastewater were treated by the County system from the Town of Surfside and 814 million in 2007.

In FY08, the Town began mapping all sewer and potable water lines within the municipal boundary to enhance maintenance. Also in FY09, the Town identified infiltration issues to the sanitary sewer system and has begun a program to seal manholes and smoke/video testing to identify and repair broken lines. In FY09, existing pump stations were rehabilitated in order to ensure levels of service standards are maintained. Table 4-2A shows projected sewage flow demand for the Town of Surfside and Table 4-2B show current and projected waste water capacity for the entire county.

**Table 4-2A
Projected Sewage Flows**

PROJECTED SEWAGE FLOWS				
Year	2010	2015	2030	
Population	5,280	5,483	5,680	
Per Capita (gallons per day finished sewage)	155	155	155	
(all potable volumes are finished sewage)	MGD	MGD	MGD	
Sewage Total Flow (daily average annual)	0.82	0.85	0.88	

Source: Calvin, Giordano & Associates, Inc. 2009

The County’s LOS standard requires that the “system” component of the wastewater facility operate below 102 percent of the previous year’s average daily flow. A comparison of the projected treatment capacity to the 102 percent of the previous year’s average annual daily flow (AADF) requirement, from 2005 to 2020, is presented below. According to the County’s data, the capacity of the MDWASD sanitary sewer system will continue to remain below the 102 percent requirement through 2020. The below table confirms the availability of the sanitary sewer system to meet the needs of Surfside in the short term and long term planning period.

**Table 4-2B
Miami-Dade County Current Wastewater System Capacity 2005-2020**

County WWTP Capacities		Actual County Flow (mgd)	Projected County Flows (mgd)		
	Plant Capacity (mgd)	2005	2010	2015	2020
North	112.5	84.3	83.8	88.5	92.3
Central	143.0	135.3	132.5	139.6	146.4
South	112.5	75.1	76.5	82.6	87.4
Total	368.0	294.7	292.8	310.7	326.0

Source: Miami Dade Water and Sewer Department, 2009

DRAINAGE

Surfside’s existing storm drainage system consists of a network of underground storm sewers that collect and direct the stormwater to Indian Creek and Biscayne Bay. A pumping station at the western end of 92nd Street assists the drainage of water from that street by pumping to an outfall. Storm sewers in the system range in diameter from 10 inches to 36 inches.

The Florida Department of Transportation (FDOT) provided storm drainage improvements on Harding and Collins Avenue in the early 1990’s. Equipment which currently serves the 92nd Street pump station were replaced by FDOT and maintained by the Town; however, even with these modifications, water may still reach curb level in various locations due to tidal fluctuations. The water level of Biscayne Bay is higher than normal during storm periods and high tide, creating a back up in the outfall pipes. The Harding and Collins storm drainage improvements utilize on-site wells and control structures to provide additional capacity.

In 2002, FDOT completed the Stormwater Pump Station System Operational Evaluation and Recommended Improvements (OERI) Report which provided three alternatives to improve stormwater pump systems along Harding. It was determined that the most feasible alternatives are those that have an appropriate overflow capacity, once the wells reach capacity. This was achieved by introducing an emergency gravity bypass in the event that the pumps fail. The alternative consists of new pump stations at the existing vault locations. These new stations required the existing gravity system to be extended to the Intracoastal Waterway seawalls (at 88th Street and 94th Street), a new 36-inch force main to connected to the existing wells; new pumps, structures, controls, and a new gravity bypass drainage pipe.

In 2006, the Town of Surfside initiated another stormwater project, which consists of retrofitting three of the Town’s outfall pipes to reduce pollutants and fresh water entering Biscayne Bay. The proposed facilities at each location will consist of three new stormwater pump stations which pump water into new drainage wells. In order to address pollution concerns for a Florida Department of Environmental Protection (FDEP) drainage well permit, the Town will install Nutrient Separating Baffle Boxes upstream of the pump station to provide treatment before the runoff enters the groundwater which is included in this retrofit project.

The project addresses long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town’s shores. The project directly addresses The Trust for Public Land’s Biscayne Bay Accessibility report, supports the SFWMD’s Biscayne Bay Partnership Initiative (BBPI), and enhances level of service.

SOLID WASTE

The Town's Public Works Department has three garbage trucks which collect trash and garbage on a weekly basis and haul it to Miami-Dade County's Resource Recovery Plant west of Miami International Airport and other Miami-Dade County landfills. Each year Surfside deposits approximately 6,048 tons of waste material at the County's facility. Based on an estimated 2007 population of 5,159 a volume of just 6 pounds per person per day was calculated. Since 2007, the Town is recycling over 500 tons per year. An increase involvement of private firms in the development of solid waste disposal facilities led to an oversupply of disposal capacity and a reduction in disposal fees. As a result, existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate to meet Surfside's needs for the foreseeable future.

Table 4-3
Miami-Dade County Solid Waste Facility Capacity

Data Item / Landfill ID	South Dade Landfill	North Dade Landfill	Resources Recovery Ashfill	Total
Acreege Data:				
FDEP Landfill Type	Class I (Garbage)	Class III (Trash)	Class I (Ash)	N/A
Total Area (Acre)	300	218	80	598
Disposal Area (Acre)	180	180	66	426
Stormwater Management Area + Offices (Acre)	120	38	14	172
Formally Closed Area (Acre)	45	96	26	167
Cell filled in & Closure in progress (Acre)	45	0	20	65
Active Area (Acre)	45	84	10	139
Future Area (Acre)	45	0	10	55
Landfill peak elevation at closure (Feet)	150	138	125	N/A
Landfill average Bottom elevation (Feet)	10	12	10	N/A
Landfill Maximum Depth (+/-Feet)	140	126	115	N/A
Capacity Information				
Tons In Place (June 30, 2006)	13,799,000	10,328,000	4,077,000	28,204,000
Built out capacity in tons	21,184,000	12,581,000	6,582,000	40,347,000
Remaining Capacity in tons	7,385,000	2,253,000	2,505,000	12,143,000
Last year's disposal tonnage (7/1/05-6/30/06)	1,042,000	641,000	159,000	1,842,000
Estimated average disposal rate per year	550,000	360,000	155,000	1,065,000
Years of remaining life at Inormal disposal rate	13	6	16	N/A

Source: Miami-Dade County, 2009

There is sufficient capacity in Miami-Dade County landfills to meet the Town's needs for solid waste disposal for the short term and long term planning horizons.

NATURAL GROUNDWATER AQUIFER RECHARGE

The principal ground water resources for the Lower East Coast (LEC) Planning Area are the Surficial Aquifer System (SAS), including the Biscayne Aquifer, and the Floridan Aquifer System (FAS). The Surficial and Biscayne aquifers provide most of the fresh water for public water supply and agriculture within the LEC Planning Area. The 2005-2006 LEC Plan Update identifies the following:

Although the Biscayne Aquifer is part of the Surficial Aquifer System (SAS), it exists only along the coastal areas in Miami-Dade, Broward and southern Palm Beach counties. The Biscayne Aquifer is highly productive with high-quality fresh water. The extension of the SAS through central and northern Palm Beach County is less productive, but is still used for consumptive uses, including potable water. These aquifers are shallow, generally located within 200 feet of ground surface, and are connected to surface water systems, including canals, lakes and wetlands.

The Biscayne Aquifer and the extension of the SAS into northern Palm Beach County provide more than 1 billion gallons per day of high-quality, inexpensive fresh water for the populations of Palm Beach, Broward and Miami-Dade counties and the Florida Keys portion of Monroe County. This volume is heavily supported, especially during the annual dry season, as well as in periodic droughts, by water from the regional system, primarily the Everglades. During droughts, water from Lake Okeechobee has been required to supplement water from the Everglades to meet the needs of the coastal counties.

The Biscayne Aquifer is designated as a sole source aquifer by the U.S. Environmental Protection Agency (USEPA) under the *Safe Drinking Water Act* because it is a principal source of drinking water and is highly susceptible to contamination due to its high permeability and proximity to land surface in many locations. Protection of the Biscayne Aquifer is provided for through the District's *Basis of Review for Water Use Permit Applications* (SFWMD 2003) and in Chapter 373, Florida Statutes (F.S.), which limit the water availability for consumptive uses.

The Floridan Aquifer System (FAS) exists not just in the LEC Planning Area, but throughout the entire state and portions of adjacent states. The Upper Floridan Aquifer in southeast Florida contains brackish water, and is increasingly being tapped as a source of raw water for treatment with reverse osmosis (RO) to create potable water. Brackish water from the Floridan Aquifer is also blended with fresh water prior to conventional water treatment to expand water supplies during the dry season. Additionally, the Floridan Aquifer is used for seasonal storage of treated fresh water within aquifer storage and recovery (ASR) systems. The Floridan Aquifer has been more extensively developed in the Upper East Coast (UEC) and Lower West Coast (LWC) planning areas of the South Florida Water Management District (SFWMD or District) than in the LEC Planning Area.

From Jupiter to southern Miami, water from the FAS is highly mineralized and not suitable for drinking water without specialized treatment. More than 600 feet of low permeability sediments confine this aquifer and create artesian conditions in the LEC Planning Area. Although the potentiometric surface of the aquifer is above land surface, the low permeability units of the intermediate confining unit prevent significant upward migration of saline waters into the shallower freshwater aquifers.

The top of the Upper Floridan Aquifer is approximately 900 feet in southeast Florida, and the base of the Upper Floridan extends as deep as 1,500 feet. At the base of the Lower Floridan Aquifer, there are cavernous zones with extremely high transmissivities collectively known as the boulder zone. Because of their depth and high salinity, these deeper zones of the Lower Floridan Aquifer are used primarily for disposal of treated wastewater.

The Miami-Dade Water Supply Facilities Work Plan outlines a number of strategies to recharge aquifers with reclaimed water.

Wellfield Protection Areas

There are no wellfield protection areas within the Town of Surfside.

Infrastructure Element Goals, Objectives and Policies

Goal 1: Public utilities capacity shall be provided to adequately serve residents, visitors and business people.

Objective 1 – Correct deficiencies and increase capacity of potable water and sanitary sewer facilities: In general, correct potable water and sanitary sewer system deficiencies and increase potable water and sanitary sewer system capacity in the most cost effective manner possible. This objective shall be made measurable by its implementing policies. [9J-5.011 (3) (b) 1, 2 and 3]

Policy 1.1 – The Town shall continue use of Miami-Dade County Water and Sewer Authority facilities at the Central District Wastewater Treatment Plant on Virginia Key and the Hialeah/Preston Water Treatment Plant or such other Miami-Dade County facilities as may be appropriate.

Policy 1.2 – The Town shall upgrade the potable water distribution system and the sanitary sewer collection system through ongoing maintenance. [9J-5.011 (3) (c) 1]

Policy 1.3 – The Town shall continue to follow the Sanitary Sewer Evaluation Study (SSES) protocols for Phases I, II, and III, including the testing and implementation of improvements/repairs of the collection system.

Policy 1.4 – Projects and programs shall be funded to maintain adequate levels of service.

Policy 1.5 – The Town shall maintain a minimum of a five-year schedule of capital improvements for the expansion and upgrade in the capacity of water and sanitary sewage facilities in accordance with the Water Supply Facilities Work Plan.

Policy 1.6 – The Town shall maintain a the Surfside 20-Year Water Supply Facilities Work Plan, dated November 26, 2008, and shall ensure coordination between land uses and future water supply planning within 18 months of the adoption of the Lower East Coast Water Supply Plan, or its update, as required by Chapter 163, Florida Statute.

Policy 1.7 – The Town of Surfside 20-Year Water Supply Facilities Work Plan is adopted by reference into the Comprehensive Plan. The Work Plan will be updated, at a minimum every five years, concurrent with the update of the Miami-Dade County 20-Year Water Supply Facilities Work Plan.

Policy 1.8 – The Town of Surfside 20-Year Water Supply Facilities Work Plan shall be consistent with the Potable Water Level of Service standards as established in the Comprehensive Plan.

Policy 1.9 – The Town’s 20-Year Water Supply Facilities Work Plan shall guide future expansion and upgrade of facilities needed to transmit and distribute potable water to meet current and future demands. The Town shall research and identify alternative, renewable sources of water to the projected increases in demand.

Policy 1.10 – The Town shall provide for the protection of water quality when using traditional and new alternative water supply sources.

Policy 1.11 – The Town shall identify traditional and alternative water supply projects and the conservation and reuse programs to meet current and future water use demands within the Town’s jurisdiction consistent with the Miami-Dade County 20-Year Water Supply Facilities Work Plan and the South Florida Water Management District’s Water Supply Plan.

Policy 1.12 – The Town shall issue no development order unless the Miami-Dade Water and Sewer Department (MDWASD) certifies that adequate potable water supply is available for new development. The Town shall provide monthly reports to MDWASD, as required, to track the amount of water to be allocated for new uses.

Objective 2 – Correct deficiencies and increase capacity of drainage facilities: Optimize the utilization of water resources through the provision of stormwater management for the Town which reduces damage and inconvenience from flooding, promotes aquifer recharge, and minimizes degradation of water quality in surface water bodies.

Policy 2.1 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Town’s adopted drainage level of service.

Policy 2.2 – Financially feasible projects and programs shall be implemented in order to maintain adequate level of service standards, and to make preventative improvements to the system.

Policy 2.3 – The Town shall implement the stormwater improvement projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. LP6768.

Policy 2.4 – The Town shall construct the Stormwater Treatment Trains and Rehabilitation projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. S0374.

Policy 2.5 – The Town shall adhere to the National Pollution Discharge Elimination System-Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and improving stormwater management practices.

Policy 2.6 – The Town shall use Best Management Practices (BMPs) in accordance with its regulations and those of the South Florida Water Management District (SFWMD) and DERM.

Policy 2.7 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection and enhancement of the Biscayne Bay Aquatic Preserve.

Objective 3: Maintain sufficient solid waste capacity. The Town shall support Miami-Dade County in its provision of solid waste management facilities available to meet the Town’s short-term and long-term future needs.

Policy 3.1 – The Town shall require in the land development regulations that applicants for development permits demonstrate adequacy of solid waste disposal sites or facilities prior to occupancy.

Policy 3.2 – The Town shall cooperate with Miami-Dade County to further preserve landfill space, examine the need for a comprehensive countywide yard waste program and establish clear policies regarding the construction and debris waste stream.

Objective 4 – Level of service: Achieve adequate facility capacity to serve new development concurrent with the impact of that development. Achievement of this objective shall be measured by the implementation of the following policies:

Policy 4.1 – The Town will enforce the following level of service standards:

Sanitary Sewers: The County-wide “maximum day flow” of the preceding year shall not exceed 102 percent of the County treatment system's rated capacity. The sewage generation standard shall be 155 average gallons per capita per day. [9J-5.011 (2) (c) 2a]

Potable Water: The County-wide “maximum day flow” of the preceding year shall not exceed 98 percent of the County treatment and storage system's rated capacity. The pressure shall be at least 20 pounds per square inch at the property line. The potable water consumption standard shall be 155 average gallons per capita per day. [9J-5.011 (2) (c) 2d]

Drainage: All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Stormwater shall be treated in accordance with the provisions of Chapter 17-25, FAC in order to meet receiving water standards in Chapter 17-302.500, FAC. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre development runoff. [9J-5.011 (2) (c) 2c]

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years capacity. For Town planning purposes, a generation rate of 5.2 pounds per person per calendar day shall be used. [9J-5.011 (2) (c) 2b]

Objective 5 – Water conservation: Conserve and protect potable water resources by optimizing the utilization of water resources through effective water management practices. [9J-5.011 (2) (b) 4]

Policy 5.1 – The Town shall maintain and improve land development code and other regulations that include: 1) water conservation-based irrigation requirements; 2) water conservation-based plant species requirements derived from the South Florida Water Management District's list of native species and other appropriate sources; 3) lawn watering restrictions; 4) mandatory use of ultra-low volume water saving devices for substantial rehabilitation and new construction; and 5) other water conservation measures, as feasible. [9J-5.011 (2) (c) 3]

Policy 5.2 – The Town shall promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water. [9J-5.011 (2) (c) 3]

9J-5.011 Objective and policy requirements not applicable to the Town of Surfside: Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Infrastructure Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the Town of Surfside to be inapplicable to Surfside:

9J5.011 (3) (b) 3 Addressing [maximizing the use of existing facilities] and minimizing urban sprawl.

9J5.011 (3) (b) 5 Addressing the function of natural groundwater recharge areas and natural drainage features.



**20- Year Water Supply
Facilities Work Plan**

Prepared by



an Employee Owned Company

Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS

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Appendix A – Miami Dade Water & Sewer Department Water Agreement

1.0 INTRODUCTION

The purpose of the Town of Surfside 20-Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their Comprehensive Plans within 18 months after the water management district approves a regional water supply plan. The updated Lower East Coast Supply Plan was approved by the South Florida Water Management District (SFWMD) on February 15, 2007; therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans, and adopt a Work Plan is August 15, 2008.

Residents of the Town of Surfside purchase their water directly from Miami Dade Water and Sewer Department (WASD). Under this arrangement, the Town of Surfside Public Works Department coordinates with Miami Dade to ensure that adequate capacity is available for existing and future customers and that supporting infrastructure, such as the water lines, are adequately maintained.

The Town of Surfside Water Supply Facilities Work Plan will reference data from WASD's 20 year water supply plan, since the town is a wholesale customer. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for a minimum of a 10-Year planning period. This plan matches the WASD plan in planning length of 20 years.

The Town's Work Plan is divided into six sections:

1. Introduction
2. Background Information
3. Data Analysis
4. Capital Improvements
5. Goals, Objectives, and Policy Discussion
6. Conclusion

1.1 Statutory History

In 2002, 2004, and 2005 Florida Legislature enacted bills to address the State's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for

improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

The following highlights the statutory requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan. [163.3177(4) (a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services. [s.163.3177 (6) (a), F.S., effective July 1, 2005.] Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department of Community Affairs (DCA) for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. [s.163.3180 (2) (a), F.S., effective July 1, 2005.] This "water supply concurrency" is now in effect, and local governments should be complying with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).
4. For local government subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project

proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];

- b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
- c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6) (c), F.S.] Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6) (c), F.S.]

- 5. Revise the 5-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
- 6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6) (d), F.S.]

If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (13), F.S.]

- 7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177 (6) (h) 1. F.S.]
- 8. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177 (6) (h) 1. F.S.]
- 9. Address in the EAR, the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2) (1), F.S.]

2.0 – BACKGROUND INFORMATION

2.1 Overview

The Town of Surfside is located between Miami Beach to the south and Bal Harbour to the north with the Atlantic Ocean to the east and the Village of Indian Creek and Bay Harbor Islands, separated by Indian Creek to the west. The Town of Surfside was incorporated on May 18, 1935 by 35 residents who signed the incorporation documents as members of the private Surf Club, which remains a significant landmark in Surfside.

The Town of Surfside is an evolving municipality consisting of approximately 329.5 acres. Approximately 67.3% is comprised of residential uses, 2.1% General Retail Services, 2.6% Community Facilities, and 28% of all other uses. The largest increase seen from 1995 to 2007 has been an increase in Moderate Density Residential. Private recreation facilities and parking have been redeveloped into residential to provide additional housing.

LAND USE INTENSITY

Table 2.1
Existing Land Use
For Illustrative Purposes Only

Existing Land Use	Land Area (ac)		
	1995	2007	% Change
Low Density Residential	173.8	173.7	-0.06
Moderate Density Residential	1.8	17.2	+855
High Density Residential/Tourist	33.7	31.1	-8
General Retail Services	5.5	6.8	+23
Private Recreation	18.6	0.8	-2,226
Community Facilities	37.0 +/- 35	8.5 +/- 35	-335
Parking	10.0	4.5	-123
Vacant/Undeveloped	2.8	4.3	+55
ROW	81.6	82.5	+1
Total Town Area (ac)	365	365	No Change

Source: Town of Surfside 1989 Comp Plan; 1995 EAR GIS calculations prepared by the Town of Surfside; Calvin, Giordano & Associates, 2007.

The largest increase from 1995 to 2007 has been in Moderate Density Residential land use. Private recreation facilities and parking have been redeveloped into residential use to provide additional housing. **Figure 2.1**

illustrates the Town of Surfside existing land use and **Figure 2.2** illustrates future land use.

Figure 2.1

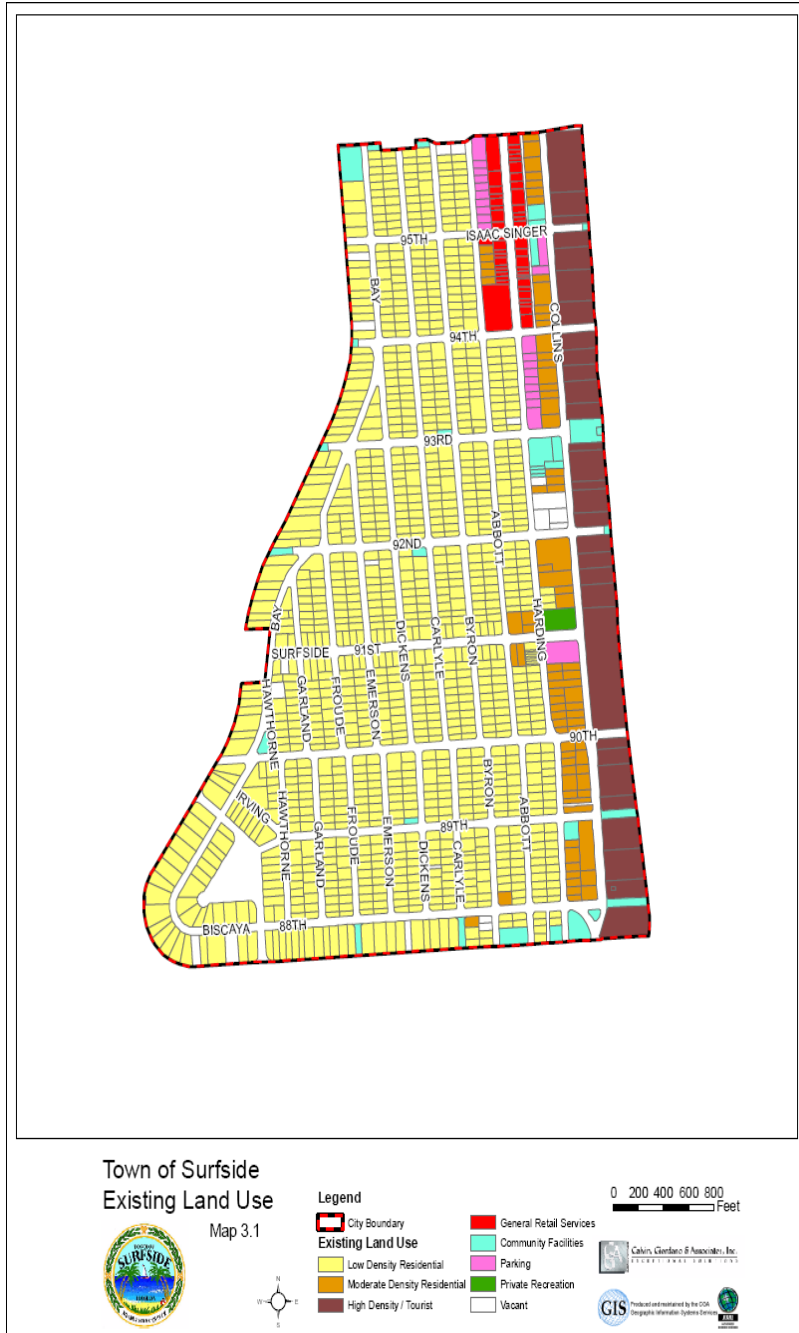
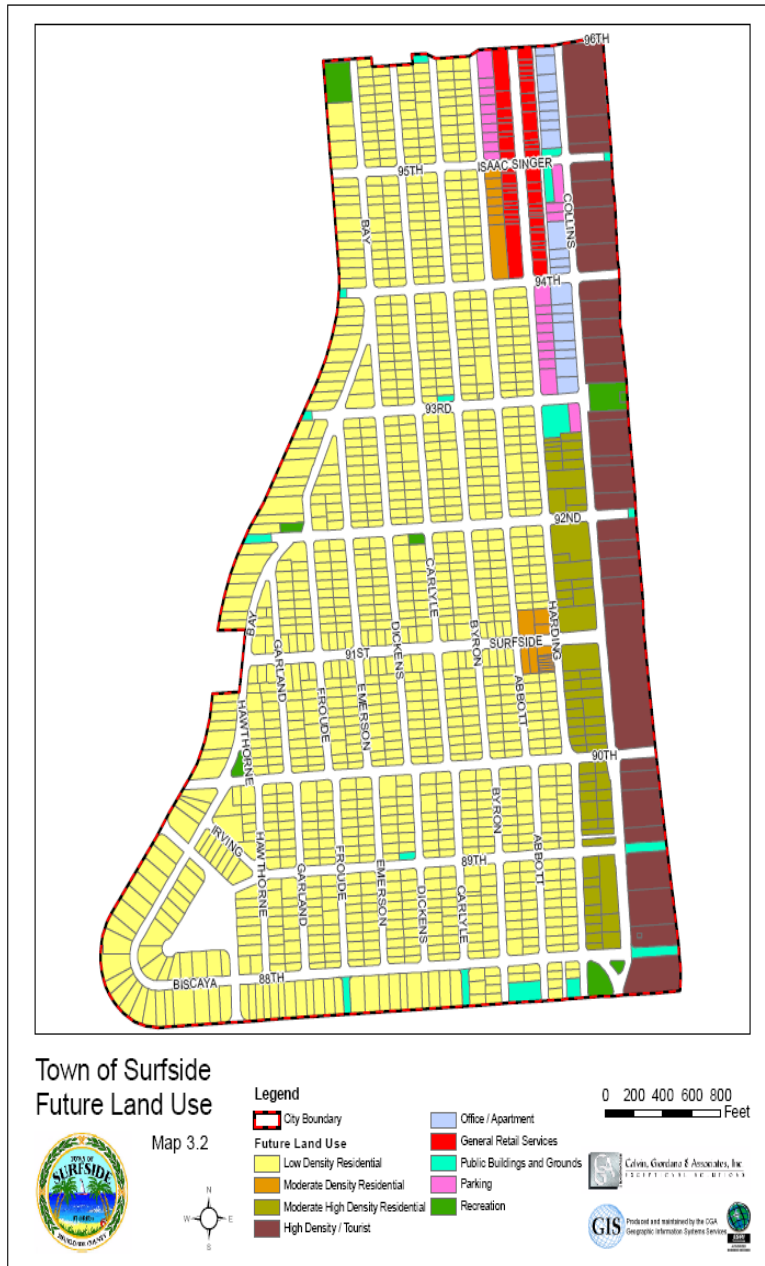


Figure 2.2



2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the South Florida Water Management District (SFWMD) plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule making to limit increased allocations dependent on

the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's Consumptive Use Permit Program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

3.0 – DATA ANALYSIS

3.1 Population Information

For the purposed of this report WASD population projections will be used to calculate projected water demands. WASD gathered population data found in **Table 3.1** from Miami-Dade County Department of Planning and Zoning (P&Z) and was derived from Transportation Analysis Zones (TAZ). The population projection were presented and accepted by the South Florida Water Management District (SFWMD).

Table 3.1
WASD Gathered Population Data

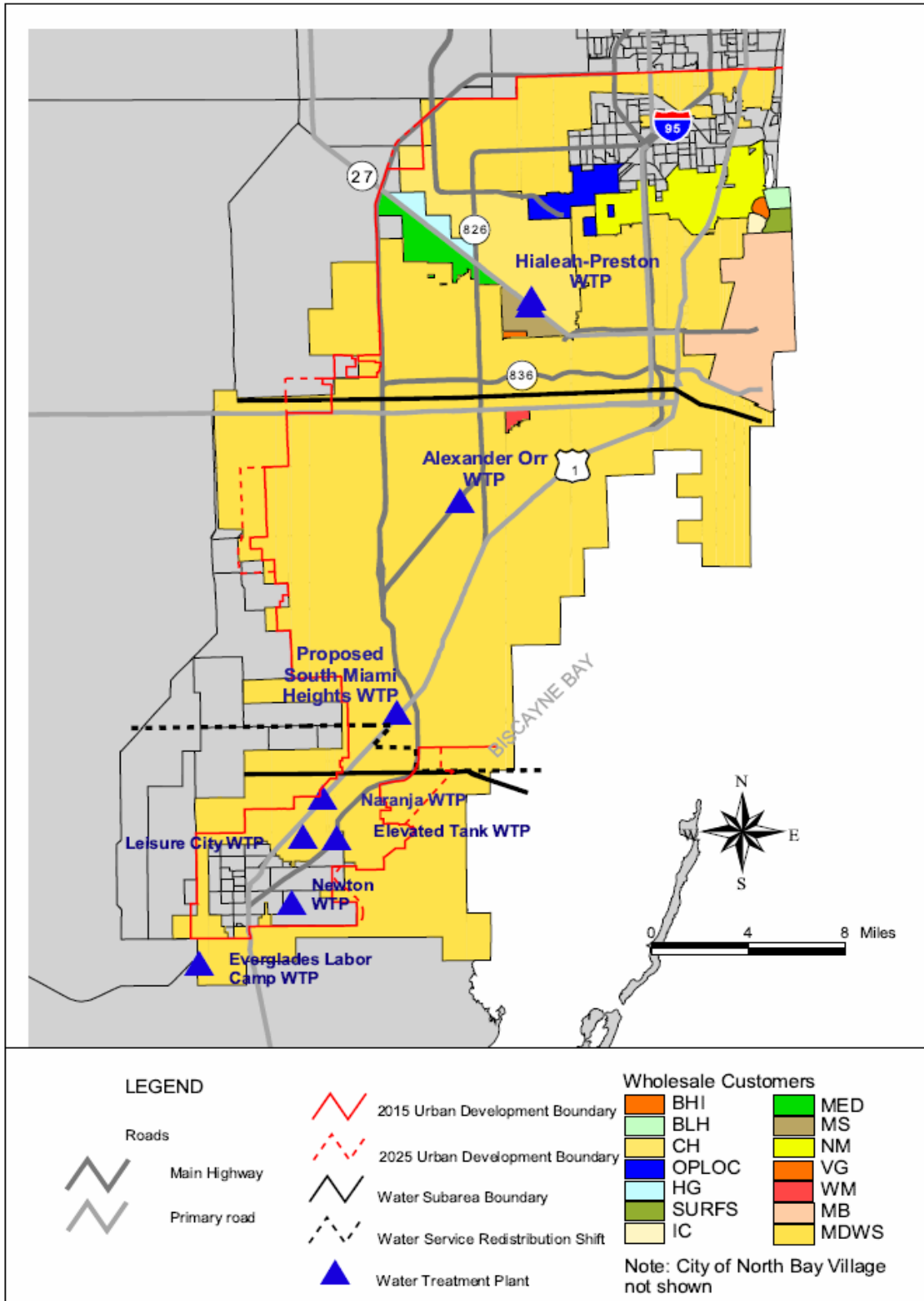
Municipality	Municipal Population Projections					
	Year					
	2007	2010	2015	2020	2025	2030
Town of Surfside	5,159	5,280	5,483	5,680	5,878	6,076

Source: Miami-Dade County Planning and Zoning Department, WASD 20 Year Water Supply Plan.

3.2 Map of Areas Served

The Town of Surfside is a wholesale customer and receives water in the Miami-Dade Water and Sewer Department Hialeah-Preston service area. The Hialeah-Preston service area is illustrated in **Figure 3.1**.

Figure 3.1



Source: Miami Dade County 2008 Water Supply Facilities Work Plan.

3.3 Potable Water Level of Service Standard

The Town of Surfside currently coordinates with WASD to meet existing and projected demands based on level of service (LOS). The existing LOS for the Town of Surfside based on WASD goals for potable water is as follows:

- a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years.
- b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.
- c) Water quality shall meet all federal, state, and County primary standards for potable water.
- d) Countywide storage capacity for finished water shall equal no less than 15 percent of the Countywide average daily demand.
- e) The level of service (LOS) standard for potable water facilities shall be 155 gallons capita per day.

The 155 gallons capita per day (gpcd) value is WASD system wide finished water rate which was calculated by taking historical data. In 2007 the actual gpcd value for the town of surfside was 206 gpcd. The Town of Surfside is aware of this high gpcd value and is currently working with WASD to implement Water efficiency plans, public education, and BMPs to reduce the Town of Surfside’s gpcd value.

3.4 Population and Potable Water Demand Projections by Each Local Government Utility

Population projections for WASD’s entire service area in five year increments from year 2007 to 2027 and year 2030 are shown in **Table 3.3**. Overall, the population served by WASD is expected in increase approximately 26.2% from year 2006 to year 2030. WASD’s population projections are illustrated in Section 3.0 **Table 3.2**.

**Table 3.3
WASD Population Projections**

Year	Total WASD	Total County
2007	2,250,944	2,494,805
2012	2,349,221	2,670,569
2017	2,487,519	2,834,172
2022	2,609,268	2,979,533
2027	2,731,018	3,124,894
2030	2,804,068	3,212,111

Source: Miami-Dade Planning & Zoning Department

HISTORIC WATER DATA

Table 3.4
TOWN OF SURFSIDE HISTORIC WATER DATA

Municipality	Water Consumptions (MGD)			Municipal Population			Per Capita		
	2005	2006	2007	2005	2006	2007	2005	2006	2007
Town of Surfside	1.06	1.09	1.06	5078	5119	5159	209	214	206

Source: Miami Dade County WASD.

Table 3.4 indicates historic potable water consumed by the Town of Surfside. **Table 3.4** was developed by gathering billing data from the Town of Surfside and Miami Dade Water and Sewer Department (WASD).

Water Demand Projections

The Town of Surfside does not provide its own water supply and as a result it purchases water from WASD. The following projections are based on WASD 20-Year Water Supply Facilities Work Plan.

WASD water demand projections are based on initial system-wide finished water daily per capita use rate of 155 gallons per capita per day (gpcd). Historic raw and finished water uses for year 2001 through year 2006 are illustrated in **Table 3.5**. In addition, **Table 3.6** provides the projected raw and finished water use for year 2007 through year 2030. **Table 3.6** also provides projected raw water from the Biscayne and Floridan Aquifer in five-year increments to indicate future demands. Finally, **Table 3.7** provides water supply demands according to wholesale customers.

Table 3.5
Miami-Dade Water and Sewer Department (WASD)
Past Water Use (2001-2006)

FINISHED WATER HISTORICAL USE							RAW WATER HISTORICAL USE				
Year	Population served	Per Capita Usage (gpcd)	Total Annual Use (MG)	Average Month Use (MG)	Max Month Use (MG)	Ratio Max: Average Month	Total Annual Use (MG)	Average Month Use (MG)	Max Month Use (MG)	Ratio Max: Average Month	Ratio Finished: Raw (Total Annual Use)
TOTAL WASD WATER SYSTEM SERVICE AREA											
2001	2,073,679	151.28	114,493	9,541	9,927.5	1.04	117,159	9,763	10,129	1.04	1.0233
2002	2,103,951	156.99	120,614	10,051	10,961.4	1.09	122,931	10,244	11,163	1.09	1.0192
2003	2,134,223	158.51	123,511	10,293	10,676.1	1.04	125,884	10,490	10,878	1.04	1.0192
2004	2,164,495	156.90	124,301	10,358	10,861.1	1.05	126,685	10,557	11,063	1.05	1.0192
2005	2,194,768	154.96	124,098	10,341	10,734.8	1.04	126,670	10,556	11,031	1.04	1.0207
2006	2,225,040	153.30	124,677	10,390	10,988.6	1.06	127,019	10,585	11,170	1.06	1.0188
	5 year average (02-06)	156.13			3 year average (04-06)	1.05			3 year average (04-06)	1.05	1.02

Source: Miami-Dade County Planning and Zoning Department, WASD 20 Year Water Supply Plan.
From WASD Raw and Finished Water Historical Data 2001-2006

**Table 3.6
Miami-Dade Water and Sewer Department (WASD)
Water Demand Projection**

Year	Population	Finished Water Use (gpcd)	AADD Finished Water Use (MGD)	Water Conservation (MGD) Credit	Adjusted Finished Water Demand (MGD)	Adjusted Finished Water Use (gpcd)
2007	2,250,944	155	348.90	1.09	347.81	154.52
2008	2,230,894	155	345.79	2.24	343.55	154.00
2009	2,260,476	155	350.37	3.53	346.84	153.44
2010	2,290,058	155	354.96	4.82	350.14	152.90
2011	2,319,639	155	359.54	6.34	353.20	152.27
2012	2,349,221	155	364.13	7.77	356.36	151.69
2013	2,378,803	155	368.71	9.28	359.43	151.10
2014	2,408,385	155	373.30	10.09	363.21	150.81
2015	2,438,819	155	378.02	10.89	367.13	150.53
2016	2,463,169	155	381.79	11.70	370.09	150.25
2017	2,487,519	155	385.57	12.51	373.06	149.97
2018	2,511,869	155	389.34	13.30	376.04	149.71
2022	2,609,268	155	404.44	16.46	387.98	148.69
2027	2,731,018	155	423.31	19.62	403.69	147.82
2030	2,804,068	155	434.63	19.62	415.01	148.00

Source: Miami-Dade County Planning and Zoning Department, WASD 20 Year Water Supply Plan.

**Table 3.7
Water Supply Service Area
Wholesale Customers**

Municipality	Water Supply by WASD-Projected AADF Finished Water (mgd) – 155 gpcd					
	Year					
	2007	2010	2015	2020	2025	2030
Bay Harbour	0.63	0.65	0.68	0.71	0.74	0.77
Bay Harbour Islands	0.96	0.99	1.04	1.08	1.12	1.17
Hialeah	35.40	36.42	38.13	39.35	40.58	41.81
Hialeah Gardens	3.62	3.84	4.20	4.57	4.93	5.30
Indian Creek Village	0.01	0.01	0.01	0.01	0.01	0.01
Medley	0.09	0.10	0.11	0.11	0.12	0.13
Miami Beach	16.47	17.15	18.29	19.30	20.30	21.31
Miami Springs	2.42	2.45	2.51	2.55	2.59	2.63
North Bay Village	1.26	1.30	1.38	1.45	1.53	1.61
North Miami	10.76	11.24	13.0	12.43	13.00	13.41
North Miami Beach	7.60					n/a
Opa Locka	2.86	2.91	3.01	3.09	3.17	3.25
Surfside	0.80	0.82	0.85	0.88	0.91	0.94
Virginia Gardens	0.33	0.34	0.35	0.36	0.38	0.39
West Miami	0.91	0.92	0.92	0.93	0.93	0.93
Total	84.17	79.14	84.47	86.82	90.32	93.65

Source: 2007 Miami Dade 20 Year Water Supply Plan.

3.5 Water Supply Provided by Other Entities

The Miami-Dade County 20-Year Water Supply Facilities Work Plan was completed in 2008. The intent of the County Work Plan is to meet the statutory requirements mentioned in subsection 1.2 of this plan and to coordinate WASD's water supply initiatives with the Lower East Coast Water Supply Plan Update, prepared by the South Florida Water Management District.

The WASD's service area is the entire Miami-Dade County within the Urban Development Boundary (UDB), excluding portions of North Miami, North Miami Beach, Homestead and Florida City. The areas within the Urban Expansion are included in the planning horizon after 2015. The following summarizes WASD Work Plan:

- Description of population and water demand projections (Table 3.6 and 3.7 Water Supply Service Area, Retail and Wholesale Customers, respectively, by Municipality provides municipal population projections and projected AADF "Annual Average Daily Flow" finished water based on 155 gpcd. The population information was derived from Miami-Dade County Department of Planning and Zoning Transportation Analysis Zone (TAZ) 2004 population data. This subsection also provides a brief discussion of WASD's conservation and reuse programs.);
- Water Supply Facilities Work Plan details the facilities and proposed alternative water supply (AWS) projects that are planned in order to meet the water demands through 2030. The intent of the AWS projects is to assist WASD in meeting the water demands within their respective service area. These projects are expected to be completed increments consistent with the projected growth set forth in the Plan. The AWS projects and annual average daily demand (AADD) assumes that all current wholesalers will remain in WASD system through 2030, except for the City of North Miami Beach. The AWS projects are included in the County's Capital Improvement Element.

In the 20-Year Work Plan, WASD is committed to meet the water demand for the municipalities within the service area. The Town of Surfside is served by the Hialeah-Preston subarea. The Hialeah and John E. Preston WTPs are located at 200 W. 2nd Avenue and 1100 W. 2nd Avenue, respectively. The adjacent facilities in Hialeah share interconnected source water and finished water storage capacity. These two plants serve the Hialeah- Preston subarea, generally, the service area that lies north of Flagler Street. The two plants have similar treatment processes. The Hialeah-Preston WTPs are to receive groundwater from five Upper Floridan Aquifer wells located in the Miami Springs Wellfield and the Northwest Wellfield. These blending activities of brackish and fresh water are proposed to occur at the Hialeah-Preston WTPs by 2010. There are plans to re-rate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary.

The Town of Surfside water distribution system consists of 11 miles of cast iron pipe installed in 1938 (see Figure 3-2). Primary mains feeding the system run under the Town's streets and vary in size from 6-inch to 16-inches in diameter, which feed three-inch and four-inch water lines located along the rear property lines. The four-inch lines provide service. The existing meters are constantly being calibrated and serviced to improve the accuracy of the flow readings for the entire system. The service area is the municipal boundary.

Figure 3-2



3.6 Conservation

Countywide Issues

The Miami-Dade Water Use Efficiency Plan

Currently, the Miami-Dade Water and Sewer Department (WASD) is implementing all Best Management Practices (BMPs) included in the 20-year Water Use Efficiency Plan, which was approved by the South Florida Water Management District. The Town of Surfside is currently working with WASD to implement the efficiency plan. The Town's Engineers are currently evaluating the existing water system by gathering data and performance data analysis to identify any type of flaws in the system. City engineers coordinate existing and proposed projects with WASD to assure all BMPs are being met.

Water Conservation Plans and Development Codes

In addition, all of WASD's wholesale customers are required to submit a Water Conservation Plan to the Department's Water Use Efficiency Section as mandated by County Ordinance 06-177, Section 32-83.1 of the Miami-Dade County Code. The Plan is currently in the process of being adopted by the Town of Surfside. The plan will identify BMPs based on population characteristics and type of service for each municipal service area.

Miami-Dade County has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007. These Water Conservation recommendations were adopted by Ordinance on February 5, 2008. The Ordinance requires that a manual for implementation of the recommendations be developed by July 2008. These Water efficiency recommendations represent an additional 30% to the water savings identified in the 20-year Water Use Efficiency Plan. All applicants will be required to comply with these future code requirements. The list of recommendations submitted to the BCC and the Ordinance relating to water use efficiency standard are presented in Appendix D and are also posted in the Miami-Dade Water Conservation Portal.

Per Capita Consumption

Furthermore, Miami-Dade Water and Sewer Department will establish per capita consumption for all municipalities including those in WASD's retail customer service area. Based on this data, the Department will work with the municipalities to address those with higher than average per capita's and will target programs for those areas. The County anticipates that the implementation of the BMPs identified in the 20-year Water Use Efficiency Plan will result in an adjusted system wide per capita of 155 gpcd by year 2027.

Historically the Town of Surfside's per capita value was over the system average of 155 gpcd. The Town of Surfside is aware of the high per capita value and is currently working with WASD to reduce the per capita value down to 155 gpcd by 2010.

The Town of Surfside will continue to comply with all Miami-Dade County water use efficiency requirements. The Town of Surfside recently completed the Utility Profile required by County Ordinance 06-177, and will continue to work with WASD's Water Use Efficiency Section to develop the Town's Water Conservation Plan and identify best management practices (BMPs).

3.7 Local Government Specific Actions, Programs, Regulations, Opportunities

The Town will coordinate future water conservation efforts with WASD and SFWMD to ensure that proper techniques are applied. In addition, the Town will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The Town will continue to actively support the SFWMD and Miami-Dade County in the implementation of new regulations or programs that are design to conserve water during the dry season.

The Town of Surfside engineers are aware of the need for future water conservation and will coordinate with WASD and the SFWMD to assure BMPs, regulations, and other conservation plans are being implemented.

3.8 Regional and County-wide Issues

For the past years, the State of Florida is leading the nation in water reuse. The water reuse effort in the state is primarily led by utilities, local governments, the water management districts and state agencies. The intent of their efforts is to implement water reuse programs that increases the volume of reclaimed water used and promotes public acceptance of reclaimed water. In addition to the public and private efforts, there are two sections of the Florida Statutes (Secs.403.064(1) and 373.250(1) F.S.) that promote water reuse as a formal state objectives. According to the Florida Statutes, "These sections further conclude that water reuse programs designed and operated in compliance with Florida's rules governing reuse are deemed protective of public health and environmental quality." In addition, Section 403.064(1), F.S., concludes that "reuse is a critical component of meeting the state's existing and future water supply needs while sustaining natural systems."

The Town of Surfside is in full support of the water reuse initiatives under consideration by both the SFWMD and Miami-Dade County. The County has committed to implement a total of 170 mgd of water reuse as noted in the County's 20-year water use permit. In the 20-year Work Plan, the County

identified a number of water reuse projects and their respective schedule. According to the Work Plan, “reuse projects will recharge the aquifer with highly treated reclaimed water and will be in place before additional withdrawals over the base condition water use are made from the Alexander Orr and South Dade sub area wellfields. In addition, reuse irrigation projects are anticipated for the North and Central District Wastewater Treatment Plants. These projects will be implemented in the City of North Miami and North Miami Beach, and currently under construction for Key Biscayne.”

3.9 Reuse

The Town of Surfside currently does not have a wastewater treatment facility, therefore no reuse system currently online. The Town of Surfside is in full support of the water reuse initiatives under consideration by both the SFWMD and Miami Dade’s WASD.

4.0 CAPITAL IMPROVEMENTS

4.1 Work Plan Projects

The following proposed alternative water supply (AWS) projects are to meet MDWAS’s increased water demands through 2030, which encompasses the proposed 20-year Consumption Use Permit period. AWS projects have been identified to meet water demands in the WASD service area and are presented in **Table 4.1** and **Figure 5-1** (of the MSWASD 20 Year Water Supply Plan). It is important to note that any improvements made to the Hialeah Preston Plant have direct affects on the Town of Surfside and neighboring local governments. Improvement made to the plant will increase the capacity and allow opportunity for future redevelopment within its service areas.

Table 4.1

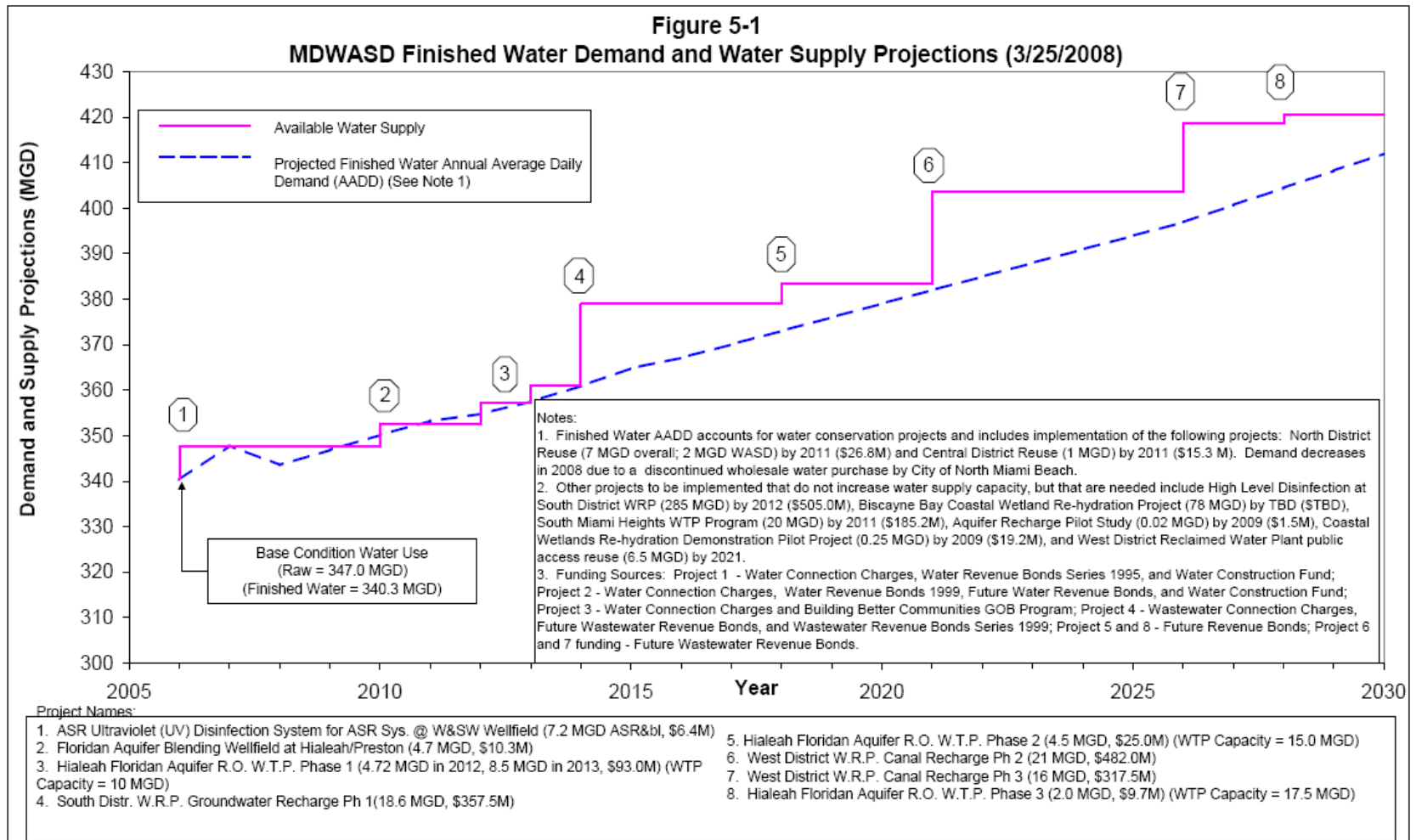
Year	Annual Average Finished Water Quantity in MGD and Source		
2007	7.20	ASR Ultraviolet (UV) Disinfection System for ASR Sys. @ W&SW Wellfield	AWS
2009	4.70	Floridan Aquifer Blending Wellfield at Hialeah/Preston	AWS
2011	8.50	Hialeah Floridan R.O. W.T.P. Phase 1 (WTP Initial Capacity 10.0 MGD)	AWS
2012	2.00	North District W.W.T.P. Reuse Projects	Credit
2012	1.00	Central Distr. W.W.T.P. Reuse Project	Credit
2013	18.60	South Distr. W.R.P. Groundwater Recharge Ph 1	Offset
2017	4.50	Hialeah Floridan R.O. W.T.P. Phase 2 (WTP Total Capacity 15.0 MGD)	AWS
2020	21.00	West District W.R.P. Canal Recharge Ph 2	Offset
2025	16.00	West District W.R.P. Canal Recharge Phase 3	Offset
2027	2.00	Hialeah Floridan R.O. W.T.P. Phase 3 (WTP Total Capacity 17.5 MGD)	AWS
Subtotal	85.50		
Water Conservation	19.62	20-year Water Use Efficiency Plan (4/6/2007)	Credit
Total	105.12		

Note:

Non-revenue potential real water loss reduction target is 14.25 MGD by 2017

No credit give for reuse projects in North District and Central District W.W.T.P.s. Future credits may be given to offset increases in per capita consumption.

Source: WASD 20-Year Water Supply Facilities Work Plan



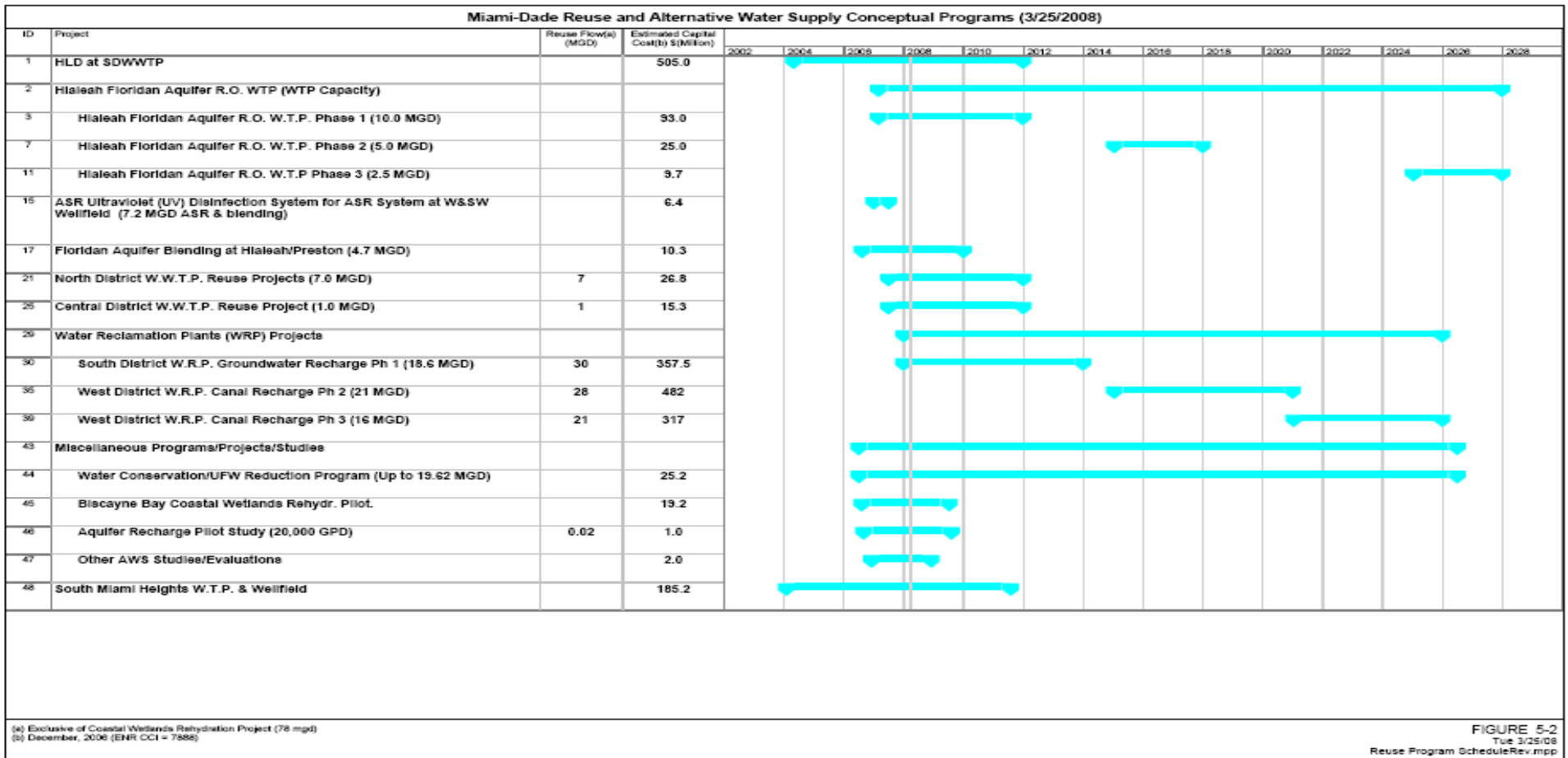
3/25/2008
Figure 5-1 stepChart.rev.xls

Source: WASD 20-Year Water Supply Facilities Work Plan

4.2 Capital Improvements/Schedule

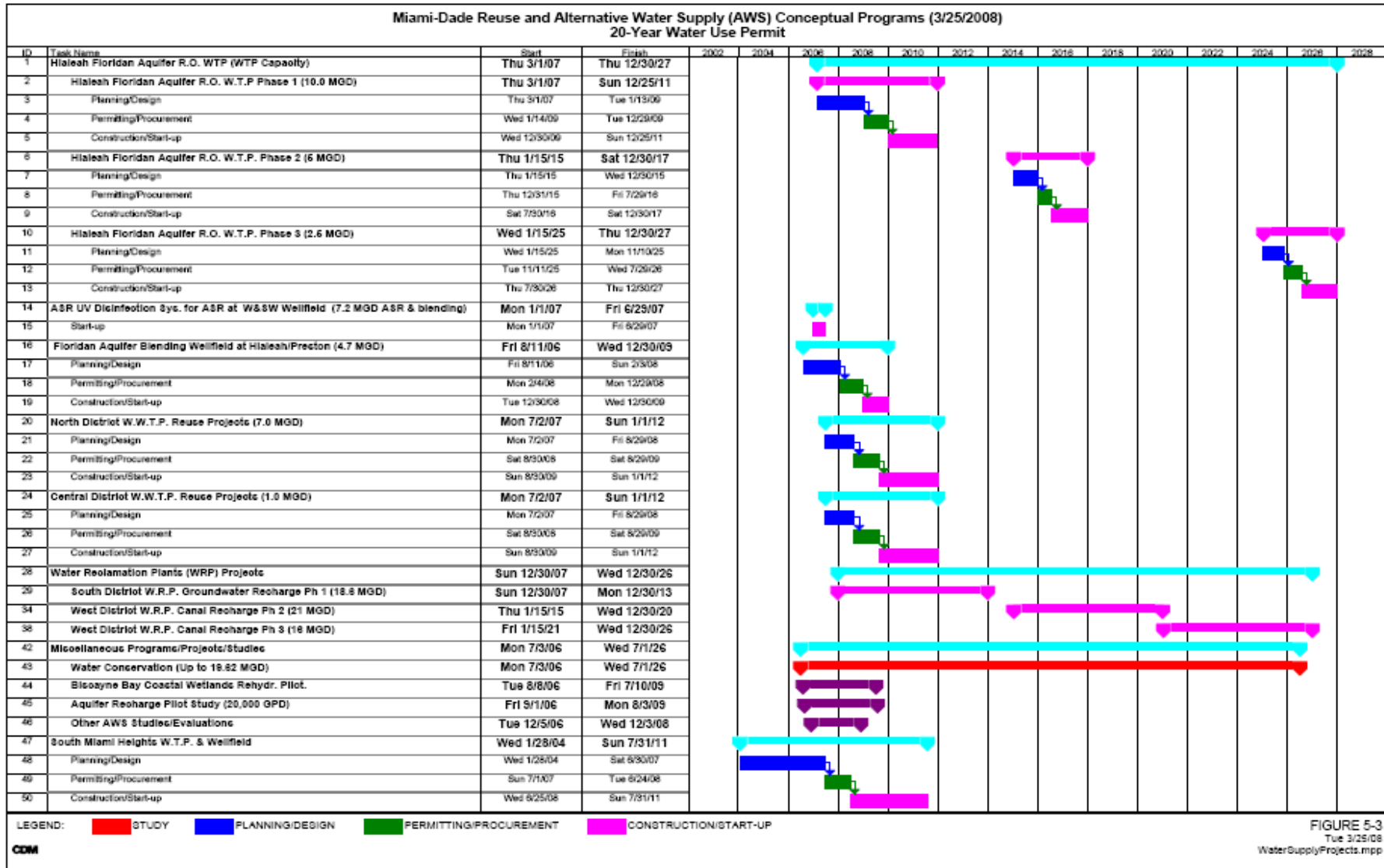
Figure 4.1 and Figure 4.2 are to be completed in increments commensurate with the projected growth. Table 4.2 indicated WASD Water/Alternative Water Supply CIE Program.

Figure 4.1



Source: WASD 20-Year Water Supply Facilities Work Plan

Figure 4.2



Source: WASD 20-Year Water Supply Facilities Work Plan

**Table 4.2
WASD Water/Alternative Water Supply CIE Program**

Project Name	Expenditure ^(a) (In Millions of Dollars)						Six Year Totals
	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	
Sewer Facilities							
Village of Key Biscayne Reuse Distr. System	2.85	0.00	0.00	0.00	0.00	0.00	2.85
Biscayne Bay Coastal Wetlands Rehydr. Pilot.	0.11	2.98	9.12	5.56	0.00	0.00	17.77
Aquifer Recharge Pilot Study (20,000 gpd)	0.24	2.00	0.00	0.00	0.00	0.00	2.24
North District W.W.T.P. Reuse Projects (7.0 mgd)	1.53	6.17	12.93	6.16	0.00	0.00	26.79
Central District W.W.T.P. Reuse Project (1.0 mgd)	0.90	3.36	7.03	4.00	0.00	0.00	15.29
South District W.R.P. Groundwater Recharge Ph 1 (18.6 mgd)	8.93	17.87	34.48	78.81	121.40	96.00	357.49
West District W.R.P. Canal Recharge Ph 2 (21 mgd)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
West District W.R.P. Canal Recharge Ph 3 (16 mgd)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Biscayne Bay Coast. Wetlands Reh. (75.7 mgd)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Facilities							
South Miami Heights W.T.P. & Wellfield	13.14	19.12	26.58	12.92	12.48	0.00	84.24
ASR Ultraviolet (UV) Disinfection System for ASR Syst. @W&SW Wellfield(7.2 mgd ASR&bl)	6.83	0.00	0.00	0.00	0.00	0.00	6.83
Floridan Aquifer Blending at Hialeah/Preston(4.7 mgd)	0.82	2.57	6.60	0.00	0.00	0.00	9.99
Hialeah Floridan Aquifer R.O. W.T.P. Phase 1 (10.0 mgd)	10.49	18.29	34.44	26.67	2.66	0.00	92.55
Hialeah Floridan Aquifer R.O. W.T.P. Phase 2 (5.0 mgd)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hialeah Floridan Aquifer R.O. W.T.P. Phase 3 (2.5 mgd)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals	45.84	72.36	131.18	134.12	136.54	96.00	616.04

Source: MDWASD CDMP CIE

^(a) December, 2006 Dollars (ENR CCI=7888)

5.0 GOALS, OBJECTIVES AND POLICIES

The Town of Surfside adopted several new goals, objectives and policies into the Future Land Use, Potable Water, Conservation, Capital Improvement and Intergovernmental Coordination Elements of the Comprehensive Plan that address water supply sources and facilities, as well as conservation and reuse programs based on the comprehensive plan requirements in Chapter 9J-5, Florida Administrative Code. The Town of Surfside intends to implement and monitor compliance with this 10-Year Water Supply Facilities Work Plan through the adoption and review of amendments to the Comprehensive Plan as part of its future Evaluation and Appraisal Reports.

6.0 CONCLUSION

The South Florida Water Management District has determined that the Biscayne Aquifer water source is not sufficient to meet future demands. Miami Dade County Water and Sewer Department currently supplies potable water services to the Town of Surfside through a mutual agreement. Miami Dade County Water and Sewer Department has evaluated the impact of implementing new alternative water sources projects to meet the projected water demands for all their existing and proposed customers.

The water supply work plan is formulated to demonstrate that the Miami Dade County Water and Sewer Department has the capacity to provide potable water to all their wholesale customers for the next 20-year planning period. The Town of Surfside must coordinate with Miami Dade Water and Sewer Department and South Florida Water Management District to continue research and implement future projects to reduce the reliance on the Biscayne Aquifer.

CONTRACT
BETWEEN
MIAMI-DADE COUNTY
AND
TOWN OF SURFSIDE, FLORIDA
PROVIDING FOR THE RENDITION OF WATER SERVICE

M THIS CONTRACT, made and entered into this 26th day of July, 2007 between Miami-Dade County, a political subdivision of the State of Florida, referred to as the "COUNTY" and TOWN OF SURFSIDE, a municipal corporation organized and existing under the laws of the State of Florida, referred to as the "TOWN".

W I T N E S S E T H:

WHEREAS, on May 2, 1995, the COUNTY and the TOWN entered into a Contract providing for the rendition of water service by the COUNTY to the TOWN, and

WHEREAS, on May 10, 2006, the COUNTY and the South Florida Water Management District (SFWMD) entered into a contract which requires the COUNTY to obtain twenty (20) year water service contracts with its volume water customers to coincide with the request of the COUNTY for twenty (20) year Consumptive Use Permits issued by the SFWMD, and

WHEREAS, without a twenty (20) year contract with the TOWN, the water supply source for the TOWN, may be allocated from an alternative more expensive source for the TOWN, and

WHEREAS, the COUNTY and the TOWN desire to enter into this Contract so the COUNTY can continue to render water service to the TOWN for a twenty (20) year period, and

WHEREAS, the Miami-Dade Water and Sewer Department, referred to as the "Department", operates and maintains the COUNTY's water system.

NOW, THEREFORE, in consideration of the mutual covenants and obligations set forth, the COUNTY and TOWN agree as follows:

Town of Surfside
Water Service Contract
04/09/2007

1

1. Insofar as it may be lawful to do so in accordance with the terms and limitations of any Consumptive Use Permit issued the COUNTY by the SFWMD and subsequent to the terms herein, the COUNTY shall sell and deliver to the TOWN, and the TOWN shall purchase and receive from the COUNTY all potable water necessary to fulfill the water requirements of the TOWN during the effective period of this Contract. All water delivered by the COUNTY shall be of good and potable quality satisfactory for domestic use and shall be of similar quality as that furnished to the COUNTY's other customers. Potable water obtained by the TOWN from the COUNTY may be utilized to serve the TOWN's customers in its existing water service area or future water service area(s) that the TOWN is legally authorized to serve.

2. Notwithstanding the obligations of Paragraph 1 above, if the COUNTY should have an insufficient supply of water available to fulfill the total requirements of all customers of the COUNTY due to prohibitions, restrictions, limitations or requirements of local, state or federal governments having jurisdiction over such matters or due to any other cause beyond the COUNTY's control including but not limited to those specifically set forth in Paragraph 22 below, the COUNTY shall be deemed to have fully performed its duties and to have discharged its obligations if it furnishes and delivers the TOWN's prorata share of such supply as determined by the COUNTY. The COUNTY will not be discriminatory in its delivery of water service. The COUNTY shall give expeditious notice to the TOWN whenever the COUNTY becomes aware of conditions which could reasonably lead to an outage or shortage of such potable water supply or which may bring about such condition. Notwithstanding the preceding, the County shall not be obligated to take or omit any action to ensure current or future water supply to the TOWN.

3. The TOWN agrees to be bound by existing and future standards, laws, rules and regulations which may be enacted by the COUNTY or as may be necessary to ensure continued compliance with local, state and federal laws and regulations and permit conditions.

4. The water furnished will be delivered by the COUNTY and will be accepted and received by the TOWN at the following points of delivery:

- a. 88 Street and Byron Avenue
- b. 91 Street and Byron Avenue
- c. 95 Street and Byron Avenue

Additional points of delivery may be established at such times and places as shall be mutually agreed by the Director of the Department and the TOWN. The TOWN shall bear the entire cost and expense of establishing each such additional point of delivery,

obtaining such easements as may be needed and furnishing all necessary labor and materials required to connect with the COUNTY's main, all in accordance with plans and specifications which are subject to approval of the COUNTY. The TOWN will supply and install meter(s) and transfer ownership to the COUNTY. The TOWN shall convey to the COUNTY, by appropriate bill of sale, as shown on Exhibit "A" attached hereto, and Grants of Easements, all of the TOWN's right, title and interest in and to the tees or crosses in the feeder mains, meters, meter vaults and all piping, valves and appurtenances between and including the aforesaid tees or crosses and the valve immediately on the discharge side of the meters. The COUNTY shall thenceforth own, control, operate and maintain such facilities. Readings of each meter at all points of delivery shall be taken by the COUNTY on or about the 28th day of each month and shall be used for monthly billing purposes under the provisions of Paragraph 11 below.

5. The Parties agree and warrant that their respective water distribution and transmission system and any extensions shall be constructed, operated and maintained in accordance with the requirements of all applicable federal, state, county and other local laws, rules and regulations. The operation and maintenance of all facilities on the TOWN side of the meters shall be the responsibility of the TOWN. Upon reasonable notice that the TOWN is in violation of this Agreement, the TOWN shall provide the COUNTY with access to the TOWN's distribution and transmission system. Said inspections shall be made at reasonable times and upon reasonable notice in such manner as to least disturb the normal operation of the TOWN.

6. In order for the COUNTY to adequately plan for future water demands, within ninety days following execution of this contract and on or before each January 1 thereafter, the TOWN shall submit to the COUNTY the TOWN's projected annual water needs for the next five years. Within 120 days of the COUNTY's receipt of the TOWN's projected annual water needs for the next five years, the COUNTY will notify the TOWN of the COUNTY's ability or inability to meet such needs, which is subject to local, state and federal agencies and other regulatory bodies having jurisdiction over such matters. The TOWN agrees that the COUNTY shall not be liable or in any way responsible for any cost, claims or losses incurred by the TOWN as a result of actions by regulatory bodies.

Notwithstanding the preceding, nothing contained herein shall require the COUNTY to take or omit any action to ensure that the expected demand is satisfied. Any representation as to the County's ability to satisfy expected demands is conditional, and shall not obligate the County to deliver any specific amount of water.

7. The COUNTY shall own, operate and maintain metering stations at the points of delivery listed above which will measure all potable water delivered by the COUNTY to the TOWN. The metering stations shall be of standard make and type installed in a readily accessible location with checking or calibration devices. The installation shall indicate flow with an error not to exceed plus or minus two percent of full scale reading (true accuracy). The Department, at its sole expense, shall check the accuracy of each metering installation once every six months, or at such other time intervals as it may deem appropriate. The Department shall provide the results of the checking to the TOWN's Public Works Director no later than thirty (30) days after the meter is checked. Such checking shall be at a reasonable time, mutually agreeable to the Department and the TOWN. If found to be in error exceeding two (2) percent of true accuracy, the meter shall be recalibrated to the satisfaction of the parties. If such error of more than two (2) percent is discovered, bills for the periods following the prior meter accuracy check shall be adjusted to reflect the quantity of over-read or under-read exceeding two (2) percent. In calculating such billing adjustment it will be assumed that the meter inaccuracy existed for the entire time interval between meter accuracy tests. The billing adjustment shall be made at the same rate in effect during the period of meter inaccuracy.

8. The TOWN may request and the COUNTY agrees to perform a meter accuracy test at any reasonable time acceptable to both parties. If the meter is found to be in error exceeding two percent true accuracy, it shall be recalibrated as described above and the entire cost for such testing and recalibration shall be paid for by the COUNTY. If the meter is found performing within two (2) percent true accuracy, the meter accuracy test shall be paid for by the TOWN within thirty (30) days of receiving the COUNTY's invoice.

9. In the event of complete or partial failure of any meters to register the TOWN's water consumption, the COUNTY may determine the estimated water consumption based on the most recent twelve (12) full months of consumption measured by the meters when they were operating properly or another method mutually agreed upon by the Department and the TOWN. To the extent possible, the COUNTY shall repair all failed meters within thirty (30) days of the determination that the meter has completely or partially failed.

10. It shall be the obligation and duty of the TOWN to transmit the water at its own expense from each point of delivery to the place or places of ultimate use. The COUNTY shall not be responsible for insufficient pressure for either domestic or fire flow service, nor be required to correct any fluctuation in pressure occurring beyond any point of delivery. The existing normal level of service to the TOWN is 50-55 psig at an average

daily flow of approximately 4,000,000 gallons per day into the 30" Broad Causeway water main referenced in Paragraph 14. In the event that the pressure on the COUNTY's point of delivery drops to the low pressure telemetry alarm level setting of 40 psig, the COUNTY shall notify Surfside Police Department and the Miami-Dade County Fire Department of such low pressure alarm condition by a telephone auto-dialer (the "Auto-Dialer"). The COUNTY shall provide at least a 72 hour notice before any planned decrease in pressure which would affect the TOWN's and the Miami-Dade County Fire Department's ability to deliver services to any TOWN customer.

11. The TOWN shall pay to the COUNTY, as compensation for the treatment and transmission of all water delivered to the TOWN, a monthly charge for such service based on a uniform rate for the COUNTY's volume customers. The rate shall be calculated for each Department fiscal year based on projections from the prior Department fiscal year and based on the sum of the following:

(a) That portion of all budgeted annual operating and maintenance expenses, including taxes assessed, if any, for the COUNTY's regional water system divided by the projected total amount of flow used to bill all the COUNTY's water customers over the same time period.

(b) That portion of the budgeted annual renewal and replacement expenses for the COUNTY's regional water system divided by the total projected amount of flow used to bill all the COUNTY water customers over the same time period.

(c) That portion of the COUNTY's budgeted annual interest obligations of outstanding notes and bonds for the COUNTY's regional water system divided by the projected total amount of flow used to bill all the COUNTY water customers over the same time period.

(d) That portion of the budgeted annual charge for the amortization of the COUNTY's outstanding notes and bonds for the COUNTY's regional water system, to be consistent with the requirements under law, divided by the total projected amount of flow used to bill all the COUNTY's water customers over the same time period.

(e) That portion of the budgeted annual charge for customer accounting and service, for the COUNTY's regional water system divided by the total projected of flow used to bill all the COUNTY's water customers over the same time period.

(f) That portion of projected annual administration and general expenses, for the COUNTY's regional water system, divided by the total projected amount of flow used to bill all the COUNTY's water customers over the same time period.

(g) That portion of the charge for debt service coverage requirement for bond issues for the COUNTY's regional

water system divided by the total projected amount of flow used to bill all the COUNTY's water customers over the same time period.

12. The TOWN, with the assistance of the COUNTY, shall prepare a water conservation plan for its distribution system, to the satisfaction of the COUNTY, and shall implement the tenets of such plan. This plan shall comply with applicable local, state and federal conservation rules and guidance, as appropriate. The COUNTY may impose a surcharge on the use of such amounts of water by the TOWN as could be conserved by the TOWN through the implementation of a conservation plan, provided that the surcharge is applied uniformly to all volume water customers of COUNTY. The amount of the surcharge is subject to the review and approval of the Board of County Commissioners. Water conservation is necessary to meet the public water supply demands of the COUNTY.

13. The COUNTY reserves the right to revise or modify the rate and the method of calculation included in Paragraph 11 as may be approved by the Board of County Commissioners in accordance with applicable law and the TOWN agrees to be bound thereby. The COUNTY will attempt to provide the TOWN with a preliminary rate and shall to provide such rate a minimum of six (6) weeks in advance of any rate increase effective date. The TOWN recognizes and agrees that the adopted rate may differ from the preliminary rate. The TOWN recognizes and agrees that the COUNTY intends to implement in the future such charges or rate structures, including but not limited to peak flow surcharges, as it deems necessary to fairly recover its costs for any needed infrastructure improvements. The TOWN further recognizes and agrees that the COUNTY's right to revise or modify the rate or methods of calculation under this paragraph is not limited solely to revisions or modifications allowing the COUNTY to recover costs for infrastructure improvements.

14. In addition to the monthly payment calculated in accordance with Paragraph 11 hereinabove, the TOWN shall pay to the COUNTY an asset charge representing the TOWN's proportionate share of the COUNTY's costs for the construction of water main improvements in Broad Causeway and Kane Concourse which costs are calculated as shown below:

A charge per month for interest and depreciation in an amount equal to fifteen thousand one hundred twenty-five dollars and sixty-four cents (\$15,125.64) representing seven-tenths of one percent (0.7%) of \$2,160,805 for the cost of the thirty (30) inch main in Broad Causeway; plus two thousand eight hundred dollars (\$2,800.00) representing seven-tenths of one percent (0.7%) of \$400,000 for the cost of installing the twenty-four (24) inch main in Kane Concourse. This charge shall remain in effect through December 2008.

15. For the purpose of billing the TOWN for the charges specified in Paragraph 14 hereinabove, the COUNTY will establish the TOWN's proportionate share by dividing the TOWN's metered consumption by the total water consumption of the TOWN, Indian Creek Village, Bay Harbor Islands and Bal Harbour Village.

16. The COUNTY grants the TOWN the right to audit all Department records related to the computation of the rates for each fiscal year. Upon written notice, the COUNTY shall make available for the TOWN such records at the offices of the Department on an annual basis. In the event that such audit indicates any discrepancy between the rates used by the COUNTY in computing the monthly service charges to the TOWN and the amount paid by the TOWN determined as a result of the audit, and following the COUNTY's acceptance of the audit findings, the COUNTY shall make an adjustment, for that fiscal year, in the service charges previously paid by the TOWN. The audit must be completed on or before the end of each fiscal year for which the rates apply. Adjustments shall not be made for prior fiscal years.

17. Billings for services provided in accordance with this contract shall be rendered monthly. Invoices will be mailed by the tenth day of the month following the month for which service has been provided, based on meter readings taken by Department employees on or about the 28th day of each month. Amounts billed on such invoices are due when rendered. In the event the TOWN disputes a bill, the TOWN shall provide the COUNTY with notice of the reasons for non-payment and shall escrow such portion of the bill that is disputed in an interest-bearing account. The parties shall promptly meet and use good faith efforts to resolve the dispute within forty-five(45) days of the notice. Except for any portion of a bill disputed by the TOWN, payments not received by the Department on or before twenty-five (25) days after the postmark date of the bill shall be considered past due. All past due invoices shall be subject to a late charge as established by the COUNTY, such charge to reimburse the Department for costs in processing and otherwise administering late payments. In addition, per annum interest shall accrue on the past due charges including the late charges at the maximum legal rate provided by Florida law for contracts in which no interest rate is specified, for each day, including Saturdays, Sundays and holidays, from the past due date until the date of receipt by the Department. For purposes of this paragraph, date of receipt shall be the date of actual receipt by the Department if hand delivered or mailed, or date of transfer to the Department's bank, if electronic funds transfer is used.

18. Any and all suits brought by either party shall be instituted and maintained in any court of competent jurisdiction in Miami-Dade County, Florida. In all such suits, the prevailing party shall be entitled to receive costs and reasonable attorney's fees. The amount of such costs and fees shall be determined by the court in which such actions are brought.

19. The TOWN shall accept delivery of water transmitted at a flow rate as nearly uniform as practical throughout each daily 24-hour period during November, December, January, February, March and April of each year and at all such other times when the daily quantity delivered shall exceed the average daily quantity delivered during the preceding six (6) months set forth above. The COUNTY shall have the right to make such tests as it shall deem necessary, and at such times as it shall deem to be appropriate, to determine to what extent the maximum 60-minutes sustained demand imposed upon the facilities of the COUNTY by the requirements of the TOWN between the hours of 6:00 A.M. and 9:00 P.M. is exceeding the average daily demand for the same month. For the purpose of making each such test and of ascertaining and utilizing the result to give effect to the provisions of this Paragraph, the COUNTY shall use a recording flow meter installed at each of the points of delivery provided for in Paragraph 4 above. Such tests shall apply to each of the six (6) months set forth above and to any other month in which the average daily demand is equal to or greater than the average daily demand for the six (6) months considered collectively. Provided however, that no test allowed by this paragraph shall occur on less than three (3) business days notice to the TOWN.

20. The TOWN shall establish, impose, maintain and collect, or shall cause to be established, imposed, maintained and collected at all times throughout the effective period such rates and charges for water distributed as will enable it to pay in full all amounts to which the COUNTY shall be entitled.

21. No property taxes shall be levied or collected by the TOWN upon the properties of the Department. Additionally, the TOWN shall not impose any zoning changes upon the properties of the Department.

22. Any cessation of water services and any consequences caused by force majeure, inevitable accident or occurrence or cause beyond the reasonable control of either Party, shall not constitute a breach of this Contract and neither party shall be liable to the other or its inhabitants or customers for any damage resulting from such cessation or interruption of water service. Force majeure shall mean an act of God which includes but is not limited to sudden, unexpected or extraordinary forces of nature such as floods, washouts, storms, fires, earthquakes, landslides, hurricanes, epidemics, explosions or other forces of nature, strikes, lockouts, other industrial disturbances, wars, blockades, acts of terrorism, insurrections, riots, federal, state, county and local governmental restrictions, regulations and restraints, military action, civil disturbances, or conditions in federal, state, county and local permits.

Neither party shall be liable for its failure to carry out its obligations under the contract during a period when such party is rendered unable, in whole or in part, by force majeure or inevitable accidents or occurrences to carry out such obligations, but the obligations of the party or parties relying on such force majeure shall be suspended only during the continuance of any inability so caused and for no longer period of an unexpected or uncontrollable event, and such cause shall, so far as possible, be remedied with all reasonable dispatch. It is further agreed and stipulated that the right of any party to excuse its failure to perform by reason of force majeure shall be conditioned upon such party giving, to the other party, written notice of its assertion that a force majeure delay has commenced within ten (10) working days after such commencement, unless there exists good cause for failure to give such notice, in which event, failure to give such notice shall not prejudice any party's right to justify any non-performance as caused by force majeure unless the failure to give timely notice causes material prejudice to the other party.

23. In accordance with the provision of County Ordinance No. 89-95 as currently in effect and as may be amended or revised in the future, the TOWN shall require all new retail users, as defined in the Ordinance, to pay the COUNTY's water and sewer connection charges. The TOWN shall not render water service, sewer service or both to any new retail user until a written receipt from the Department is provided to the TOWN. Pursuant to Ordinance No. 05-167, the provision of water and/or sewer service to new retail users by the TOWN who did not pay the appropriate charges, shall render the TOWN liable to the COUNTY for the payment of such charges.

24. In consideration of good and valuable consideration received from the COUNTY and in consideration of the covenants in this Contract, the TOWN agrees to indemnify and save harmless forever, the COUNTY, its officers, agents and employees from all claims, liability, actions, loss, cost and expense, including attorney's fees, which may be sustained by the COUNTY, its officers, agents, and employees due to, caused by, or arising from the negligence of the TOWN, its officers, employees and agents in connection with the performance of this Contract. The TOWN agrees to defend against any claims brought or actions filed against the COUNTY, its officers, agents and employees in connection with the subject of the indemnities contained herein.

25. In consideration of good and valuable consideration received from the TOWN and in consideration of the covenants in This Contract, the COUNTY agrees to indemnify and save harmless forever, the TOWN, its officers, agents and employees from all claims, liability, actions, loss, cost and expense, including attorney's fees, which may be sustained by the TOWN, its officers,

agents, and employees due to, caused by, or arising from the negligence of the COUNTY, its officers, employees and agents in connection with the performance of this Contract. The COUNTY agrees to defend against any claims brought or actions filed against the TOWN, its officers, agents and employees in connection with the subject of the indemnities contained herein.

26. Notwithstanding the above, nothing shall create any liability of the COUNTY or TOWN beyond the scope of Section 768.28 Florida Statutes, as currently in effect or as lawfully amended in the future.

27. No rights pursuant to this contract shall be assignable by the TOWN unless the COUNTY agrees in writing.

28. This Contract shall be and remain in full force and effect for a period of twenty (20) years from the date of execution of this Contract providing the SFWMD extends the current Consumptive Use Permits for a twenty (20) year period. The TOWN shall comply with the terms and conditions of the Consumptive Use Permit issued by the SFWMD and any revisions or modifications to such permit. Where the Consumptive Use Permit requires reporting of various measures to the SFWMD, or requires actions be taken to the satisfaction of the SFWMD, the TOWN shall make such reports or take such actions as necessary to comply with the terms of the Permit. The County shall notify the TOWN of any such actions which are necessary and shall allow a reasonable time for compliance by the TOWN.

29. The TOWN grants to the COUNTY the right to provide reuse water for non-drinking purposes, when available, within the TOWN subject to federal, state and local laws and regulations in effect and as may be amended in the future, subject to the issuance of construction permits by the TOWN and upon the TOWN's Manager giving approval in writing which shall not be unreasonably withheld. The TOWN agrees to accept and utilize re-use water in lieu of potable water, if such water is provided by the COUNTY through a distribution system installed in the TOWN at the COUNTY's expense, to the extent the use for which the COUNTY is offering such re-use water is permitted by law.

30. All notices required pursuant to this Contract shall be properly given if mailed by United States registered or certified mail addressed to the party to which notice is to be given at the following respective addresses:

Miami-Dade County
c/o The Director
Miami-Dade Water and Sewer Department
3071 SW 38 Avenue
Miami Florida 33146

Town of Surfside
Water Service Contract
04/09/2007

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TOWN OF SURFSIDE
Mayor
9293 Harding Avenue
Surfside, Florida 33154

31. This contract shall be governed by and construed according to the laws of the State of Florida, and venue shall be in Miami-Dade County, Florida.

32. This Contract contains the entire Contract of the parties with respect to the subject matter and replaces and supersedes all prior contracts or understandings, oral or written, with respect to such subject matter, and such contracts or understandings are now void and no longer in effect.

33. If any Section of this Contract is found to be null and void, the other Sections shall remain in full force and effect.

(THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in their names and their corporate seals affixed and to all duplicates by their respective officers all as of the day and year above.



MIAMI-DADE COUNTY

By: [Signature] (SEAL)
County Mayor

ATTEST:

TOWN OF SURFSIDE

By: [Signature]
Town Clerk

By: [Signature] (SEAL)
Town Manager

Approved as to form and legal sufficiency:

Approved as to form:

[Signature]
Assistant County Attorney

[Signature]
Attorney for Town of Surfside

Exhibit "A"

ABSOLUTE BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, That TOWN OF SURFSIDE, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by Miami-Dade County, a political subdivision of the State of Florida, hereinafter called GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the GRANTEE, its successors and assigns, that portion of the GRANTOR's water facilities installed to provide an additional point of connection south of _____ Street and _____ Avenue in Miami-Dade County.

The GRANTOR hereby assigns and transfers to the GRANTEE all of its rights, title and interest to the following:

- a. Any and all rights, licenses and permits from the Department of the Army Corps of Engineers and State of Florida, Department of Environmental Regulation issued to the TOWN in connection with the construction of the sewage facilities.
- b. Any and all other rights, interest, easements, licenses and permits issued or granted by any other governmental authority, person, firm or corporation in connection with the sewage facilities conveyed to the GRANTEE hereunder.

TO HAVE AND TO HOLD the same unto the GRANTEE, its successors and assigns forever. GRANTOR does covenant to and with the GRANTEE, its successors and assigns, that GRANTOR is the lawful owner of the above described; that said property is free from all encumbrances; that GRANTOR has good right to sell the same aforesaid; that GRANTOR will warrant and defend the sale of the said property unto the GRANTEE, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal this _____ day of _____, 2007.

ATTEST:

TOWN Clerk

TOWN OF SURFSIDE

TOWN Manager

COASTAL MANAGEMENT ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Coastal Management Element is to protect human life and to limit public expenditures in areas that are subject to destruction by natural disaster. It is also to plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources.

COASTAL PLANNING AREA

Surfside is an Atlantic Ocean coastal community located on a barrier island along the southeast coast of the Florida peninsula in Miami-Dade County. The barrier island the Town is located on is separated from the mainland by the north end of the Biscayne Bay estuary. The Hurricane Storm Surge Evacuation Map prepared by the Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as hurricane vulnerable, and classified the entire barrier island as a Zone A evacuation area. Therefore, the entirety of the Town is recognized as the Coastal Planning Area (CPA).

LAND USE IN THE COASTAL PLANNING AREA

The existing land uses in the Town are identified on *Map FLU 1 Existing Land Use*. The Future Land Uses within the Town are identified on *Map FLU 7 Future Land Use*. The Future Land Use Element inventories and provides greater detail on these uses. The Town has no identified blighted areas in need of redevelopment, and has no Community Redevelopment Agency.

NATURAL RESOURCES IN THE COASTAL AREA

The natural conditions of this barrier island have been highly altered. The Town is nearly built out with only a few vacant lots. The entirety of the Town's Bayside shoreline, inclusive of Indian Creek and Point Lake, has been significantly altered and is bulkheaded, and the adjacent nearshore waters have been dredged.

The one mile length of beach and dune along the Town's ocean frontage is created from a beach renourishment program. The restoration of the federally-authorized Dade County Shore Protection Project, which included the Town of Surfside, began in 1978 and was completed in January 1982 using sand from offshore borrow sites. The project included restoration of a 20 foot wide dune at elevation +10.7 ft NGVD and a 50 foot wide level berm at elevation +8.2 ft NGVD. Additional fill material, equivalent to ten years of advance nourishment, was placed seaward of the design berm. At the time of the compilation of this data in November 2008, there is still approximately 38 acres of beach area seaward of the erosion control line within the Town. This beach area is maintained in a natural state and the vegetated dune serves as nesting habitat to marine turtles.

ACCESS FACILITIES

The entirety of the Town's one mile length of oceanfront beach is under the ownership of the State and is open to the public for recreational use. The erosion control line, which runs approximately along the crest of the dune, defines the limits of private property and the beginning of the state owned beach. The state owned beach is comprised of approximately 38 acres. Ample access to this public beach is provided via

the platted public right of ways for 88th, 90th and 92nd Streets and 94th through 96th Streets; the eastern ends of which terminate at the State-owned beach. Beach access is also provided from the Town's beach front Community Center site located at 93rd Street. The beach and dune system is maintained by the Miami-Dade County Park and Recreation Department in a natural condition. There are no piers, marinas or structures other than a lifeguard station along the beach.

The Town has established an ocean bulkhead line that applies to the private beach front properties east of Collins Avenue. The zoning code prohibits development or any redevelopment seaward of the bulkhead line. Seaward of this bulkhead line there are approximately 19 acres that are undeveloped that lie adjacent to the State owned beach. Within this undeveloped ocean bulkhead setback area, along the landward side of the dune, there is an unimproved maintenance path that is utilized by the State, the County and the Town that runs the entire length of the Town. This maintenance path is, and has historically been, a popular public walking and biking path. The landward side of the dune in this area is more sparsely vegetated than the seaward side, and the property owners have landscaped the area nearest the bulkhead on many of the properties.

To limit impacts to the dune and dune vegetation, seventeen (17) dune cross-over locations have been established and are maintained by the Town. Eight of these cross-overs correspond to the termination of the platted public right-of-ways and one is in front of the Town Community Center site. Although the remaining cross-overs are located in front of private properties, the established maintenance path provides access to these cross-overs also.

The entire shoreline along Biscayne Bay, which includes Point Lake and Indian Creek, is bulkheaded. There are approximately 1.5 miles of shoreline along the barrier island portion of the Town and approximately 0.7 miles of shoreline around the Biscaya Island neighborhood. The western ends of the platted public right of ways for 90th and 92nd through 95th Streets terminate at the Indian Creek bulkhead; the southern ends of the platted right of ways for Froude and Carlyle Avenues terminate at the Biscayne Bay bulkhead, and the platted right of ways of Biscaya Drive, Bay Drive and the west end of 89th Street each terminate at the Point Lake bulkhead. At this time there are no docks, platforms or specific improvements to facilitate water accessibility; however, the Town intends to retain these platted right of ways as public access.

There is a Town park located along Indian Creek at the corner of 96th Street and Bay Drive. The Town is in the process of obtaining grants to purchase a residential property immediately south of the 96th Street Park. The long range plans for this property have not yet been determined.

ESTUARINE POLLUTION CONDITIONS

Biscayne Bay, a sub-tropical estuary, is located along the coast of Miami-Dade and northeastern Monroe Counties; it is a marine ecosystem comprised of about 428 square miles with a watershed area of about 938 square miles. The bay can generally be divided into the north, central and south Biscayne Bay areas. North Biscayne Bay extends from Dumfoundling Bay (approximately NE 192nd Street) south to the Rickenbacker Causeway. The Town of Surfside is located along the north portion of Biscayne Bay. The bayou, referred to as Indian Creek, that separates the Town from Bay Harbor Islands and the Island of Indian Creek Village, and the dredged channels and water body referred to as Point Lake that separates Biscaya Island from the remainder of the Town are considered parts of Biscayne Bay. The northern portion of Biscayne Bay retains the most estuarine habitat that can be found throughout the bay, but it is also the most altered by dredging and bulkheading. Although remaining shallow areas contain some productive seagrass beds, roughly 40 percent of the northern bay area is too deep or too turbid to support a productive estuarine ecosystem. The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded and the near shore waters have been significantly altered through dredging. The mainland and barrier island of the north Biscayne Bay area are highly urbanized.

The Atlantic Intracoastal Waterway (ICW) runs through Biscayne Bay in a north south direction. The ICW is managed and maintained by the Florida Inland Navigation District (FIND), which is a special state taxing district. The increased vessel traffic and maintenance dredging, which has created spoil islands that run along the edge of the ICW, also contribute to the impacts to the estuary.

The Town has developed and adopted a Stormwater Management Master Plan (SMMP). The SMMP identifies 9 separate basins within the Town and proposed improvements for each basin. The Town's drainage includes thirteen outfalls into the bay; eleven are Town maintained and two are Florida Department of Transportation (FDOT) outfalls. Under Financial Project Number 249561-2-52-01, FDOT is currently undertaking improvements to retrofit their existing pump stations and injection wells whereby only during emergency bypass situations will discharges to the bay occur from the FDOT outfalls, which are located at 94th Street and at Carlyle Avenue. This FDOT drainage system, which addresses the drainage from the area along Collins Avenue and east of Harding Avenue, is identified as Basin 9 in the SMMP. The SMMP indicates that at present, runoff from the other 8 basins flows untreated to the remaining outfalls and into the bay.

With assistance from grant monies under FDEP Agreements S0374 and LP6787, the Town is currently retrofitting three outfall locations to install stormwater pump stations and injection wells to re-direct runoff into the groundwater, for water quality. Nutrient separating baffle boxes will be installed upstream of the pump stations to provide treatment before the runoff enters the groundwater. These improvements will occur at the ends of 95th Street (Basin 1), Carlyle Avenue (Basin 6) and Surfside Boulevard (Basin 4). The SMMP identifies how basins 1 through 6 and 8 will interconnect for better quality control and hydraulic performance.

Surveying the Town for elevations and Street alignments has been completed and an inventory of all the components of the stormwater drainage system has also been completed. The Town recently sealed all manhole covers and is in the process of repairing or replacing the sanitary sewer lines, where necessary, to decrease transmigration of e-coli and other contaminates to Biscayne Bay. The sewer rehab project improvements will be completed by December of 2010.

HISTORIC RESOURCES

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF); a database that contains information on archaeological and historic resources in Florida. The state MSF also contains those sites listed on the National Register. *Map CON 2 Historic Sites*, identifies and locates the historic resources contained on the MSF. There are six (6) listed sites within the Town; a prehistoric mound, a prehistoric midden, and four (4) structures. The Indian Creek Bridge, adjacent to the Town, is also listed on the MSF.

The Town regulates the type of earth disturbing activities that may occur in the location of the midden and mound. The four structures listed on the MSF are all located along Collins Avenue and include the Surf Club lodge constructed circa 1930, a private residence also constructed circa 1930, and the Van Rel and Nichols apartment buildings constructed in 1947. The historic status of these structures should be considered when reviewing any applications for modifications or redevelopment of these structures.

INFRASTRUCTURE IN THE COASTAL AREA

The Town has an atlas with a complete inventory of the water distribution system and the sanitary sewer collection system in the Town. The Town recently completed an inventory of all signage and traffic control devices in the Town, as well as an inventory of all the components of the stormwater drainage

system. Surveying the Town for elevations and street alignments has also recently been completed. The Town has current data on the infrastructure, which is addressed in greater detail in the Infrastructure Element of this plan.

COASTAL HIGH HAZARD AREA

Pursuant to Chapter 163.3178(2)(h)F.S. the “Coastal High Hazard Areas” (also referred to as “high-hazard coastal areas”) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Map CST 1 Storm Tides shows the tide during a Category 1 storm from the US Army Corps of Engineers Hurricane Storm Tide Atlas printed in 2001.

INFRASTRUCTURE IN THE COASTAL HIGH HAZARD AREA

The current SLOSH model indicates a significant portion of the western side of the Town falls within the CHHA. This area falls along Indian Creek and Point Lake. The land within the CHHA is built out. Other than the surface parking lot along Abbot Avenue between 95th and 96th Streets and the 96th Street Park, there is private residential development in the CHHA. These homes are served by public roads, sewer and water.

DISASTER PLANNING

Within the Town there is the potential for impacts from lightning, floods, tornadoes and tropical storms, but the most significant natural disaster threat the Town needs to plan for is the event of a hurricane. Hurricanes have the potential to occur from June through November; heavy rainfall, high winds, storm surge and widespread flooding may accompany these storms. The Miami-Dade County Comprehensive Emergency Management Plan states that southeast Florida has experienced 34 hurricanes between 1994 and 2007, nine of which have been a category 3 or greater. Records indicate that the Town has been brushed by or hit by a tropical storm or a hurricane 51 times from 1871 through 2007.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. The quantity of evacuating vehicles will vary depending upon the magnitude of the hurricane, publicity and warnings provided about the storm and particular behavioral response characteristics of the vulnerable population. The Town and County must be prepared to evacuate highly vulnerable populations on critical routes, often concurrently with evacuees from outside the County. There are limited route choices; *Map CST 2 Evacuation Routes* identifies the designated evacuation route for the Town. The Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as a Zone A evacuation area.

The Town of Surfside is within the 50-mile Emergency Planning Zone (EPZ) for the Turkey Point Nuclear Power Facility located in southern Miami-Dade County. This EPZ includes the ingestion exposure pathway in which the population and animals are vulnerable to the long-term health effects associated with the ingestion of contaminated food and water. Additional manmade disasters that the Town may be subject to include other hazardous materials contamination, civil disturbances and mass migration events, terrorism, biological epidemics or coastal oil spills.

The Town has developed a Comprehensive Emergency Management Plan (CEMP). The final draft is currently under review for adoption and will be in effect by the beginning of the 2009 hurricane season. The CEMP identifies that the Emergency Planning Committee, as directed by the Public Works Director, will be responsible for annually reviewing the CEMP. The Public Works Director will be responsible for annually updating all annexes which reference contact information and other changing information. The

Basic Plan and Functional Annexes will be updated once every four years unless substantial deficiencies are demonstrated through an actual or simulated disaster response incident. The Town Manager may also direct more frequent updates as the environment, conditions, or assumptions within the Town change. The Town of Surfside is also a participant in the Miami-Dade County Local Mitigation Strategy Planning Group. The Town coordinates their Post Disaster Redevelopment with the County Emergency Management Office.

The Town has identified publicly owned locations to be utilized as temporary debris storage and reduction sites in the event of a hurricane, and has had these sites reviewed by the Miami-Dade Department of Environmental Resource Management and has forwarded this site information to FDEP. The Town has also selected a disaster management/recovery services firm and debris monitoring services firm.

Coastal Management Element Goals, Objectives and Policies

Goal 1: Provide for conservation and environmentally sound use of natural resources and the protection of human life and property. To plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and to limit public expenditures in areas that are subject to destruction by natural disaster.

Objective 1 – Protect living marine resources and maintain and improve estuarine water: The Town shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state and regional standards and the Town’s adopted level of service.

Policy 1.1 – The Town shall continue to coordinate and cooperate with all applicable agencies in the appropriate management of the Biscayne Bay Aquatic Preserve, including, but not limited to, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, the National Park Service and the Biscayne Bay Shoreline Development Review Committee.

Policy 1.2 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Towns adopted drainage level of service.

Policy 1.3 – The Town shall implement the Stormwater Management Master Plan adopted by the Town in February of 2008. The Town shall update the Plan as necessary.

Policy 1.4 – The Town shall construct the Stormwater Treatment Trains and Rehabilitation projects specified in the State of Florida Department of Environmental Protection Agreement No. S0374.

Policy 1.5 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection of Atlantic Ocean coastal waters, particularly relating to beach renourishment projects and Coastal Construction Control Line permitting.

Policy 1.6 – The Town shall implement the stormwater improvement projects specified in the State of Florida Department of Environmental Protection Agreement No. LP6768.

Policy 1.7 – The Town shall cooperate and coordinate with the applicable agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment and the near shore waters. The Town shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

Policy 1.8 – The Town shall adhere to the Nation Pollution Discharge Elimination System – Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and improving stormwater management practices.

Policy 1.9 – The Town shall work cooperatively with the Florida Department of Transportation (FDOT) to ensure the installation of the improvements to the DOT stormwater systems currently discharging into Biscayne Bay waters.

Policy 1.10 – When applicable, the Town shall provide development proposal information to the Biscayne Bay Shoreline Development Review Committee for review.

Policy 1.11 – The Town shall continue the infrastructure improvement program to seal the manholes, and to repair or replace the sanitary sewer lines, where necessary, to decrease contamination to Biscayne Bay. These project improvements shall be completed by December of 2010.

Objective 2 – Protect living marine resources including manatees and sea turtles: In general, protect, conserve, or enhance living marine resources. In particular, limit impacts to manatees, sea turtle eggs, fisheries, wildlife, wildlife habitat, marine habitat and environmentally sensitive land.

Policy 2.1 – The Town police shall maintain communications with County and State marine police in order to report any violations of the boat speed limits in the adjacent waters which are a manatee protection area. The Miami-Dade County manatee telephone hotline shall also be publicized by Town officials.

Policy 2.2 – The Town shall enact and enforce land development provisions which regulate the location and screening of lights along the beach in a way which is practical to water dependent and water related uses to assist in protecting sea turtles by minimizing the amount of light on beach locations where sea turtles may nest. In addition, the Town shall actively cooperate with Miami-Dade County efforts to protect sea turtle nests. Cooperative actions to be taken by Miami-Dade County and/or Surfside shall include the following: 1) prohibiting horseback riding and campfires on and seaward of the dune during nesting; 2) prohibiting taking, killing, touching or otherwise interfering with sea turtle nests and nesting activities; 3) regulation of coastal construction so as to minimize negative impacts on sea turtles; and 4) beach and dune stabilization and preservation.

Policy 2.3 – The Town shall contact the Miami-Dade County Department of Environmental Management (DERM) if any adverse impact is observed relative to the sea grass beds in adjacent waters.

Policy 2.4 – The Town shall cooperate with U.S. Army Corps of Engineers for beach renourishment if such becomes necessary. Where beach restoration or renourishment is necessary, the project should be designed and managed to minimize damage to offshore grass flats, terrestrial and marine animal habitats and dune vegetation. Native dune and beach plants should be planted and maintained.

Policy 2.5 – The Town shall maintain and enforce land development code provisions requiring minimum building setbacks from the ocean. Specifically, the Town shall retain the ocean bulkhead line setback criteria established in the zoning code.

Policy 2.6 – The Town shall require all new shoreline development affecting marine habitats to be reviewed by the Miami-Dade County Department of Environmental Resource Management or other applicable jurisdictional agency.

Policy 2.7 –The Town shall coordinate with existing resource protection plans of other governmental agencies, including the Miami-Dade County Department of Environmental Resource Management, the South Florida Water Management District, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and others.

Policy 2.8 – The Town shall cooperate with Federal, state and county programs designed to ensure the required use, proper maintenance and proper functioning of dockside pump out facilities.

Objective 3 – Prioritize water-related and water dependent uses: The amount of shoreline devoted to water dependent and/or water-related uses shall be maintained.

Policy 3.1 – The Town shall continue to permit water dependent hotel uses and water-oriented residential uses east of Collins Avenue. The regulations of this area shall be consistent with the density limits established by the Future Land Use Map of this plan.

Policy 3.2 – Those public access areas including street ends, municipal parking facilities and municipal parks along and near coastal waters will be maintained or redesigned to provide greater public access to Biscayne Bay and the Atlantic Ocean beach areas.

Policy 3.3 – The Town shall design and construct signage along major thoroughfares to direct the public's attention to public shoreline parks and water-related facilities.

Policy 3.4 – The Town shall require water-dependent uses to meet the following criteria:

- a) Construction or subsequent operation shall not destroy or degrade sea grass or hard bottom communities, or habitats used by endangered or threatened species.
- b) Where applicable, all external agency approvals shall be obtained.
- c) The proposed facility shall be: 1) compatible with existing, surrounding land uses, and 2) of sufficient size to accommodate project and the required parking.
- d) The proposed facility shall: 1) preserve or improve traditional public shoreline uses and public access to estuarine and coastal waters, 2) preserve or enhance the quality of the estuarine and coastal waters, water circulation, tidal flushing and light penetration, 3) preserve archaeological artifacts or zones and preserve, or sensitively incorporate historic sites, and 4) where applicable, provide a hurricane contingency plan.

Objective 4 – Protect and enhance beaches and dunes: The Town shall protect beaches and dunes, establish construction standards which minimize the impacts of manmade structures on beach or dune systems, and restore altered beaches and dunes where feasible.

Policy 4.1 – The Town shall continue to maintain the posted signs prohibiting walking on vegetated dune and/or uprooting or otherwise damaging plants.

Policy 4.2 – The Town shall maintain the provisions contained in the zoning code restricting development seaward of the ocean bulkhead line on the properties east of Collins Avenue.

Policy 4.3 – The Town shall enforce and maintain the adopted landscape provisions contained in the zoning code requiring the installation of native beach dune landscape materials seaward of the ocean bulkhead line with any new or redevelopment.

Policy 4.4 – The Town shall continue to coordinate and cooperate with the Florida Department of Environmental Protection’s Bureau of Beaches and Coastal Systems and with the Miami-Dade County Park and Recreation Department regarding access to and the appropriate maintenance of the beach area seaward of the erosion control line.

Policy 4.5 – The Town shall regulate the property adjacent to beaches and dunes to ensure the protection of the ecological value of beach and dune areas.

Policy 4.6 – No new dune cross over locations shall be established. The Town shall limit the dune crossovers providing access to the beach to the seventeen crossover locations that currently exist.

Objective 5 – Direct population concentrations away from coastal high hazard areas and limit coastal high hazard area infrastructure expenditures: The Town shall, through land use designation and development review, regulate and limit the type of uses in the predicted Coastal High Hazard Area. The Town shall direct population concentrations away from known or predicted High Hazard Areas.

Policy 5.1 – The Town shall restrict development in accordance with the Future Land Use Map of this plan.

Policy 5.2 – The Town shall limit future public expenditure for new infrastructure which will subsidize growth within the Coastal High Hazard Area; expenditures for restoration and maintenance are exempt from these limitations and expenditures for the enhancement and protection of natural resources or for public land acquisition is encouraged.

Policy 5.3 – Objective 5 and Policy 5.2 above shall not be implemented in such a way as to preclude the Town's plans to improve drainage facilities or reconfigure streets in order to provide adequate infrastructure to serve the Future Land Use Plan development pattern or development for which rights were vested prior to enactment of this Plan.

Policy 5.4 – Pursuant to Chapter 163.3178(2)(h) of the Florida Statutes, the “Coastal High Hazard Areas” (also referred to as “high-hazard coastal areas”) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 5.5 – Consideration for the relocation, mitigation or replacement of any of the existing infrastructure in the Coastal High Hazard Area, as may be deemed appropriate by the Town, shall be coordinate with the state when state funding is anticipated to be needed for implementation of the project.

Objective 6 – Hurricane Preparedness: The Town shall coordinate with the County to maintain a 12-hour hurricane evacuation clearance time to shelter for a category 5 storm event as measured on the Saffir-Simpson scale.

Policy 6.1 – To provide for safe and efficient evacuation of the residents of the Town and other local communities in the event of a hurricane, the Town shall continue to plan and coordinate with Miami-Dade County in updates of the County’s Comprehensive Emergency Management Plan, including evacuation planning. This update shall enable the County and incorporated municipalities to plan for future population densities to ensure compliance with adopted level of service standards established in this Plan.

Policy 6.2 – The Town shall continue to coordinate with the County in updating hurricane evacuation shelter assignments and in disseminating information concerning evacuation routes and evacuation scheduling.

Policy 6.3 – The Town shall conduct an ongoing hurricane evacuation information program to make all residents aware of evacuation needs and plans.

Policy 6.4 – The Town shall maintain its traffic level of service which in turn is based upon the Future Land Use Map, thereby achieving a reasonable hurricane evacuation time.

Policy 6.5 – The Town shall adopt a Comprehensive Emergency Management Plan in order to prepare for, respond to, recover from and mitigate potential hazard by December 2011.

Policy 6.6 – The Town shall maintain a contingency fund in order to cover the Town’s required match for disaster assistance grants.

Objective 7 – Post-disaster redevelopment: The Town shall prepare a post-disaster redevelopment plan which will reduce the exposure of life and property to natural disasters.

Policy 7.1 – By 2012 the Town shall have prepared and adopted a Post-Disaster Redevelopment Plan. The Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. Priority actions include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and necessary infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damages.

Policy 7.2 – The Town shall coordinate their Post-Disaster Redevelopment Plan with the County Emergency Management Office for continuity with the County Plan. The Town’s Post-Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with State and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the Town Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Town’s Comprehensive Emergency Management Plan;
7. Ensure the timely re-entry of Town residents following an evacuation; and
8. Provide immediate response to post disaster situations.

Policy 7.3 – The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities; such options shall include but not be limited to abandonment, repair in place, relocation or reconstruction with structural modification. The Town shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Consistency with Federal or State funding provisions;
5. Considerations of structural integrity and safety; and
6. Consistency with the Secretary of Interior's Guidelines for Rehabilitation for any structure deemed historic according to the National Register of Historic Places, when applicable.

Policy 7.4 – The Post-Disaster Redevelopment Plan shall ensure the Town shall authorize redevelopment up to the actual built density in existence on the property prior to the natural disaster.

Objective 8 –Ensure public access to beach and shorelines: The Town shall maintain all existing public access to the beach and shorelines, particularly the Atlantic Ocean and the Atlantic Ocean beach.

Policy 8.1 – The Town shall maintain all existing street ends and public access points to the Atlantic beach and to the waters of Biscayne Bay.

Policy 8.2 – The Town shall beautify and enhance public accesses at 88th Street and 90th Street when funds are available and conditions merit.

Policy 8.3 – The Town shall regulate public parking near beach access points to facilitate its use by beach visitors, particularly during nonbusiness days and hours.

Policy 8.4 – The Town shall continue to work toward the redevelopment of the Surfside Community Center.

Policy 8.5 – The Town shall apply for State and Federal grant funds, such as the Florida Recreation Development Assistance Program, and the Land and Water Conservation Fund for the improvement of public recreation and open space.

Policy 8.6 – The Town shall design and install signage along Collins Avenue and Harding Avenue to identify the public access locations to the beach.

Objective 9 – Protect historic properties: The Town shall provide for protection, preservation or sensitive reuse of historic structures.

Policy 9.1 – The Town shall provide for appropriate use and protection of known historic structures through the site plan review process.

Policy 9.2 – The Town shall explore the possibility of obtaining grants, funding assistance, and other financial resources in order to undertake a survey of structures constructed prior to 1940 to determine if any structures not yet recognized as historic merit historical recognition. [9J5.012 (3) (c) 11]

Policy 9.3 – Prior to commencing any significant public construction or issuing any permits for significant private construction, not to include minor construction such as resurfacing of an existing street, construction of a residential fence and/or any other such improvement which will not disturb the archeological assets which lie well below the surface of these areas within the areas identified as the Surfside Midden and the Surfside Mound, the Town shall notify Miami-Dade County's Historic Preservation Division.

Policy 9.4 – The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

Objective 10 – Level of service and public facility timing: The Town shall achieve and maintain Level-of-Service standards through a concurrency management system with a phased capital improvement schedule.

Policy 10.1 – The Town shall implement the concurrency management system contained in this plan and the Town shall supplement the concurrency management system with which will be further detailed in land development code capital improvements when appropriate and necessary to meet Level-of- Service standards concurrent with the impact of development.

Policy 10.2 – Priority shall be given to drainage system improvements for State Road A1A because it serves as a primary evacuation route.

Policy 10.3 – Potential rise in sea level due to storms shall be taken into consideration in the design of all infrastructure.

Objective 11 – Hazard mitigation: In general, the Town shall regulate development so as to minimize and mitigate hazard resulting from hurricanes. In particular, the Town shall ensure that all construction and reconstruction complies with applicable regulations designed to minimize hurricane impact on buildings and their occupants.

Policy 11.1 – The Town shall maintain consistency with the program policies of the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA) and shall monitor new cost effective programs for minimizing flood damage. Such programs may include modifications in construction setback requirements or other site design techniques, as well as upgraded building and construction techniques. The Town’s adopted flood protection regulations shall be amended as necessitated by changes in FEMA regulations.

Policy 11.2 – When structures are renovated at a cost in excess of fifty (50) percent of the structure's pre-renovation market value, the structure shall be brought into conformance to meet all current laws and ordinances, including those enacted since construction of the subject structure.

Policy 11.3 – The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are deemed to be a hazard to the public health, safety and welfare.

Policy 11.4 – The Town shall participate in the Community Rating System of the National Flood Insurance Program

Policy 11.5 – The Town shall continue to enforce regulations and codes which provide for hazard mitigation, including but not limited to, land use, building construction, placement of fill, flood elevation, sewer, water and power infrastructure, and stormwater facilities. These regulations shall be applied to eliminate unsafe conditions, inappropriate uses and reduce hazard potentials.

Policy 11.6 – The Town shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public. Information shall address evacuation, sheltering, building techniques to reduce hazards as well as other hazard mitigation issues that could help prevent loss of life and property.

Policy 11.7 – The Town shall coordinate with the Town Manager when making land use amendments, capital improvement decisions or creating significant planning initiatives.

Policy 11.8 – The Town shall continue to monitor updates to sea level rise forecasts and take into consideration the most current data when making decisions regarding land use amendments, capital improvements, infrastructure or critical public facilities projects.

Policy 11.9 – The Town shall, as deemed appropriate, incorporate the recommendation of the hazard mitigation annex of the local emergency management plan and shall analyze and consider the recommendations from interagency hazard mitigation reports.

Policy 11.10 – The Town shall include criteria in the five (5) year schedule of Capital Improvement projects to include consideration for and prioritization for projects that are hazard mitigation initiatives.

9J-5.0012 Objective and policy requirements not applicable to the Town of Surfside: Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Coastal Management Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the Town of Surfside to be inapplicable:

9J-5.012 (3) (c) 12 pertaining to relocation of infrastructure.

9J-5.012 (3) (c) 12 pertaining to deep water ports.

9J-5.012 (3) (b) 1 pertaining to protection, conservation or enhancement of remaining coastal wetlands.

9J-5.012 (3) (c) 1 pertaining to limiting impacts to wetlands.

9J-5.012 (3) (c) 2 pertaining to enhancement of degraded wetlands and programs to mitigate future disruptions or degradations.

9J-5.012 (3) (c) 9 pertaining to the establishment of criteria for marina siting.

CONSERVATION ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Conservation Element is to promote the conservation, use, and protection of natural resources in the Town.

NATURAL ENVIRONMENT

Climate

The Southeast Regional Climate Center identifies that from 1927 to 2007, the average annual maximum temperature is 81.1 F° and the average annual minimum temperature is 71.4 F° for the barrier island the Town is located on. The average annual total precipitation is 46.85 inches. Precipitation is not distributed evenly throughout the year. Precipitation ranges from an average monthly low of 1.81 inches in December, to 7.02 inches in September. Precipitation is heaviest from June through September with 50% of the rainfall occurring during these four months. No snowfall has been reported during this recording period.

Thunderstorms are common during the summer months. Hurricanes, which occur less frequently, have the potential to occur from June through November; heavy rainfall, high winds, and widespread flooding may accompany these storms. Records indicate that the Town has been brushed by or hit by a tropical storm or hurricane 51 times from 1871 through 2007. Two of the more devastating hurricanes which occurred struck in 1926 and in 1992 when Hurricane Andrew, a category 5 hurricane, made landfall in South Miami-Dade County. The most recent hurricane events occurred in 2005 with Hurricanes Katrina and Wilma. Both of these storms caused moderate damage to the area.

Soils

The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) identifies Urban Land and Beaches as the only two coverage types found within the Town. The NRCS describes Urban Lands as areas that are more than 70% covered by buildings, streets, sidewalks and other structures so the natural soil is not readily accessible. The NRCS describes beaches as nearly level to sloping, narrow, sandy strips along the Atlantic Ocean of fine to coarse sand mixed with shell fragments. *Map FLU 2 Soils*, provides the general distribution of soils/coverage in the Town as mapped by the NRSC.

The beach along the Town's ocean frontage is created from a beach renourishment program. The deposit material utilized for the renourishment program was sand that was harvested from off-shore borrow sites that is similar to the beach sand which would naturally occur on this barrier island.

Physiography

Surfside is an Atlantic Ocean coastal community located on a barrier island on the southeast coast of the Florida peninsula in Miami-Dade County. The Town is separated from the mainland by the north end of the Biscayne Bay. The Biscayne Bay Inlet (Bakers Haulover Cut), less than one mile north of the Town, is the northern end of the barrier island, and Government Cut, approximately seven and one half miles

south of the Town, is the southern end. The Town itself is one mile in length from its north to south end and is approximately three-fourths of a mile wide at its widest point on the south end of Town. Biscaya Island, also a part of the Town, is a small residential neighborhood at the southwest corner of the Town that is separated from the barrier island by the dredged water feature referred to as Point Lake, but connectivity is maintained via a short bridge segment, referred to as Biscaya Bridge, on Eighty-Eighth Street.

The natural conditions of this barrier island have been highly altered. The one mile length of beach and dune along the Town's ocean frontage is created from a beach renourishment program. The restoration of the federally-authorized Dade County Shore Protection Project, which included the Town of Surfside, began in 1978 and was completed in January 1982. The project utilized sand from offshore borrow sites. The project included restoration of a 20 foot wide dune at elevation +10.7 ft NGVD and a 50 foot wide level berm at elevation +8.2 ft NGVD. Additional fill material equivalent to ten years of advance nourishment was placed seaward of the design berm. Though nourishment of several areas of the initial project was conducted between 1987 and 1990, the overall project has exceeded performance expectations. At the time of the compilation of this data in November of 2008, there is approximately 38.2 acres of beach seaward of the erosion control line within the Town.

The entirety of the Town's bay side shoreline, inclusive of Indian Creek and Point Lake, has been significantly altered and is bulkheaded, and the adjacent nearshore waters have been dredged. *Map FLU 5 Water Bodies*, identifies the water bodies that abut the limits of the Town.

Map FLU 3 Topography identifies the topography of the Town. The Town is nearly flat with elevations ranging only from 0 to 10 feet. The vast majority of the Town is 5 feet or less. The lowest elevation is found along the oceanfront coastline. The highest elevation is a narrow linear strip that runs approximately along Collins Avenue.

Soil Erosion

The entire length of ocean shoreline along the barrier island the Town is located on is recognized as 'Critically Eroded' by the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and is part of a long term beach renourishment program. The Bureau defines critically eroded as a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost. Critically eroded areas may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects.

The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded and the remainder of the Town is developed and does not experience erosion problems.

Commercially Valuable Minerals

There are no extractable, commercially valuable minerals in the Town.

Floodplains

The National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) has identified the following flood zones within the Town:

Zone	Description
VE	Coastal areas with a 1 percent or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26 percent chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AE	Areas with a 1 percent annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
X	Areas outside the 1 percent annual chance floodplain, areas of 1 percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1 percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1 percent annual chance flood by levees. No base flood elevations or depths are shown within this zone. Insurance purchase is not required in this zone.
X500	Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. An area inundated by 0.2 percent annual chance flooding.

Map FLU 4 FEMA Flood Zones, locates the flood zones within the Town. Nearly the entirety of the Town is an AE zone; this zone falls generally west of Collins Avenue. The X zone falls generally east of Collins Avenue; the VE zone is located in a narrow strip along the beach; and the X-500 is represented as a narrow strip located along the north end of Collins Avenue and also along the beach. Existing land uses found within these flood zones are illustrated in the *Future Land Use* map and described in the Future Land Use Element.

Land use, as it relates to the discharge of stormwater and to the use of natural drainage, is regulated through the South Florida Water Management District. The Florida Building Code regulates construction as it relates to flood zones.

Air

Air quality in the Town is generally good. Based upon ambient air quality monitoring, conducted by the Florida Department of Environmental Protection (FDEP) and documented in the *2006 Florida Air Monitoring Report*, Miami-Dade County (and now all of Florida) is an attainment area for the six major air contaminants measured. These contaminants are carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone, and sulfur dioxide. The attainment area designation indicates that the concentrations of major pollutants are within the acceptable limits set by the FDEP and the U.S. Environmental Protection Agency. Air quality is a matter that must be addressed at a regional level requiring the local, County and regional entities to coordinate air quality maintenance and improvement efforts.

Water Resources

The predominant water resources that are present are the Atlantic Ocean and Biscayne Bay. Indian Creek is a channel that separates the Town from the Islands of Indian Creek Village and Bay Harbor Islands, and Point Lake, the dredged channel and water body that separate Biscaya Island from the remainder of the Town, is considered part of Biscayne Bay.

Biscayne Bay, a sub-tropical estuary, is located along the coast of Miami-Dade and northeastern Monroe Counties. It is a marine ecosystem comprised of about 428 square miles with a watershed area of about 938 square miles. The bay can be divided into three general areas, north, central and south Biscayne Bay. North Biscayne Bay extends from Dumfoundling Bay (approximately NE 192nd Street) south to the

Rickenbacker Causeway. The Town of Surfside is located adjacent to the north portion of Biscayne Bay. This northern portion of the bay retains the most estuarine habitat found throughout the bay, but it is also the most altered by dredging and bulkheading. Although remaining shallow areas contain some productive seagrass beds, roughly 40 percent of this area is too deep or too turbid to support a productive estuarine ecosystem. The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point lake has been significantly altered through dredging and is bulkheaded.

Central Biscayne Bay, extending from the Rickenbacker Causeway south to Black Point, is more of a marine system that is heavily influenced by daily tidal flushing. Estuarine areas are limited to near shores areas close to major sources of freshwater inflow (canals). Seagrass meadows are extensive. A narrow band of mangrove-forested coastal wetlands begins at Matheson Hammock Park and extends southward along the shoreline.

Southern Biscayne Bay extends from Black Point to Jewfish Creek. This southern area is most profoundly affected by the reduction in historical freshwater flows and tends to become hypersaline during periods of low rainfall. The near shore freshwater wetlands have been significantly reduced and a transition to mangrove species is occurring. This southern area encompasses Biscayne National Park as well as Card and Barnes Sounds, which are both included in the Florida Keys National Marine Sanctuary.

The Bay supports a wide variety of plants and animals, some of which are important for fisheries. Many rare, threatened and endangered species inhabit this estuarine ecosystem including manatees and crocodiles. Historically, it is clear water supported a diversity of productive communities of seagrass, corals and sponges, and prior to settlement, mangroves and coastal wetlands rimmed the bay. Oyster bars and estuarine species like red and black drum were common. However, intensive development of the watershed has altered the natural cycle of freshwater inflows into the bay. Northern and central Biscayne Bay are strongly affected by the urban development associated with the growth of Miami-Dade County. Southern Biscayne Bay is influenced by drainage from the Everglades, which has been altered by canals and agricultural activities. Overall, Biscayne Bay shows increasing signs of distress; declines in fisheries, increased pollution and dramatic changes in near shore vegetation. Today, the bay is a pulsed system that alternates between marine conditions and extreme low salinities near the discharges of 19 major canals.

Biscayne Bay is now designated as an Outstanding Florida Water and an Aquatic Preserve under Florida statutes. The Biscayne Bay Aquatic Preserve was established by the Florida Legislature in 1974 and covers approximately 69,000 acres of state submerged land. The Aquatic Preserve consists of two separate areas of the bay, the northern part and the southern portion which is separated by Biscayne National Park, a submerged lands park encompassing the central portion of the bay. A variety of organizations have monitoring and research underway in Biscayne Bay and its watershed. The western edge of the Town abuts the northern portion of the Biscayne Bay Aquatic Preserve.

LAND COVER

Map FLU 6 Aerial, best exemplifies the land coverage within the Town. The land coverage can be categorized as Developed and Beach. Other than the beach and beach dune system, the Town is built out. There are no native preserves or remaining native habitats or wetlands within the Town. The beach and dune system, although created through a beach renourishment program, is owned by the State and maintained in a natural condition.

Natural Habitats

There is 38.2 acres of state owned beach seaward of the erosion control line, which runs approximately along the crest of the dune. This beach is maintained under an agreement with the State by the Miami-Dade Park and Recreation Department. The seaward face of the dune is vegetated. The beach is recognized as nesting habitat for the federally listed loggerhead, green, hawksbill, and leatherback sea

turtles. Sea turtles typically nest at night from March through November, with incubation lasting approximately 55 days. Threats to sea turtle nests are both man-made and naturally occurring. Detrimental activities include: physical disturbance of dune systems by development; the placement of physical obstructions on the beach entrapping adults and hatchlings; high raccoon predator populations; nest disturbance by stray or unleashed pets; or the disorientation of hatchlings from direct lighting of the beaches at night. Natural occurring coastal erosion which can cause cliffing and, although not frequent, hurricanes causing serious beach erosion or accretion are also detrimental to nesting success.

Along beachfront private properties, the Town has an established ocean bulkhead line. The zoning code prohibits development or any redevelopment seaward of this ocean bulkhead line. Seaward of the ocean bulkhead line there is approximately 19 acres that are undeveloped that lie adjacent to the State owned beach. Within this undeveloped ocean bulkhead setback area along the landward side of the dune, there is an unimproved maintenance path that is utilized by the State, the County and the Town that runs the entire length of the Town. This maintenance path is a popular public walking and biking path. The landward side of the dune in this area is more sparsely vegetated than the seaward side, and the property owners have landscaped the area nearest the bulkhead on many of the properties.

To limit impacts to the dune and dune vegetation, access to the beach is limited to seventeen (17) dune cross-over locations. Eight of these cross-overs correspond to the termination of the platted public right of ways that terminate at the State beach area and one is in front of the Town's Community Center site providing direct public access to the beach. Although the remaining cross-overs are located in front of private properties, the established maintenance path provides open public access to these cross-overs also.

Appendix 6-A. *Listed Wildlife Species* identifies those federal and state listed animal species that may be found within the Town. Listed and other animal species depend on native vegetative communities for refuge, foraging, nesting, and denning. The size, quality and connectivity of native communities all influence wildlife utilization. Due to the highly urbanized nature of the Town the listed species that may occur are limited to those that utilize the bay or coastal waters, or beach habitat.

Appendix 6-B. *Native Plant Species* contains a list of native plant species having the most likely potential to occur in the Town, and it identifies those species that are recognized as either threatened or endangered by the State or the federal government. This list contains dune and beach habitat vegetation along with coastal tree or shrub species that are recognized as native to Miami-Dade County.

Appendix 6-C. *Invasive Pest Plant Species* identifies the invasive exotic pest plant species that are problematic throughout South Florida and may occur in the Town. Due to the highly urbanized nature of the Town occurrence of these pest plant species will be limited, but may still occur and create problems on the beach and within landscaped areas if not maintained.

Conservation Opportunities

Conservation opportunities are enhanced through the public ownership of land. There is approximately 38 acres of state owned beach seaward of the erosion control line. The beach is maintained under an agreement with the State by the Miami-Dade Park and Recreation Department. The beach is maintained in a natural state. The Town has been built out since the 1980's; there are no preserves, wetlands or natural habitats within the Town other than the beach habitat. The Park and Recreation Element inventories and identified the parks located in the Town.

Potable Water

The Town of Surfside purchases their potable water supply directly from the Miami-Dade County Water and Sewer Department (WASD). Under this arrangement, the Town of Surfside coordinates with Miami-Dade County to ensure that adequate capacity is available for existing and future customers. The Biscayne Aquifer, an underground geologic formation, is the source of raw water for WASD. Approximately 330 million gallons per day are withdrawn from the aquifer through wells extending an average of 80 feet below the ground surface to meet the needs of the County.

The Town is served by the WASD Hialeah-Preston subarea, which lies generally north of Flagler Street. The Hialeah and the John E. Preston water treatment plants (WTPs) serving this subarea are located at 200 W. 2nd Avenue and 1100 W. 2nd Avenue, respectively. These adjacent facilities located in Hialeah share interconnected source water and finished water storage capacity and have similar treatment processes. There are no public wellfields or wellfield protection zones located in the Town of Surfside.

On a regional level the Town falls within the South Florida Water Management District (SFWMD) and within the SFWMD's Lower East Coast (LEC) Planning Area. The *2005-2006 Lower East Coast Water Supply Plan Update* (2005-2006 LEC Plan Update), approved by the SFWMD on February 15, 2007, is one of four, long-term comprehensive regional water supply plan updates the District has developed for its planning areas. Previous water supply plans for the Lower East Coast (LEC) Planning Area include the *1998 Interim Plan for Lower East Coast Regional Water Supply*, which provided recommendations to improve water resource management and benefit water users until the long-term regional water supply plan was completed, and the *2000 Lower East Coast Regional Water Supply Plan* (2000 LEC Plan), which was completed in May 2000. The planning horizon for the 2000 LEC Plan was 2020; the planning horizon for the 2005-2006 LEC Plan Update is 2025.

As the state agency responsible for water supply in the region, including the Lower East Coast planning area, the SFWMD plays a vital role in resource protection. As a component of the District's Consumptive Use Permitting Program, the Regional Water Availability Rule was also adopted by the SFWMD Governing Board on February 15, 2007. This rule mandates the development of alternative water supplies, and increasing conservation and reuse to reduce the reliance on the regional system for future water supply needs. The Town of Surfside is working with WASD's Water Use Efficiency Section to identify the water conservation best management practices (BMPs) applicable to the Town to develop the Town's Water Conservation Plan as required by Miami-Dade County Ordinance 06-177.

The Town has completed their Utility Profile, and entered this data into the *Conserve Florida* on-line database, currently located at the conservefloridawater.org website. This data base is a component of Florida's Statewide Comprehensive Water Conservation Program.

Ground Water

The principal ground water resources for the LEC Planning Area are the Surficial Aquifer System (SAS), including the Biscayne aquifer, and the Floridian Aquifer System (FAS). The Surficial and Biscayne aquifers provide most of the fresh water for public water supply and agriculture within the LEC Planning Area. The 2005-2006 LEC Plan Update identifies the following:

Although the Biscayne Aquifer is part of the Surficial Aquifer System (SAS), it exists only along the coastal areas in Miami-Dade, Broward and southern Palm Beach counties. The Biscayne Aquifer is highly productive with high-quality fresh water. The extension of the SAS through central and northern Palm Beach County is less productive, but is still used for consumptive uses, including potable water. These aquifers are shallow, generally

located within 200 feet of ground surface, and are connected to surface water systems, including canals, lakes and wetlands.

The Biscayne Aquifer and the extension of the SAS into northern Palm Beach County provide more than 1 billion gallons per day of high-quality, inexpensive fresh water for the populations of Palm Beach, Broward and Miami-Dade counties and the Florida Keys portion of Monroe County. This volume is heavily supported, especially during the annual dry season, as well as in periodic droughts, by water from the regional system, primarily the Everglades. During droughts, water from Lake Okeechobee has been required to supplement water from the Everglades to meet the needs of the coastal counties.

The Biscayne Aquifer is designated as a sole source aquifer by the U.S. Environmental Protection Agency (USEPA) under the *Safe Drinking Water Act* because it is a principal source of drinking water and is highly susceptible to contamination due to its high permeability and proximity to land surface in many locations. Protection of the Biscayne Aquifer is provided for through the District's *Basis of Review for Water Use Permit Applications* (SFWMD 2003) and in Chapter 373, Florida Statutes (F.S.), which limit the water availability for consumptive uses.

The Floridan Aquifer System (FAS) exists not just in the LEC Planning Area, but throughout the entire state and portions of adjacent states. The Upper Floridan Aquifer in southeast Florida contains brackish water and is increasingly being tapped as a source of raw water for treatment with reverse osmosis (RO) to create potable water. Brackish water from the Floridan Aquifer is also blended with fresh water prior to conventional water treatment to expand water supplies during the dry season. Additionally, the Floridan Aquifer is used for seasonal storage of treated fresh water within aquifer storage and recovery (ASR) systems. The Floridan Aquifer has been more extensively developed in the Upper East Coast (UEC) and Lower West Coast (LWC) planning areas of the South Florida Water Management District (SFWMD or District) than in the LEC Planning Area.

From Jupiter to southern Miami, water from the FAS is highly mineralized and not suitable for drinking water without specialized treatment. More than 600 feet of low permeability sediments confine this aquifer and create artesian conditions in the LEC Planning Area. Although the potentiometric surface of the aquifer is above land surface, the low permeability units of the intermediate confining unit prevent significant upward migration of saline waters into the shallower freshwater aquifers.

The top of the Upper Floridan Aquifer is approximately 900 feet in southeast Florida, and the base of the Upper Floridan extends as deep as 1,500 feet. At the base of the Lower Floridan Aquifer, there are cavernous zones with extremely high transmissivities collectively known as the boulder zone. Because of their depth and high salinity, these deeper zones of the Lower Floridan Aquifer are used primarily for disposal of treated wastewater.

Surface Water

Surface waters tend to contain silts and suspended sediments, algae, dissolved organic matter from topsoil, and chemical and microbiological contaminants from municipal wastewater discharges, stormwater runoff, and industrial and agricultural activities. Traditionally, surface water has not been used extensively for public supply in the LEC planning area.

Storm water throughout the developed areas of the SFWMD is often captured in constructed stormwater drainage and retention/detention systems. Water from these systems can be directly used to meet many non-potable water needs, such as golf course irrigation and other irrigation water needs. Stormwater, because of its diffuse and intermittent nature, is generally not considered a viable option for direct public-supply applications where reliability is a major consideration.

Pollutants

Waste generators, solid waste facilities, above and underground storage tanks, and dry cleaning facilities are licensed by the Florida Department of Environmental Protection (FDEP). Current information on these facilities is available through the Florida Department of Environmental Protection Division of Waste Management. Information on contaminated sites is also available through the U.S. Environmental Protection Agency (EPA) Resource Conservation Recovery Act (RCRA), Superfund, National Priorities List and the brownfield databases.

Within Miami-Dade County the Department of Environmental Resource Management (DERM) Pollution Remediation Section is currently contracted with the Florida Department of Environmental Protection (FDEP) to inspect all petroleum storage facilities in the County and oversee the cleanup of petroleum contamination in accordance with Chapters 62-761 and 62-770, Florida Administrative Code (F.A.C.), the stationary tank rule and the petroleum contamination cleanup criteria rule, respectively. The primary responsibility of DERM is to provide the technical oversight, management, and administrative activities necessary to prioritize, assess, and clean up sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems.

A November 2008 database search identifies that at this time there are no sites in the Town listed on the U.S. Environmental Protection Agency's (EPA) Federal Superfund list or the National Priorities List (NPL). There are no designated or candidate brownfields in the Town. Within the Town several sites are recognized by FDEP as having or had contamination issues. There are two operating dry cleaning facilities that are registered in the State Dry Cleaning Solvent Cleanup Program and awaiting cleanup, one closed dry cleaning facility with no tank or site information listed, and a closed petroleum facility with records indicating that all tanks had been removed by May of 1988.

The Town's Sanitary Department has three garbage trucks which collect trash and garbage on a weekly basis and haul it to Miami-Dade County's Resource Recovery Plant west of Miami International Airport and other Miami-Dade County landfills. The Town can provide public information regarding the safe disposal of household chemicals for its residents. Specifically, information can be made available on the free disposal of household hazardous wastes, information on disposal contractors available to small businesses and the special waste programs available for landfill disposal of non-typical materials, such as spill clean-ups and contaminated soils. Additionally the Town may consider contracting with a licensed hazardous waste hauler to execute a *Household Hazardous Waste Mobil Collection Event*. The Contractor would receive, catalog, inventory and prepare the manifest of disposal for the household products that are dropped off, as well as place them in appropriate containers and haul them away. Setting-up a system where the residents just drive up and 'pop the trunk' and let the contractor deal with the products from that point is an effective means to reduce the potential of contaminants being disposed of in inappropriate or detrimental ways. The Town could do this in conjunction with distributing informational handouts or gathering survey data from the event participants. Running it near Earth Day or in conjunction with spring cleaning drives has proven to increase participation. It is optimal to hold such an event in a paved area, and not near a school or park or an environmentally sensitive area to avoid the perception of putting environmentally sensitive sites at risk.

Greenhouse Gas Reduction Strategies

Climate change is largely attributed to the buildup of carbon dioxide and other greenhouse gas (GHG) concentrations in the atmosphere. Global emissions of GHG from human activities, such as the burning of fossil fuels and deforestation, have increased by 70% between 1970 and 2004 according to The American Planning Association (APA). In the April 2008, *Policy Guide on Planning and Climate Change*, the APA provides guidance for local governments toward the reduction of GHG emissions and on energy efficient land use decisions. The APA document indicates that effective actions to address GHG emissions should include a mix of education, incentives, subsidies, and regulation. The APA has suggested the following strategies for local governments to facilitate a reduction in GHG emissions: providing shopping, recreational and employment opportunities near residential areas, energy efficient buildings, convenient intermodal transportation systems, and the reduction of heat island effects through green spaces.

As currently developed, the Town of Surfside is a compact, walkable community that provides recreational, shopping, and employment opportunities completely within the municipality. The Future Land Use Element provides that the Town support green building standards through the Design Guidelines, consider all new residential development utilize green building standards and that all new municipal buildings will be build with nationally recognized green building standards.

Surfside already has convenient access to Miami-Dade Transit bus routes. The Future Land Use Element and Transportation Elements propose developing a Pedestrial and Bicycle Network Study to enhance links to parks, the business district and other Town amenities. The Town will also continue to support transit ready development and coordinate with Miami-Dade County on transit. To further reduce greenhouse gas production through transportation, the Town will support the Surfside Farmer's Market which promotes local agriculture, continue to allow home based businesses and continue curbside recycling programs.

In addition, the Town has significant open space and landscape requirements to diminish heat island effects. The Comprehensive Plan also includes policies to educate the public on the placement of canopy trees and other landscape materials to strategically provide shade, and educating the public on home energy reduction strategies and automobile idling.

Other policies that support energy efficiency include allowing for electric substations and use solar panels. Because of the compact, walkable nature of the Town, a map showing the energy conservation areas and features was not included.

Conservation Element Goals, Objectives and Policies

Goal 1: Regulate the development and use of land in such a manner as to maintain and enhance environmental quality.

Objective 1 – Air quality and Greenhouse Gas Reduction: In general, protect air quality. In particular, promote improved air quality for the region.

Policy 1.1 – Support Miami-Dade County's efforts to conduct regular monitoring of air quality.

Policy 1.2 – Educate residents and business owners on the cost and environmental effects of automobile idling.

Policy 1.3 – Facilitate more efficient transportation services and facilities (including public transit facilities, bicycle facilities and pedestrian facilities) by pursuing the objectives and policies set forth in the Transportation Element.

Policy 1.4 – Enforce all adopted measures to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality caused by the generation of dust particles.

Policy 1.5 – Require oxygen nourishing landscaping as a part of new private development.

Policy 1.6 – Provide oxygen nourishing landscaping for public grounds.

Policy 1.7 – Maintain, and improve where appropriate, zoning or other development code regulations which protect existing trees in a way consistent with the standards of the broader community.

Policy 1.8– The zoning code shall allow for use of alternate, renewable sources of energy including the use of solar panels.

Policy 1.9 – In accordance with Section 255.2575, F.S. the Town will construct all future municipal buildings to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

Policy 1.10 – The Town shall maintain and improve adopted Design Guideline provisions which encourage the use of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system for both residential and commercial properties. Within two (2) year of adoption of this element, the Town shall explore incentives for use of green building standards in new development and redevelopment.

Policy 1.11 – Within two (2) years of the adoption of this element the Town shall consider the feasibility of requiring all new single family and multi-family structures to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

Policy 1.12 – The Town shall coordinate with and support the efforts of the South Florida Regional Planning Council and Miami-Dade County in pursuing a grant to conduct a neighborhood-wide building retro-fit program. The Town shall coordinate and support the implementation of the program if the funding is provided.

Objective 2 – Water quality: Conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

Policy 2.1 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Town’s adopted drainage level of service.

Policy 2.2 – The Town shall construct the Stormwater Treatment Trains and Rehabilitation projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. S0374.

Policy 2.3 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection and enhancement of the Biscayne Bay Aquatic Preserve.

Policy 2.4 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection of Atlantic Ocean coastal waters, particularly relating to beach renourishment projects.

Policy 2.5 – The Town shall implement the stormwater improvement projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. LP6768.

Policy 2.6 – The Town shall cooperate and coordinate with the applicable agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment and near shore waters. The Town shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

Policy 2.7 – The Town shall adhere to the National Pollution Discharge Elimination System-Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and improving stormwater management practices.

Objective 3 – Water quantity: Conserve, appropriately use, and protect the quality and quantity of current and projected water sources.

Policy 3.1 – The Town shall maintain or improve an emergency water conservation ordinance based on both the South Florida Water Management District model ordinance and any specific South Florida Water Management District requirements of the emergency in question.

Policy 3.2 – The Town shall assess projected water needs and sources for the 20-year planning period by creating and maintaining a 20-Year Water Supply Facilities Work Plan. Future water supply planning shall emphasize the efficient use of water resources and where possible and financially feasible, utilize alternative water sources.

Policy 3.3 – The Town shall submit a Water Conservation Plan to the County’s Water and Sewer Department’s Water Use Efficiency Section, pursuant to the Miami-Dade County Code Section 32-83.1. The Plan shall be updated for the County’s approval every five years following submittal, and Conserve Florida Guide generated reports shall be filed annually at the close of the fiscal year.

Policy 3.4 – The Town shall participate in the development of the Regional Water Supply Plan in conjunction with the South Florida Water Management District.

Policy 3.5 – The Town shall conserve potable water resources and implement reuse programs and potable water conservation strategies and techniques consistent with the Miami Dade County 20-Year Water Supply Facilities Work Plan.

Policy 3.6 – The Town shall ensure coordination between land use and future water supply planning by implementation of the 20-Year Water Supply Facilities Work Plan within 18 months of the adoption of the Lower East Coast Water Supply Plan, as required by Chapter 163, Florida Statutes.

Policy 3.7 – The Town shall continue to decrease potable water consumption and achieve at a minimum a 5% per capita reduction in water consumption by the year 2011, from the rate of 165 gallons per capita per day documented for 2007 in the Town’s 20 year Water Supply Plan.

Policy 3.8 – The Town shall work towards the further education of the public regarding various methods of water conservation at the household and small business level.

Policy 3.9 – The Town shall support water conservation goals through the support and enforcement of landscape and irrigation ordinances, inclusive of all applicable Miami-Dade Ordinances.

Objective 4 – Vegetative communities and soils, wildlife habitat and wildlife: Conserve, appropriately use and protect native vegetative communities for their own sake and to protect soils, wildlife habitat and wildlife.

Policy 4.1 – The Town shall encourage and educate the public in the planting and maintenance of trees.

Policy 4.2 – The Town shall require the owner/applicant to remove all Class I and II invasive exotic vegetation, as recognized by the Florida Exotic Pest Plant Council, from the subject site as a condition for new development or redevelopment.

Policy 4.3 – The Town shall maintain a survey of vegetation on property for which it has maintenance responsibility. The Town administration shall make recommendations for enhancing native vegetation.

Policy 4.4 – The Town shall evaluate the feasibility of incorporating recommendations derived from the implementation of Policy 4.3 above into the Capital Improvements Budget or the operating budget.

Policy 4.5 – The Town shall strictly enforce the adopted landscape standards which require the preservation of existing native species, the removal of invasive species and the promotion of native plant materials.

Policy 4.6 – The Town shall continue to coordinate and cooperate with the County, the State and the U.S. Fish and Wildlife Service on the protection of the beach dune system which is nesting habitat for marine turtles.

Objective 5 – Floodplain protection: Protect and conserve the natural functions of existing floodplains.

Policy 5.1 – The Town shall maintain and improve land development code provisions governing floodplain protection. *Floodplain protection regulations* shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. The Town shall revise as necessary and enforce flood hazard reduction regulations. In addition, the Town shall participate in the Community Rating System of the National Flood Insurance Program.

9J-5.013 Objective and policy requirements not applicable to the Town of Surfside: Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Conservation Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the Town of Surfside to be inapplicable:

9J5.013 (2) (b) 3 Conserve, appropriately use and protect minerals and native vegetative communities.

9J5.013 (2) (c) 2 Conservation, appropriate use and protection of areas suitable for extraction of minerals.

9J5.013 (2) (c) 6 Protection and conservation of the natural functions of existing [soils], fisheries, wildlife habitats, rivers, bays, lakes, [floodplains], harbors, wetlands including estuarine marshes, freshwater beaches and shores, and marine habitats.

9J5.013 (2) (c) 7 Protection of existing natural reservations identified in the recreation and open space element.

9J5.013 (2) (c) 8 Continuing cooperation with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local jurisdiction.

9J5.013 (2) (c) 9 Designation of environmentally sensitive lands for protection.

9J5.013 (3) (a) Protection and conservation of wetlands.

9J5.013 (3) (b) Protection and conservation of wetlands.

Appendix 6-A. Listed Wildlife Species

Common Name	Scientific Name	State	Federal
American crocodile	Crocodylus acutus	E	T
loggerhead seaturtle	Caretta caretta	T	T
green seaturtle	Chelonia mydas	E	E
leatherback seaturtle	Dermochelys coriacea	E	E
hawksbill seaturtle	Eretmochelys imbricata	E	E
brown pelican	Pelecanus occidentalis	SSC (1)	
osprey	Pandion haliaetus	SSC2 (1,2)	
Florida manatee	Trichechus manatus latirostris	E	E

E = Endangered

T= Threatened

SSC = Species of Special Concern

Reasons for SSC listings prior to January 1, 2001 are indicated by the number in parenthesis under the following criteria:

(1) has a significant vulnerability to habitat modification, environmental alteration, human disturbance, or human exploitation which, in the foreseeable future, may result in its becoming a threatened species unless appropriate protective or management techniques are initiated or maintained;

(2) may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking.

Appendix 6-B. Native Plant Species

Scientific Name	Common Name	Family	Federal	State
<i>Abutilon permolle</i>	COASTAL INDIAN MALLOW	MALVACEAE		
<i>Acacia choriophylla</i>	CINNECORD; TAMARINDILLO	FABACEAE		E
<i>Acoelorrhaphe wrightii</i>	EVERGLADES PALM	ARECACEAE		T
<i>Agalinis fasciculata</i>	BEACH FALSE FOXGLOVE	OROBANCHACEAE		
<i>Agave decipiens</i>	FALSE SISAL	AGAVACEAE		
<i>Alternanthera maritima</i>	SEASIDE JOYWEED	AMARANTHACEAE		
<i>Amphitecna latifolia</i>	BLACK CALABASH	BIGNONIACEAE		
<i>Amyris elemifera</i>	SEA TORCHWOOD	RUTACEAE		
<i>Ardisia escallonioides</i>	MARLBERRY	MYRSINACEAE		
<i>Argemone mexicana</i>	MEXICAN PRICKLYPOPPY	PAPAVERACEAE		
<i>Argusia gnaphalodes</i>	SEA ROSEMARY; SEA LAVENDER	BORAGINACEAE		E
<i>Atriplex cristata</i>	CRESTED SALTBUSH	AMARANTHACEAE		
<i>Avicennia germinans</i>	BLACK MANGROVE	AVICENNIACEAE		
<i>Balduina angustifolia</i>	COASTALPLAIN HONEYCOMBHEAD	ASTERACEAE		
<i>Borrichia arborescens</i>	TREE SEASIDE OXEYE	ASTERACEAE		
<i>Borrichia frutescens</i>	BUSHY SEASIDE OXEYE	ASTERACEAE		
<i>Bourreria cassinifolia</i>	SMOOTH STRONGBARK; LITTLE STRONGBARK	BORAGINACEAE		E
<i>Bourreria succulenta</i>	BAHAMA STRONGBARK; BODYWOOD	BORAGINACEAE		E
<i>Bucida molinetii</i>	SPINY BLACK OLIVE	COMBRETACEAE		
<i>Bursera simaruba</i>	GUMBO-LIMBO	BURSERACEAE		
<i>Cakile lanceolata</i>	COASTAL SEAROCKET	BRASSICACEAE		
<i>Callicarpa americana</i>	AMERICAN BEAUTYBERRY	LAMIACEAE		
<i>Calypttranthes pallens</i>	PALE LIDFLOWER; SPICEWOOD	MYRTACEAE		T
<i>Calypttranthes zuzygium</i>	MYRTLE-OF-THE-RIVER	MYRTACEAE		E
<i>Canavalia rosea</i>	BAYBEAN; SEASIDE JACKBEAN	FABACEAE		
<i>Canella winterana</i>	CINNAMON BARK; WILD CINNAMON	CANELLACEAE		E
<i>Capparis cynophallophora</i>	JAMAICAN CAPERTREE	BRASSICACEAE		
<i>Capparis flexuosa</i>	BAYLEAF CAPERTREE	BRASSICACEAE		
<i>Carya floridana</i>	SCRUB HICKORY	JUGLANDACEAE		
<i>Cassytha filiformis</i>	LOVE VINE; DEVIL'S GUT	LAURACEAE		
<i>Celtis laevigata</i>	SUGARBERRY; HACKBERRY	CELTIDACEAE		
<i>Cenchrus spinifex</i>	COASTAL SANDBUR	POACEAE		
<i>Cenchrus tribuloides</i>	SANDDUNE SANDBUR	POACEAE		

Appendix 6-B. Native Plant Species

Scientific Name	Common Name	Family	Federal	State
<i>Ceratiola ericoides</i>	FLORIDA ROSEMARY; SAND HEATH	ERICACEAE		
<i>Chamaesyce bombensis</i>	DIXIE SANDMAT	EUPHORBIACEAE		
<i>Chamaesyce hyssopifolia</i>	HYSSOPLEAF SANDMAT	EUPHORBIACEAE		
<i>Chamaesyce maculata</i>	SPOTTED SANDMAT	EUPHORBIACEAE		
<i>Chamaesyce mesembrianthemifolia</i>	COASTAL BEACH SANDMAT	EUPHORBIACEAE		
<i>Chamaesyce prostrata</i>	PROSTRATE SANDMAT	EUPHORBIACEAE		
<i>Chamaesyce thymifolia</i>	GULF SANDMAT	EUPHORBIACEAE		
<i>Chrysobalanus icaco</i>	COCO PLUM	CHRYSOBALANACEAE		
<i>Chrysophyllum oliviforme</i>	SATINLEAF	SAPOTACEAE		T
<i>Citharexylum spinosum</i>	FLORIDA FIDDLEWOOD	VERBENACEAE		
<i>Clusia rosea</i>	PITCHAPPLE	CLUSIACEAE		
<i>Coccoloba diversifolia</i>	TIETONGUE; PIGEON PLUM	POLYGONACEAE		
<i>Coccoloba uvifera</i>	SEAGRAPE	POLYGONACEAE		
<i>Coccothrinax argentata</i>	FLORIDA SILVER PALM	ARECACEAE		T
<i>Colubrina arborescens</i>	GREENHEART	RHAMNACEAE		E
<i>Colubrina cubensis</i> var. <i>floridana</i>	CUBAN NAKEDWOOD	RHAMNACEAE		E
<i>Colubrina elliptica</i>	SOLDIERWOOD	RHAMNACEAE		E
<i>Commelina erecta</i>	WHITEMOUTH DAYFLOWER	COMMELINACEAE		
<i>Conocarpus erectus</i>	BUTTONWOOD	COMBRETACEAE		
<i>Conoclinium coelestinum</i>	BLUE MISTFLOWER	ASTERACEAE		
<i>Cordia bahamensis</i>	BAHAMA MANJACK	BORAGINACEAE		
<i>Cordia globosa</i>	CURACAO BUSH	BORAGINACEAE		
<i>Coreopsis floridana</i>	FLORIDA TICKSEED	ASTERACEAE		E
<i>Coreopsis leavenworthii</i>	LEAVENWORTH'S TICKSEED	ASTERACEAE		
<i>Crinum americanum</i>	SEVEN-SISTERS; STRING-LILY	AMARYLLIDACEAE		
<i>Croton punctatus</i>	GULF CROTON; BEACH TEA	EUPHORBIACEAE		
<i>Cynanchum angustifolium</i>	GULF COAST SWALLOWWORT	APOCYNACEAE		
<i>Cyperus pedunculatus</i>	BEACHSTAR	CYPERACEAE		E
<i>Dalbergia brownei</i>	BROWNE'S INDIAN ROSEWOOD	FABACEAE		E
<i>Dalbergia ecastaphyllum</i>	COINVINE	FABACEAE		
<i>Datura stramonium</i>	JIMSONWEED	SOLANACEAE		
<i>Dicliptera sexangularis</i>	SIXANGLE FOLDWING	ACANTHACEAE		
<i>Diospyros virginiana</i>	COMMON PERSIMMON	EBENACEAE		

Appendix 6-B. Native Plant Species

Scientific Name	Common Name	Family	Federal	State
<i>Dodonaea viscosa</i>	VARNISHLEAF; FLORIDA HOPBUSH	SAPINDACEAE		
<i>Drypetes diversifolia</i>	WHITEWOOD; MILKBARK	EUPHORBIACEAE		E
<i>Drypetes lateriflora</i>	GUIANA PLUM	EUPHORBIACEAE		T
<i>Echites umbellatus</i>	DEVIL'S POTATO; RUBBERVINE	APOCYNACEAE		
<i>Erithalis fruticosa</i>	BLACKTORCH	RUBIACEAE		T
<i>Ernodea cokeri</i>	COKER'S BEACH CREEPER; ONE-NERVED ERNODEA	RUBIACEAE		E
<i>Ernodea littoralis</i>	BEACH CREEPER; COUGHBUSH	RUBIACEAE		
<i>Eugenia axillaris</i>	WHITE STOPPER	MYRTACEAE		
<i>Eugenia confusa</i>	REDBERRY STOPPER; REDBERRY EUGENIA	MYRTACEAE		E
<i>Eugenia foetida</i>	SPANISH STOPPER; BOXLEAF STOPPER	MYRTACEAE		
<i>Eugenia rhombea</i>	RED STOPPER	MYRTACEAE		E
<i>Euphorbia polyphylla</i>	LESSER FLORIDA SPURGE	EUPHORBIACEAE		
<i>Euphorbia trichotoma</i>	SANDDUNE SPURGE	EUPHORBIACEAE		
<i>Evolvulus alsinoides</i>	SLENDER DWARF MORNING-GLORY	CONVOLVULACEAE		
<i>Evolvulus convolvuloides</i>	BINDWEED DWARF MORNING-GLORY	CONVOLVULACEAE		E
<i>Evolvulus sericeus</i>	SILVER DWARF MORNING-GLORY	CONVOLVULACEAE		
<i>Exostema caribaeum</i>	CARIBBEAN PRINCEWOOD	RUBIACEAE		E
<i>Exothea paniculata</i>	INKWOOD; BUTTERBOUGH	SAPINDACEAE		
<i>Ficus aurea</i>	STRANGLER FIG; GOLDEN FIG	MORACEAE		
<i>Ficus citrifolia</i>	WILD BANYAN TREE	MORACEAE		
<i>Galium hispidulum</i>	COASTAL BEDSTRAW	RUBIACEAE		
<i>Genipa clusiifolia</i>	SEVENYEAR APPLE	RUBIACEAE		
<i>Glandularia maritima</i>	COASTAL MOCK VERVAIN	VERBENACEAE		E
<i>Gossypium hirsutum</i>	UPLAND COTTON; WILD COTTON	MALVACEAE		E
<i>Guaiacum sanctum</i>	HOLYWOOD LIGNUMVITAE	ZYGOPHYLLACEAE		E
<i>Guapira discolor</i>	BEEFTREE; BLOLLY	NYCTAGINACEAE		
<i>Gymnanthes lucida</i>	CRABWOOD; OYSTERWOOD	EUPHORBIACEAE		
<i>Halodule wrightii</i>	SHOALWEED	CYMODOCACEAE		
<i>Halophila decipiens</i>	CARIBBEAN SEAGRASS	HYDROCHARITACEAE		
<i>Halophila engelmannii</i>	ENGELMANN'S SEAGRASS	HYDROCHARITACEAE		
<i>Halophila johnsonii</i>	JOHNSON'S SEAGRASS	HYDROCHARITACEAE	T	
<i>Hamelia patens</i>	FIREBUSH	RUBIACEAE		
<i>Helianthus debilis</i>	EAST COAST DUNE SUNFLOWER	ASTERACEAE		

Appendix 6-B. Native Plant Species

Scientific Name	Common Name	Family	Federal	State
<i>Heliotropium angiospermum</i>	SCORPIONSTAIL	BORAGINACEAE		
<i>Heliotropium curassavicum</i>	SEASIDE HELIOTROPE; SALT HELIOTROPE	BORAGINACEAE		
<i>Hieracium megacephalon</i>	COASTALPLAIN HAWKWEED	ASTERACEAE		
<i>Hymenocallis latifolia</i>	MANGROVE SPIDERLILY; PERFUMED SPIDERLILY	AMARYLLIDACEAE		
<i>Hymenocallis palmeri</i>	ALLIGATORLILY	AMARYLLIDACEAE		
<i>Hymenocallis tridentata</i>	FLORIDA SPIDERLILY	AMARYLLIDACEAE		
<i>Hypelate trifoliata</i>	WHITE IRONWOOD	SAPINDACEAE		E
<i>Ilex cassine</i>	DAHOON	AQUIFOLIACEAE		
<i>Ilex glabra</i>	INKBERRY; GALLBERRY	AQUIFOLIACEAE		
<i>Ilex krugiana</i>	TAWNYBERRY HOLLY; KRUG'S HOLLY	AQUIFOLIACEAE		T
<i>Indigofera caroliniana</i>	CAROLINA INDIGO	FABACEAE		
<i>Indigofera miniata</i> var. <i>florida</i>	FLORIDA COASTAL INDIGO	FABACEAE		
<i>Ipomoea alba</i>	MOONFLOWERS; TROPICAL WHITE MORNING-GLORY	CONVOLVULACEAE		
<i>Ipomoea cordatotriloba</i>	TIEVINE	CONVOLVULACEAE		
<i>Ipomoea hederacea</i>	IVYLEAF MORNING-GLORY	CONVOLVULACEAE		
<i>Ipomoea hederifolia</i>	SCARLETCREEPER	CONVOLVULACEAE		
<i>Ipomoea imperati</i>	BEACH MORNING-GLORY	CONVOLVULACEAE		
<i>Ipomoea indica</i>	OCEANBLUE MORNING-GLORY	CONVOLVULACEAE		
<i>Ipomoea lacunosa</i>	WHITESTAR	CONVOLVULACEAE		
<i>Ipomoea microdactyla</i>	WILD-POTATO MORNING-GLORY	CONVOLVULACEAE		E
<i>Ipomoea pes-caprae</i> subsp. <i>brasiliensis</i>	RAILROAD VINE; BAYHOPS	CONVOLVULACEAE		
<i>Ipomoea sagittata</i>	SALTMARSH MORNING-GLORY	CONVOLVULACEAE		
<i>Ipomoea violacea</i>	HEAVENLYBLUE MORNING-GLORY	CONVOLVULACEAE		
<i>Iva imbricata</i>	SEACOAST MARSHELDER	ASTERACEAE		
<i>Jacquemontia pentanthos</i>	SKYBLUE CLUSTERVINE	CONVOLVULACEAE		E
<i>Jacquemontia reclinata</i>	BEACH CLUSTERVINE; BEACH JACQUEMONTIA	CONVOLVULACEAE	E	E
<i>Jacquemontia tamnifolia</i>	HAIRY CLUSTERVINE	CONVOLVULACEAE		
<i>Jacquinia keyensis</i>	JOEWOOD	THEOPHRASTACEAE		T
<i>Juniperus virginiana</i>	RED CEDAR	CUPRESSACEAE		
<i>Kosteletzkya pentacarpos</i>	VIRGINIA SALTMARSH MALLOW	MALVACEAE		
<i>Krugiodendron ferreum</i>	BLACK IRONWOOD; LEADWOOD	RHAMNACEAE		
<i>Laguncularia racemosa</i>	WHITE MANGROVE	COMBRETACEAE		
<i>Limonium carolinianum</i>	CAROLINA SEALAVENDER	PLUMBAGINACEAE		

Appendix 6-B. Native Plant Species

Scientific Name	Common Name	Family	Federal	State
<i>Ludwigia maritima</i>	SEASIDE PRIMROSEWILLOW	ONAGRACEAE		
<i>Lysiloma latisiliquum</i>	FALSE TAMARIND	FABACEAE		
<i>Magnolia virginiana</i>	SWEETBAY	MAGNOLIACEAE		
<i>Manilkara jaimiqui</i> subsp. <i>emarginata</i>	WILD DILLY	SAPOTACEAE		T
<i>Maytenus phyllanthoides</i>	FLORIDA MAYTEN	CELASTRACEAE		T
<i>Metopium toxiferum</i>	FLORIDA POISONTREE; POISONWOOD	ANACARDIACEAE		
<i>Morinda royoc</i>	REDGAL	RUBIACEAE		
<i>Morus rubra</i>	RED MULBERRY	MORACEAE		
<i>Muhlenbergia capillaris</i> var. <i>filipes</i>	GULF HAIRAWN MUHLY	POACEAE		
<i>Myrcianthes fragrans</i>	TWINBERRY; SIMPSON'S STOPPER	MYRTACEAE		T
<i>Myrica cerifera</i>	SOUTHERN BAYBERRY; WAX MYRTLE	MYRICACEAE		
<i>Ocotea coriacea</i>	LANCEWOOD	LAURACEAE		
<i>Okenia hypogaea</i>	BURROWING FOUR-O'CLOCK; BEACH PEANUT	NYCTAGINACEAE		E
<i>Opuntia humifusa</i>	PRICKLYPEAR	CACTACEAE		
<i>Opuntia stricta</i>	ERECT PRICKLYPEAR; SHELL-MOUND PRICKLYPEAR	CACTACEAE		T
<i>Palafoxia integrifolia</i>	COASTALPLAIN PALAFOX	ASTERACEAE		
<i>Parthenocissus quinquefolia</i>	VIRGINIA CREEPER; WOODBINE	VITACEAE		
<i>Passiflora incarnata</i>	PURPLE PASSIONFLOWER	PASSIFLORACEAE		
<i>Passiflora multiflora</i>	WHITEFLOWER PASSIONFLOWER	PASSIFLORACEAE		E
<i>Passiflora suberosa</i>	CORKSYSTEM PASSIONFLOWER	PASSIFLORACEAE		
<i>Pectis glaucescens</i>	SANDDUNE CINCHWEED	ASTERACEAE		
<i>Pectis linearifolia</i>	FLORIDA CINCHWEED	ASTERACEAE		
<i>Pectis prostrata</i>	SPREADING CINCHWEED	ASTERACEAE		
<i>Pedilanthus tithymaloides</i> subsp. <i>smallii</i>	JACOB'S LADDER; REDBIRD FLOWER	EUPHORBIACEAE		
<i>Penstemon multiflorus</i>	MANYFLOWER BEARDTONGUE	VERONICACEAE		
<i>Peperomia humilis</i>	LOW PEPEROMIA	PIPERACEAE		E
<i>Peperomia magnoliifolia</i>	SPOONLEAF PEPEROMIA; SPATHULATE PEPEROMIA	PIPERACEAE		E
<i>Peperomia obtusifolia</i>	FLORIDA PEPEROMIA; BABY RUBBERPLANT	PIPERACEAE		E
<i>Persea borbonia</i>	RED BAY	LAURACEAE		
<i>Pilea microphylla</i>	ARTILLERY PLANT; ROCKWEED	URTICACEAE		
<i>Pinus elliotii</i>	SLASH PINE	PINACEAE		
<i>Piscidia piscipula</i>	FLORIDA FISHPOISON TREE; JAMAICAN DOGWOOD	FABACEAE		
<i>Portulaca pilosa</i>	PINK PURSLANE; KISS-ME-QUICK	PORTULACACEAE		

Appendix 6-B. Native Plant Species

Scientific Name	Common Name	Family	Federal	State
<i>Portulaca rubricaulis</i>	REDSTEM PURSLANE	PORTULACACEAE		
<i>Prunus myrtifolia</i>	WEST INDIAN CHERRY	ROSACEAE		T
<i>Pseudophoenix sargentii</i>	SARGENT'S CHERRY PALM	ARECACEAE		E
<i>Psychotria ligustrifolia</i>	BAHAMA WILD COFFEE	RUBIACEAE		E
<i>Psychotria nervosa</i>	WILD COFFEE	RUBIACEAE		
<i>Psychotria sulzneri</i>	SHORTLEAF WILD COFFEE	RUBIACEAE		
<i>Quercus laurifolia</i>	LAUREL OAK; DIAMOND OAK	FAGACEAE		
<i>Quercus minima</i>	DWARF LIVE OAK	FAGACEAE		
<i>Quercus pumila</i>	RUNNING OAK	FAGACEAE		
<i>Quercus virginiana</i>	LIVE OAK	FAGACEAE		
<i>Randia aculeata</i>	WHITE INDIGOBERRY	RUBIACEAE		
<i>Reynosia septentrionalis</i>	DARLINGPLUM	RHAMNACEAE		T
<i>Rhabdadenia biflora</i>	RUBBERVINE; MANGROVEVINE	APOCYNACEAE		
<i>Rhizophora mangle</i>	RED MANGROVE	RHIZOPHORACEAE		
<i>Roystonea regia</i>	FLORIDA ROYAL PALM	ARECACEAE		E
<i>Rudbeckia hirta</i>	BLACKEYED SUSAN	ASTERACEAE		
<i>Sabal etonia</i>	SCRUB PALMETTO	ARECACEAE		
<i>Sabal palmetto</i>	CABBAGE PALM	ARECACEAE		
<i>Sachsia polycephala</i>	BAHAMA SACHSIA	ASTERACEAE		T
<i>Sapindus saponaria</i>	SOAPBERRY	SAPINDACEAE		
<i>Sarcostemma clausum</i>	WHITE TWINEVINE	APOCYNACEAE		
<i>Scaevola plumieri</i>	BEACHBERRY; INKBERRY; GULLFEED	GOODENIACEAE		T
<i>Schaefferia frutescens</i>	FLORIDA BOXWOOD	CELASTRACEAE		E
<i>Schoepfia chrysophylloides</i>	GRAYTWIG	OLACACEAE		
<i>Serenoa repens</i>	SAW PALMETTO	ARECACEAE		
<i>Sesbania herbacea</i>	DANGLEPOD	FABACEAE		
<i>Sesbania vesicaria</i>	BLADDERPOD; BAGPOD	FABACEAE		
<i>Sesuvium maritimum</i>	SLENDER SEAPURSLANE	AIZOACEAE		
<i>Sesuvium portulacastrum</i>	SHORELINE SEAPURSLANE	AIZOACEAE		
<i>Sideroxylon celastrinum</i>	SAFFRON PLUM	SAPOTACEAE		
<i>Sideroxylon foetidissimum</i>	FALSE MASTIC	SAPOTACEAE		
<i>Sideroxylon reclinatum</i>	FLORIDA BULLY	SAPOTACEAE		
<i>Sideroxylon salicifolium</i>	WILLOW BUSTIC; WHITE BULLY	SAPOTACEAE		

Appendix 6-B. Native Plant Species

Scientific Name	Common Name	Family	Federal	State
<i>Sideroxylon tenax</i>	TOUGH BULLY	SAPOTACEAE		
<i>Simarouba glauca</i>	PARADISE TREE	SIMAROUBACEAE		
<i>Sisyrinchium angustifolium</i>	NARROWLEAF BLUE-EYED GRASS	IRIDACEAE		
<i>Sisyrinchium nashii</i>	NASH'S BLUE-EYED GRASS	IRIDACEAE		
<i>Sisyrinchium xerophyllum</i>	JEWELLED BLUE-EYED GRASS	IRIDACEAE		
<i>Solanum americanum</i>	AMERICAN BLACK NIGHTSHADE	SOLANACEAE		
<i>Solanum bahamense</i>	BAHAMA NIGHTSHADE; CANKERBERRY	SOLANACEAE		
<i>Solanum capsicoides</i>	SODA APPLE; COCKROACHBERRY	SOLANACEAE		
<i>Solanum erianthum</i>	POTATOTREE	SOLANACEAE		
<i>Sophora tomentosa</i> var. <i>truncata</i>	YELLOW NECKLACEPOD	FABACEAE		
<i>Stachytarpheta jamaicensis</i>	BLUE PORTERWEED; JOEE	VERBENACEAE		
<i>Stenotaphrum secundatum</i>	ST. AUGUSTINEGRASS	POACEAE		
<i>Stylisma villosa</i>	HAIRY DAWNFLOWER	CONVOLVULACEAE		
<i>Suriana maritima</i>	BAY CEDAR	SURIANACEAE		
<i>Swietenia mahagoni</i>	WEST INDIAN MAHOGANY	MELIACEAE		T
<i>Thalassia testudinum</i>	TURTLEGRASS	HYDROCHARITACEAE		
<i>Thrinax morrisii</i>	BRITTLE THATCH PALM; KEY THATCH PALM	ARECACEAE		E
<i>Thrinax radiata</i>	FLORIDA THATCH PALM	ARECACEAE		E
<i>Uniola paniculata</i>	SEA OATS	POACEAE		
<i>Vallesia antillana</i>	TEARSHRUB	APOCYNACEAE		E
<i>Viola sororia</i>	COMMON BLUE VIOLET	VIOLACEAE		
<i>Yucca aloifolia</i>	SPANISH BAYONET; ALOE YUCCA	AGAVACEAE		
<i>Zamia pumila</i>	FLORIDA ARROWROOT; COONTIE	ZAMIACEAE		
<i>Zanthoxylum coriaceum</i>	BISCAYNE PRICKLYASH	RUTACEAE		E
<i>Zanthoxylum fagara</i>	WILD LIME; LIME PRICKLYASH	RUTACEAE		

Appendix 6-C. Invasive Pest Plant Species

Category I - Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.		
Scientific Name	Common Name(s)	Status
<i>Abrus precatorius</i>	rosary pea	N
<i>Acacia auriculiformis</i>	earleaf acacia	
<i>Albizia lebbek</i>	woman's tongue	
<i>Ardisia crenata</i> (= <i>A. crenulata</i>)	coral ardisia	
<i>Ardisia elliptica</i> (= <i>A. humilis</i>)	shoebuttan ardisia	N
<i>Asparagus aethiopicus</i> (= <i>A. sprengeri</i> ; <i>A. densiflorus</i> misapplied)	asparagus-fern	
<i>Bauhinia variegata</i>	orchid tree	
<i>Bischofia javanica</i>	bishopwood	
<i>Calophyllum antillanum</i> (= <i>C. calaba</i> ; <i>C. inophyllum</i> misapplied)	santa maria ("mast wood," "Alexandrian laurel" used in cultivation)	
<i>Casuarina equisetifolia</i>	Australian pine	P, N
<i>Casuarina glauca</i>	suckering Australian pine	P, N
<i>Cinnamomum camphora</i>	camphor-tree	
<i>Colocasia esculenta</i>	wild taro	
<i>Colubrina asiatica</i>	lather leaf	N
<i>Cupaniopsis anacardioides</i>	carrotwood	N
<i>Dioscorea alata</i>	winged yam	N
<i>Dioscorea bulbifera</i>	air-potato	N
<i>Eichhornia crassipes</i>	water-hyacinth	P
<i>Eugenia uniflora</i>	Surinam cherry	
<i>Ficus microcarpa</i> (<i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i> misapplied)	laurel fig	
<i>Hydrilla verticillata</i>	hydrilla	P, U
<i>Hygrophila polysperma</i>	green hygro	P, U
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	
<i>Imperata cylindrica</i> (<i>I. brasiliensis</i> misapplied)	cogon grass	N, U
<i>Jasminum dichotomum</i>	Gold Coast jasmine	
<i>Jasminum fluminense</i>	Brazilian jasmine	
<i>Lantana camara</i>	lantana, shrub verbena	
<i>Ligustrum sinense</i>	Chinese privet, hedge privet	
<i>Lonicera japonica</i>	Japanese honeysuckle	

Appendix 6-C. Invasive Pest Plant Species

Scientific Name	Common Name(s)	Status
<i>Ludwigia peruviana</i>	Peruvian primrosewillow	
<i>Lygodium japonicum</i>	Japanese climbing fern	N
<i>Lygodium microphyllum</i>	Old World climbing fern	N
<i>Macfadyena unguis-cati</i>	cat's claw vine	
<i>Manilkara zapota</i>	sapodilla	
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark	P, N, U
<i>Mimosa pigra</i>	catclaw mimosa	P, N, U
<i>Nephrolepis cordifolia</i>	sword fern	
<i>Nephrolepis multiflora</i>	Asian sword fern	
<i>Neyraudia reynaudiana</i>	Burma reed, cane grass	N
<i>Paederia cruddasiana</i>	sewer vine, onion vine	N
<i>Paederia foetida</i>	skunk vine	N
<i>Panicum repens</i>	torpedo grass	
<i>Pennisetum purpureum</i>	Napier grass	
<i>Pistia stratiotes</i>	waterlettuce	P
<i>Psidium cattleianum</i> (=P. littorale)	strawberry guava	
<i>Psidium guajava</i>	guava	
<i>Pueraria montana</i> var. <i>lobata</i> (=P. lobata)	kudzu	N
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	N
<i>Rhynchelytrum repens</i>	Natal grass	
<i>Ruellia tweediana</i> (= R. brittoniana)	Mexican petunia	
<i>Sapium sebiferum</i> (= <i>Triadeca sebifera</i>)	popcorn tree, Chinese tallow tree	N
<i>Scaevola taccada</i> (=Scaevola sericea, S. frutescens)	scaevola, half-flower, beach naupaka	N
<i>Schefflera actinophylla</i> (=Brassaia actinophylla)	schefflera, Queensland umbrella tree	
<i>Schinus terebinthifolius</i>	Brazilian pepper	P, N
<i>Senna pendula</i> var. <i>glabrata</i> (=Cassia coluteoides)	climbing cassia, Christmas cassia, Christmas senna	
<i>Solanum tampicense</i> (=S. houstonii)	wetland night shade, aquatic soda apple	N, U
<i>Solanum viarum</i>	tropical soda apple	N, U
<i>Syngonium podophyllum</i>	arrowhead vine	
<i>Syzygium cumini</i>	jambolan, Java plum	
<i>Tectaria incisa</i>	incised halberd fern	
<i>Thespesia populnea</i>	seaside mahoe	
<i>Urochloa mutica</i> (= <i>Brachiaria mutica</i>)	Pará grass	

Appendix 6-C. Invasive Pest Plant Species

Category II - Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. These species may become ranked Category I, if ecological damage is demonstrated.

Scientific Name	Common Name(s)	Status
<i>Adenanthera pavonina</i>	red sandalwood	
<i>Agave sisalana</i>	sisal hemp	
<i>Alstonia macrophylla</i>	devil-tree	
<i>Alternanthera philoxeroides</i>	alligator weed	P
<i>Antigonon leptopus</i>	coral vine	
<i>Aristolochia littoralis</i>	calico flower	
<i>Asystasia gangetica</i>	Ganges primrose	
<i>Begonia cucullata</i>	wax begonia	
<i>Blechnum pyramidatum</i>	green shrimp plant, Browne's blechnum	
<i>Broussonetia papyrifera</i>	paper mulberry	
<i>Callisia fragrans</i>	inch plant, spironema	
<i>Casuarina cunninghamiana</i>	Australian pine	P
<i>Cecropia palmata</i>	trumpet tree	
<i>Cestrum diurnum</i>	day jessamine	
<i>Chamaedorea seifrizii</i>	bamboo palm	
<i>Cryptostegia madagascariensis</i>	rubber vine	
<i>Cyperus involucratus</i> (C. alternifolius misapplied)	umbrella plant	
<i>Cyperus prolifer</i>	dwarf papyrus	
<i>Dalbergia sissoo</i>	Indian rosewood, sissoo	
<i>Epipremnum pinnatum</i> cv. Aureum	pothos	
<i>Ficus altissima</i>	false banyan, council tree	
<i>Flacourtia indica</i>	governor's plum	
<i>Hemarthria altissima</i>	limpo grass	
<i>Hibiscus tiliaceus</i>	mahoe, sea hibiscus	
<i>Ipomoea fistulosa</i> (= <i>I. carnea</i> ssp. <i>fistulosa</i>)	shrub morning-glory	P
<i>Jasminum sambac</i>	Arabian jasmine	
<i>Kalanchoe pinnata</i>	life plant	
<i>Koelreuteria elegans</i> ssp. <i>formosana</i> (= <i>K. formosana</i> ; <i>K. paniculata</i>)	flamegold tree	
<i>Leucaena leucocephala</i>	lead tree	N
<i>Limnophila sessiliflora</i>	Asian marshweed	P, U
<i>Livistona chinensis</i>	Chinese fan palm	

Appendix 6-C. Invasive Pest Plant Species

Scientific Name	Common Name(s)	Status
Melia azedarach	Chinaberry	
Melinis minutiflora	Molassesgrass	
Merremia tuberosa	wood-rose	
Murraya paniculata	orange-jessamine	
Myriophyllum spicatum	Eurasian water-milfoil	P
Nymphoides cristata	snowflake	
Panicum maximum	Guinea grass	
Passiflora biflora	two-flowered passion vine	
Pennisetum setaceum	green fountain grass	
Phoenix reclinata	Senegal date palm	
Pittosporum pentandrum	Philippine pittosporum, Taiwanese cheesewood	
Pteris vittata	Chinese brake fern	
Ptychosperma elegans	solitary palm	
Rhoeo spathacea (see Tradescantia spathacea)		
Ricinus communis	castor bean	
Rotala rotundifolia	roundleaf toothcup, dwarf Rotala	
Sansevieria hyacinthoides	bowstring hemp	
Scleria lacustris	Wright's nutrush	
Sesbania punicea	purple sesban, rattlebox	
Solanum diphyllum	Two-leaf nightshade	
Solanum torvum	susumber, turkey berry	N, U
Sphagneticola trilobata (= Wedelia trilobata)	wedelia	
Stachytarpheta urticifolia (= S. cayennensis)	nettle-leaf porterweed	
Syagrus romanzoffiana (= Arecastrum romanzoffianum)	queen palm	
Syzygium jambos	rose-apple	
Terminalia catappa	tropical almond	
Terminalia muelleri	Australian almond	
Tradescantia spathacea (=Rhoeo spathacea, Rhoeo discolor)	oyster plant	
Tribulus cistoides	puncture vine, burr-nut	
Urena lobata	Caesar's weed	
Vitex trifolia	simple-leaf chaste tree	
Washingtonia robusta	Washington fan palm	
Wedelia (see Sphagneticola above)		

Appendix 6-C. Invasive Pest Plant Species

Scientific Name	Common Name(s)	Status
Wisteria sinensis	Chinese wisteria	
Xanthosoma sagittifolium	malanga, elephant ear	

This 2007 list was prepared by the FLEPPC Plant List Committee.
FLEPPC. 2007. List of Florida's Invasive Species. Florida Exotic Pest Plant Council. Internet: <http://www.fleppc.org>

Abbreviations used:

for "Gov. list": **P** = Prohibited by Fla. Dept. of Environmental Protection, **N** = Noxious weed listed by Fla. Dept. of Agriculture & Consumer Services
U = Noxious weed listed by U.S. Department of Agriculture.

RECREATION AND OPEN SPACE ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Recreation and Open Space Element as set forth in Section 163.3177(6)(e), Florida Statutes (F.S.), is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities. Although Section 163.3177, F.S., lists the Recreation and Open Space Element as a required element within comprehensive plans, the data and analysis requirements have been deleted from Chapter 9J-5, Florida Administrative Code.

An assessment of current and projected levels of service and recreation needs provides a basis for standards defining the level of services desired by the Town. Statements of a goal, objectives, and policies for guiding the Town's implementation actions conclude the element. These statements provide direction for the municipal recreation programs and maintenance of parks, open space, and recreation facilities to assure that the needs of Surfside residents will be met in the future.

EXISTING FACILITIES

As shown in Map 7-1, the Town is served by four Town-owned recreation facilities. These include (1) Hawthorne Park Tot Lot on Hawthorne Avenue and 90th Street, (2) Veterans Park/Surfside Tennis Center on 87th Terrace between Collins and Harding Avenues, (3) 96th Street Park on Bay Drive and 96th Street, and (4) the Surfside Community Center on the ocean at 93rd Street. A description of these facilities is provided below.

Hawthorne Park Tot Lot: This facility serves as a neighborhood tot lot. In addition, the park has one playground, two picnic tables, and two benches.

Veterans Park/Surfside Tennis Center: This park includes three tennis courts (with six court lights), six benches, Veterans memorial, three flag poles, an office, a restroom, and a WWII cannon.

96th Street Park: Facilities provided at this site include a ball field (with six field lights), two basketball courts, two raquetball courts, a tot lot, a playground, restrooms, six benches, an office, and an irrigation system. Through a grant, the Town is slated to purchase the home immediately south of the park. In addition to a swimming pool, this acquisition may also provide for the addition of a boat launch for kayaks and other non-motorized boats. The property may ultimately serve as a possible nature center or Surfside historic museum.

Surfside Community Center: In 1962, Surfside built the Community Center, on the ocean at 93rd Street. For years this unique multi-purpose facility housed the Surf-Bal-Bay Library, the Tourist Bureau and Recreation Department, an Olympic size swimming pool, a toddlers' pool, public beach access, a snack bar, meeting rooms and an auditorium for shows, special events and receptions.

In 2008 due to growing safety concerns regarding a number of elements of the structure, the complex was demolished. The Town is currently evaluating financing for the new Community Center, which will be built on the same site, along with an additional parcel just south of the former complex. In the interim, the site will continue to offer limited recreational opportunities.

Other Recreation Facilities: In addition to these facilities, other public recreation and open space lands in Surfside include the State-owned beachfront which comprises approximately 38 acres and stretches for just over a mile along the Atlantic Ocean and several existing street ends and associated rights-of-way allowing for beach access. Private recreation facilities include the Surf Club on Collins Avenue between 90th and 92nd Streets, and beachfront property west of the erosion control line, paralleling the State owned beach. Moreover, additional public recreational opportunities can be found within a three mile radius of the Town including Haulover Beach Park and Oleta River State Park.

ANALYSIS OF THE NEED FOR FACILITIES

The Surfside Parks and Recreation Department operates a number of Town facilities and a wide range of community programs. Facilities include the aforementioned Hawthorne Park Tot Lot, 96th Street Park, Veterans Park/Surfside Tennis Center, temporary Modular Community Center facilities, as well as the Administrative Offices and 93rd Street Beach Lifeguard Stand. The Parks and Recreation Department sponsors adult education classes, holiday celebrations, youth programs and sports, and special events designed to provide entertainment, education, and recreation for all Town residents and visitors.

The Town, recognizes that parks and recreation are vital components of the overall community. Following is an acreage inventory of Surfside’s public recreation facilities.

**Table 7-1
Parks and Recreation Inventory**

FACILITY	ACREAGE
Hawthorne Park Tot Lot	0.22
Veterans Park/Surfside Tennis Center	0.75
96 th Street Park	0.92
Surfside Community Center	1.26
public beach	38.17
pocket parks and r-o-w dead ends	0.45
TOTAL:	41.77

Source: Calvin, Giordano & Associates, Inc. 2009

While the public beach does not generally offer Parks and Recreation Department programming, this acreage will be included for the level of service (LOS) analysis because it is an integral part of the Town. Using the 41.77 acres of public recreation, along with the Miami-Dade Planning and Zoning’s population projections, Surfside’s LOS for recreation can be projected through 2030. The LOS standard for publicly-owned recreation lands in Surfside is six (6) acres per one thousand (1,000) permanent population. As the following table shows, this standard will be met through 2030.

**Table 7-2
Projected Park LOS**

Year	2007	2010	2014 (short term planning timeframe)	2015	2020	2025	2030 (long term planning timeframe)
Projected population	5,159	5,280	5,442	5,483	5,680	5,680	5,680
Total park acreage	41.8	41.8	41.8	41.8	41.8	41.8	41.8
Park acreage needed to maintain LOS	31.0	31.7	32.7	32.9	34.1	34.1	34.1
Surplus/deficit acreage	+ 10.8	+ 10.1	+ 9.1	+ 8.9	+ 7.7	+ 7.7	+ 7.7

Source: Calvin, Giordano & Associates, Inc. 2009

Recreation and Open Space Element Goals, Objectives and Policies

Goal 1: Provide adequate recreation and open space facilities to serve the Town's residents.

Objective 1 – Access to recreation sites: In general, ensure public access to identified recreation sites by creating a pedestrian and bicycle network that links the Town’s parks, recreational, and natural amenities into an “emerald necklace.” This objective shall be measured by implementing its supporting policies.

Policy 1.1 – The Town shall give priority to maintaining and upgrading existing public access sites, but it shall acquire new sites when resources are available. Priority shall be given to sites which offer the potential for: 1) creating natural area greenways consisting of environmentally sensitive lands or lands in which plant species characteristic of and/or compatible with environmentally sensitive lands predominate or can be cultivated; and 2) removing invasive or otherwise undesirable plant species including those listed in Conservation Element Policy 4.2.

Policy 1.2 – All beach access facilities shall be accessible from public roads. The Town shall map all road rights-of-way that dead-end at the Atlantic beach and shall provide benches, picnic tables or other improvements at these sites to create “pocket parks.”

Policy 1.3 – The Town shall explore the feasibility of enhancing each of the street-ends east of Collins Avenue to create “pocket parks” where appropriate.

Policy 1.4 – The Town shall provide barrier-free access for the handicapped to all public recreation facilities.

Policy 1.5 – By December 2010, bicycle parking facilities shall be provided at strategic beach access points and at public parks.

Objective 2 – Public-private coordination: In general, coordinate public and private resources to meet recreation demand. This objective shall be measured by implementing its supporting policies.

Policy 2.1 – The Town of Surfside shall work with public agencies, such as Miami-Dade County Department of Environmental Resources Management, the Army Corps of Engineers, the Florida Department of Environmental Protection and private sector organizations and corporations, through the zoning process, to enhance and improve existing recreation/open space facilities in the Town.

Policy 2.2 – The Town shall explore the financial feasibility of a Beachwalk Master Plan, including the associated sustainable landscaping

Policy 2.3 – By December 2010, the Town shall consider and evaluate the establishment of a cooperative interlocal agreement with Indian Creek Village to convert the empty lot at the 91st Street bridge into a park for general use by both communities, providing additional recreational opportunities along the bay.

Objective 3 – Adequate and efficient provision of public recreation facilities and open space: In general, ensure that parks and recreation facilities are adequately and efficiently provided. In particular, maintain a system of public park and recreation lands which provides at least 6.0 acres per 1,000 people permanent population together with an appropriate range of facilities. This standard is based on existing resources and the anticipated population.

Policy 3.1 – The Town shall reserve for recreation use all of the Town-owned land designated for recreation on the Future Land Use Map, including the following specific facilities: 1) Hawthorne Park Tot Lot, 2) Veterans Park/Surfside Tennis Center, 3) 96th Street Park, and 4) Surfside Community Center. These facilities shall remain as public recreation facilities unless comparable facilities are provided to replace them.

Policy 3.2 – The Town shall continue to seek State and Federal grant funds for Town park enhancements.

Policy 3.3 – The Town shall give priority to upgrading existing public recreation lands, but it shall acquire new sites when resources are available.

Policy 3.4 – For public recreational sites, a minimum level of service standard shall be set at six (6) acres per one thousand (1,000) permanent population.

Policy 3.5- The Town shall continue to ensure high quality and safe recreational facilities for Town residents.

Policy 3.6 – By December 2011 the Town shall consider the financial feasibility of a “Park Enhancement Study” to evaluate the development of under-utilized park land and Town-owned land including street-end parks, as identified in the November 2006 Charrette.

Objective 4 – Provision of private open space: Assure the provision of open space by private enterprise. This objective shall be measured by implementing its supporting policy.

Policy 4.1 – The Town shall maintain and improve land development code standards and incentives to achieve open space and landscaping requirements. Open space and landscaping requirements shall specify above average quantities of plant and other landscaping material and extensive use of xeriscape plant materials and design techniques for non-residential uses. Landscaping regulations shall include, but not necessarily be limited to, establishing a minimum number of trees based on lot size and/or lot frontage, establishing minimum requirements for other plant material, and establishing irrigation restrictions which minimize water loss due to evaporation. Regulations shall address site perimeters, parking lots and residential buffers.

INTERGOVERNMENTAL COORDINATION ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Intergovernmental Coordination element is to identify and resolve incompatibilities between Surfside's comprehensive planning processes and those of other governmental entities with interests in or related to the Town's area of concern. The areas of concern for Surfside include adjacent municipalities, Miami-Dade County, Miami-Dade County School Board, the South Florida Water Management District, South Florida Regional Planning Council, state government, federal government, and utility companies.

Specific coordination needs within each of the elements of the Surfside comprehensive plan that would benefit from improved or additional intergovernmental coordination and mechanisms for satisfying these needs are also identified, as appropriate.

EXISTING DATA AND CONDITIONS

Surfside currently has either formal or informal coordination agreements, or interacts through standard operating procedures under statutory authority, with the following agencies or jurisdictions:

Municipal Government

- Bal Harbour
- Bay Harbor Islands
- Indian Creek
- Miami Beach
- Miami Shores

Miami-Dade County Departments

- Biscayne Bay Shoreline Development Review Committee
- Department of Emergency Management (DEM) and Homeland Security (HS)
- Department of Environmental Resources Management (DERM)
- Fire Department
- Housing Agency (MDHA)
- Metropolitan Planning Organization (MPO)
- Miami-Dade Transit (MDT)
- Parks and Recreation Department
- Property Appraiser
- Public Works
- Solid Waste Management
- Water and Sewer Department (WASD)

Schools

- Miami-Dade County Public Schools

Other

Miami-Dade League of Cities

Florida Departments and Agencies

Community Affairs, Division of Community Planning
Community Affairs, Division of Emergency Management
Department of Business and Professional Regulation
Department of Children and Family Services
Department of Environmental Protection (DEP)
Department of Transportation
Division of Historic Resources
Fish and Wildlife Conservation Commission
South Florida Regional Planning Council
South Florida Water Management District

United States Departments and Agencies

Army Corps of Engineers
Commerce, Census Bureau
Environmental Protection Agency
Federal Emergency Management Agency
U.S. Fish and Wildlife Service
U.S. Postal Service
Transportation

Regulated Utilities

AT&T
Comcast
Florida Power & Light

EVALUATION OF EXISTING COORDINATION MECHANISMS

For each agency listed above, Table 8-1 briefly describes the existing coordination mechanisms indicating the subject, nature of the relationship and the office with primary responsibility for coordination.

JOINT PLANNING AREAS

Comparison with Regional Policy Plan

The Strategic Regional Policy Plan for South Florida (2004) has been reviewed and considered during the process of writing this Comprehensive Plan. The Comprehensive Plan conforms to the Regional Policy Plan.

Specific Coordination Issues in Each Element

Following is a summary the interagency coordination needs associated with each element of this Comprehensive Plan.

Future Land Use

Within this element interagency coordination includes communicating development projections with the Miami-Dade Department of Emergency Management (DEM) and Homeland Security (HS) in order to assist in their hurricane evacuation planning. Further, the Town requires development along the

bulkheads to be in accordance with State and County regulations. In particular the Town continues to work with the Florida Department of Environmental Protection and Miami-Dade Department of Environmental Resource Management (DERM) for review of permits within the bulkhead areas.

Coastal Management

This element's efforts are largely related to the management of the Biscayne Bay Aquatic Preserve. Coordinating agencies for this include the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, the National Park Service and the Biscayne Bay Shoreline Development Review Committee. Additionally, the Town is working with the Florida Department of Transportation (FDOT) to ensure the installation of the improvements to the DOT stormwater systems currently discharging into Biscayne Bay waters. When applicable, the Town shall provide development proposal information to the Biscayne Bay Shoreline Development Review Committee for review. Regarding coastal management law enforcement, Town police shall maintain communications with County and State marine police in order to report any violations of the boat speed limits in the adjacent waters which are a manatee protection area. The Town shall contact DERM if any adverse impact is observed relative to the sea grass beds in adjacent waters.

Beach maintenance and restoration requires intergovernmental coordination efforts. To that end, the Town shall cooperate with U.S. Army Corps of Engineers for beach renourishment as needed. Similarly, the Town shall continue to coordinate and cooperate with the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and with the Miami-Dade County Park and Recreation Department regarding access to and the appropriate maintenance of the beach area seaward of the erosion control line. The Town will also coordinate with relevant agencies on planning for sea level rise.

Transportation

The Town coordinates with the Miami-Dade Metropolitan Planning Organization (MPO) and the Florida Department of Transportation on capital improvements and level of service for SR AIA/Harding Avenue and SR 922/96th Street. Miami-Dade County Transit (MDT) provides six routes through the Town connecting residents and employees to Miami Beach, downtown Miami, and the MetroRail. As needed, the Town will also coordinate with the Southeast Florida Transportation Council.

Housing

The Town shall monitor the housing and related activities of the Miami-Dade County Housing Within Reach Taskforce, Miami-Dade Housing Agency (MDHA), South Florida Regional Planning Council and nearby local jurisdictions. The Town shall work with the US Department of Commerce to ensure accurate population and housing information is provided for the 2010 Census. Additionally, the Town shall dialogue with the Florida Department of Children and Family Services to ensure an accurate inventory for any subsidized rental housing, group homes, or mobile home parks that may exist within the Town. An inventory of historically significant housing is required for the Comprehensive Plan, and therefore periodic coordination and communication with the State's Division of Historic Resources, Florida Master Site File is necessary.

Infrastructure

The Town of Surfside purchases its water directly from the Miami-Dade County Water and Sewer Department (WASD). The Town's Water Supply Facilities Work Plan was adopted in December 2008 and coordinated with the Miami-Dade County 20-Year Water Supply Facilities Work Plan and the South Florida Water Management District's Lower East Coast Water Supply Plan. Further coordination with the Florida Department of Environmental Protection (DEP) will be important to ensure stormwater quality and impacts on the Biscayne Bay.

Recreation and Open Space

There are 38.2 acres of state-owned beach seaward of the erosion control line, which runs approximately along the crest of the dune. This beach is maintained under an agreement with the State by the Miami-Dade Park and Recreation Department. Additionally, the Town shall consider and evaluate the establishment of an interlocal agreement with Indian Creek Village to convert the empty lot on the north side of the 91st Street bridge into a park for general use by both communities, providing additional recreational opportunities along the bay.

Conservation

The Florida DEP's Bureau of Beaches and Coastal Systems considers Surfside's beach to be "critically eroded". As part of the beach renourishment program coordination efforts with this and other agencies are required. Land use, as it relates to the discharge of stormwater and to the use of natural drainage, is regulated through the South Florida Water Management District (SFWMD).

The Town of Surfside purchases their potable water supply directly from Miami-Dade WASD. The Town is also working with WASD's Water Use Efficiency Section to identify the water conservation best management practices (BMPs) applicable to the Town, which is a water wholesaler, and to develop the Town's Water Conservation Plan as required by Miami-Dade County Ordinance 06-177.

Capital Improvements

The Town shall coordinate with Miami-Dade County Public Schools, WASD, the MPO, and FDOT to ensure projects affecting level of service are included in the annual update of the Capital Improvements Element.

Areas of Critical State Concern

There are no areas of critical state concern in the Town of Surfside.

The following abbreviations are used in Table 8-1.

AE - Advise and Encourage

CA - Town Agency

FN - Formal Notice

OA - Outside Agencies

TA - Technical Assistance

AP - Approval, Permit

FA – Formal Agreement

IN - Informal Notice

PM - Periodic Meetings to Coordinate Programs

**TABLE 8-1
COORDINATING AGENCIES**

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
MUNICIPALITIES:					
Bal Harbour	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
Bay Harbor Islands	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
Indian Creek	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
Miami Beach	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
Miami Shores	Aquatic Center	FA	Interlocal Agreement	Effective	Parks and Recreation
MIAMI-DADE COUNTY DEPARTMENTS AND AGENCIES:					
Biscayne Bay Shoreline Development Review Committee	Shoreline environmental and conservation issues	AE, TA	Informal coordination	Effective	Public Works, Town Manager
Department of Emergency Management (DEM) and Homeland Security (HS)	Emergency management planning	PM, AE	Informal coordination	Effective	Town Manager
Department of Environmental Resources Management (DERM)	Water quality, air quality, noise impact, septic tanks, water use permits,	IN, PM	Interlocal Agreement	Effective	Public Works, Town Manager

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
	wastewater management				
Fire Department	Fire-rescue services	FA	Interlocal Agreement	Ineffective	Surfside Police Dept.
Housing Agency (MDHA)	Affordable housing	AE	Informal coordination	Effective	Town Manager
Metropolitan Planning Organization (MPO)	Transportation planning	PM, AE	Informal coordination	Effective	Planning
Miami-Dade Transit (MDT)	Transit	AE	Informal coordination with Surfside Mini-Bus	Effective	Town Manager
Parks and Recreation Department	Beach maintenance, open space areas, regional plans	PM, AE	Informal coordination	Effective	Parks and Recreation
Property Appraiser	Tax revenues	PM, TA	Interlocal Agreement	Effective	Town Manager, Finance
Public Works	Highway construction, right of way, alignments, access control transit	PM, TA	Informal coordination	Effective	Public Works
Solid Waste Management	Waste management	FA	Interlocal Agreement – Curbside Recycling Program	Effective	Public Works
Water and Sewer Department (WASD)	Water quality, water facility development, wastewater treatment, wastewater management	AP, TA	Interlocal Agreement	Effective	Public Works
SCHOOLS:					
Miami-Dade County Public Schools	School facilities and concurrency	FA	Interlocal Agreement	Effective	Town Manager, Finance

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
OTHER:					
Miami-Dade League of Cities	Intergovernmental issues	AE, PM	Monthly meetings	Effective	Town Mayor
FLORIDA DEPARTMENTS AND AGENCIES:					
Community Affairs, Division of Community Planning	Comprehensive planning	AP, TA	Oversight of Comprehensive Plan, EAR, Regulation of Land Development Code	Effective	Planning
Community Affairs, Division of Emergency Management	Mutual Aid Agreement	OA, TA	Informal coordination	Effective	Town Manager
Department of Business and Professional Regulation	Various licenses	AP	Informal coordination	Effective	Planning
Department of Children and Family Services	Group homes, foster care facilities	FN, OA	Informal coordination	Effective	Building and Zoning
Department of Environmental Protection	Water management, water quality, air quality, beaches/land, solid waste, septic tanks, water facility development, water use permits, wastewater management	AP	Permitting, informal coordination	Effective	Public Works, Town Manager
Division Of Historic Resources	Historic lands and buildings	TA, AE	Informal coordination	Effective	Planning
Department of Transportation	Transportation planning, highway construction, right	AE, TA	Informal coordination	Effective	Public Works

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
	of way, alignments, access control transit				
Fish and Wildlife Conservation Commission	Conservation issues	AE, TA	Permitting, informal coordination	Effective	Town Manager
South Florida Regional Planning Council	Comprehensive planning	TA, AE, AP	Review of Comprehensive Plan and EAR	Effective	Planning
South Florida Water Management District	Stormwater management, wetlands mitigation, water use	TA, AE, AP	Quarterly meetings	Effective	Public Works
UNITED STATES DEPARTMENTS AND AGENCIES:					
Army Corps of Engineers	Beach erosion control	AE, PM, TA, AP	Informal coordination	Effective	Public Works
Commerce, Census Bureau	Decennial Census	TA	Informal coordination	Effective	Planning
Environmental Protection Agency	Hazardous waste sites	TA, AP	Informal coordination	Effective	Public Works
Federal Emergency Management Agency	Hurricane mitigation	AE, PM, TA	Informal coordination	Effective	Public Works, Planning
U.S. Fish and Wildlife Service	Coastal conservation	AE, TA	Informal coordination	Effective	Public Works
U.S. Postal Service	Address development, mail delivery	OA	Informal coordination	Effective	Town Manager, Planning
Transportation	Transportation planning	AE, AP,	Informal coordination	Effective	Public Works, Planning

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
		PM, TA			
REGULATED UTILITIES:					
AT&T	Telephone service	OA	Informal coordination	Effective	Public Works
Comcast Cable Television	Cable services, underground utilities	OA	Informal coordination	Effective	Public Works
Florida Power and Light Company	Underground utilities	OA	Informal coordination	Effective	Public Works

Source: Town of Surfside

Intergovernmental Coordination Element Goals, Objectives, and Policies

Goal: Establish and maintain processes to help assure coordination with other governmental entities where necessary to implement this plan.

Objective 1 – Coordination with Miami-Dade County and other agencies: In general, coordinate the Town of Surfside Comprehensive Plan with the plans of the Miami-Dade County School Board, Miami-Dade County and adjacent municipalities. In particular, achieve maximum feasible levels of consistency between the plans for Surfside, the Miami-Dade County School Board, Miami-Dade County, Miami Beach, Bal Harbour, Indian Creek, and Bay Harbor Islands. This objective shall be measured by implementing its implementing policy. [9J-5.015 (3) (b) 1]

Policy 1.1 – The Town shall monitor the Miami-Dade County Comprehensive Plan process as the County Plan is updated and revised in conjunction with its Evaluation and Appraisal Report. The Town will also review the comprehensive plans of Miami Beach, Bal Harbour, Indian Creek, and Bay Harbor Islands. [9J-5.015 (3) (c) 5]

Policy 1.2 – The Town of Surfside and Miami-Dade County Public Schools shall follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County” and the Comprehensive Land Use Plan’s Educational Element and Capital Improvements Element for coordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, and the location and extension of public facilities subject to concurrency. The Town shall implement the Interlocal Agreement with Miami-Dade County Public Schools, Miami-Dade County, and other nonexempt municipalities pursuant to Section 163.3177, Florida Statutes, and the Comprehensive Plan’s Public School Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element. Coordination of the Interlocal Agreement, and the Town’s obligations therein, shall be achieved via participation in the established Working Group of the Interlocal Agreement.

Policy 1.3 – The Town shall consider as appropriate the informal mediation process of the South Florida Regional Planning Council in order to try to resolve annexation and other conflicts with other governmental entities; the Town will enter into mediations on a nonbinding basis. [9J-5.015 (3) (c) 2 and 4]

Policy 1.4 – The Town will thoroughly review and compare proposed development in Miami-Dade County, Miami Beach, Bal Harbour, Indian Creek, and Bay Harbor Islands with proposed development in the Surfside Comprehensive Plan for consistencies and conflicts between identical elements and between plans as a whole. Where appropriate, Surfside will respond at public hearings, through memoranda, or through the regional planning council's mediation process. [9J-5.015 (3) (c) 7]

Policy 1.5 – The Town shall continue to ensure coordination of activities in its Comprehensive Plan with the plans of Miami-Dade County School Board, Miami-Dade County, and other state or

regional entities through regular exchange of information. This information shall include, but not be limited to, building permits, zoning cases, planned land use amendments, engineering plans, demographics, proposed annexation areas, socio-economic information, and utility service areas and capacity. [9J-5.015 (3) (c) 7]

Policy 1.6 – The Town will continue participation in the Miami-Dade Planner’s Technical Committee in order to coordinate local comprehensive planning issues and processes.

Policy 1.7- The Town shall coordinate with relevant agencies on planning for sea level rise considering the best available and credible data.

Objective 2 – Comprehensive Plan Impact and Implementation Coordination: Establish mechanisms to coordinate the impact of development proposed in the Surfside Comprehensive Plan with other jurisdictions. [9J-5.015 (3) (b) 2]

Policy 2.1 – Surfside shall maintain and revise where appropriate interlocal agreements generally of the type described below:

Potable Water: An agreement with Miami-Dade Water and Sewer Department for potable water service.

Sewers: An agreement with Miami-Dade Water and Sewer Department for wastewater treatment.

Solid Waste: An agreement to cooperate and coordinate with the County Solid Waste Management Department for the disposal of solid waste generated in the Town. [9J-5.015 (3) (c) 1]

Transit: Miami-Dade Transit bus schedules for routes within the Town.

Schools: “Interlocal Agreement for Public School Facility Planning in Miami-Dade County” – pursuant to Section 163.3177 FS and Section 163.3180 (g) FS

Policy 2.2 – The Town shall assist the County in providing information to the residents of the Town about services provided directly or indirectly by the County, e.g., solid waste, potable water, sewers, transit and hurricane response planning. Such information may be disseminated through a Town newsletter, Town Hall counter handouts, notices posted at the Town Hall, and/or other appropriate means. [9J-5.015 (3) (c) 3]

Policy 2.3 – The Town shall contribute to the improvement of the water quality of Biscayne Bay through implementation of outfall improvements described in the Infrastructure Element. [9J-5.015 (3) (c) 6]

Policy 2.4 – The Town shall cooperate with the regulatory functions of the Florida Department of Environmental Protection. [9J-5.015 (3) (c) 6]

Policy 2.5 – As required by the Interlocal Agreement, The Town shall notify the School Board of all new residential development projects or modifications to existing residential developments which increase density as part of the review process for school concurrency.

Policy 2.6 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection and enhancement of the Biscayne Bay Aquatic Preserve.

Policy 2.7 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection of Atlantic Ocean coastal waters and beach renourishment projects.

Policy 2.8 – The Town will utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to joint infrastructure service areas:

- a) Use the South Florida Regional Planning Council’s informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;
- b) Siting of facilities with county-wide significance including locally unwanted land uses;
- c) Making demographic and social-economic information and services available for county, school board and municipal planning activities.

Policy 2.9 – The Town shall consider and evaluate the establishment of a cooperative interlocal agreement with Indian Creek Village to convert the empty lot on the north side of the 91st Street bridge into a park for general use by both communities, providing additional recreational opportunities along the bay.

Policy 2.10 – The Town shall coordinate with FDOT and neighboring municipalities in its study of reestablishing a two-way traffic flow on Harding Avenue and Collins Avenue.

Policy 2.11- The Towns shall continue coordination with Miami-Dade Transit on energy efficient modes of transportation.

Policy 2.12- The Town shall coordinate with neighboring jurisdictions and the South Florida Regional Planning Council in regards to affordable housing.

Objective 3 – Level of service standards coordination: Ensure coordination with Miami-Dade County in establishing level-of-service standards for sewage, and potable water. [9J-5.015 (3) (b) 3]

Policy 3.1 – The Town shall monitor changes to the adopted level-of-service standards of Miami-Dade County, the Florida Department of Transportation, and Miami-Dade Public Schools, and appropriately adjust its own level-of-service standards accordingly. [9J-5.015 (3) (c) 7]

Objective 4 – The Town shall coordinate with all applicable local, State and Federal agencies regarding implementation of the 20-Year Water Supply Facilities Work Plan.

Policy 4.1 – The Town shall review the most recently published Lower East Coast Water Supply Plan and coordinate with the South Florida Water Management District staff in projecting the future supply and demand of potable water and alternative sources and preparing amendments to the Water Supply Facilities Work Plan on an as-needed basis by sharing and updating information.

Policy 4.2 – The Town shall participate in continuing and on-going collaborative efforts with the Miami-Dade Water and Sewer Department and other governments and agencies regarding water supply needs, long-term alternative water supply projects, sharing of information and establishing level of service standards. The Town shall participate in, at a minimum, annual meetings with water providers and the South Florida Water Management District to discuss population projections, land use changes and implementation of conservation reuse programs and alternative water supplies.

Policy 4.3 – The Town shall coordinate with Miami-Dade County Water and Sewer Department in the implementation of alternative water supply projects, establishment of level-of-service-standards and resource allocations.

Policy 4.4 – The Town shall coordinate land uses and future land use changes with the availability of water supplies and water supply facilities.

Policy 4.5 – The Town shall coordinate with Miami-Dade County in the implementation of alternative water supply projects, establishment of level-of-service standards and resource allocations and changes in service areas.

Policy 4.6 – The Town shall coordinate with the Miami-Dade County Water and Sewer Department's Water Use Efficiency Section in the implementation of water conservation efforts and preparation of a Water Conservation Plan through regular and on-going communication and information sharing.

9J-5.0015 Objective and policy requirements not applicable to the Town of Surfside: Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Intergovernmental Coordination Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the Town of Surfside to be inapplicable:

9J5.015 (3) (b) 4 Ensure coordination in the designation of new dredge spoil disposal sites for counties and municipalities located in the coastal area.

9J5.015 (3) (c) 4 Resolving annexation issues.

9J5.015 (3) (c) 8 Involving ...[a variety of agencies and the public] ... in providing for and identifying dredge spoil disposal sites through the Coastal Resources Interagency Management Committee's dispute resolution process.

9J5.015 (3) (c) 9 Resolving conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee's dispute resolution process.

CAPITAL IMPROVEMENTS ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the local government has fiscal responsibility, to analyze the fiscal capability of the local government to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements. The element shall also include the requirements to ensure that an adequate concurrency management system will be implemented by local governments pursuant to Rule 9J-5.0055, F.A.C., of this chapter.

Public Facility Needs

TRANSPORTATION

The Town is responsible for maintaining the local network program. The regional road network is under the State of Florida's jurisdiction. Collins Avenue and Harding Avenue are the major north-south corridors through the Town, while 96th Street is the main east-west roadway.

The Town of Surfside comes under the Miami-Dade County's Transportation Concurrency Exception Area (TCEA) to promote urban infill and redevelopment in the area. The Level of Service for major, state roadways in Surfside is LOS E+20, meaning that where mass transit service having headways of 20 minutes or less is provided within a ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity.

State arterial roadways include Collins Avenue, Harding Avenue and 96th Street which are all functioning at Level of Service Standard D and therefore are meeting level of service standards. There are no FIHS or SIS facilities within the Town of Surfside.

Roadway performance conditions were measured by Level of Service (LOS) which is represented by letters "A" or most favorable through "F" or least favorable conditions. Roadway LOS standards are the ratio of the number of vehicles to the road capacity during peak time periods. The Town monitors roadway concurrency and currently all roadways are meeting level of service standards.

Currently, the only roadway capital improvements planned in Surfside are FDOT resurfacing projects that do not affect level of service.

To accommodate the impacts of new development, alternative modes of transportation are required to reduce traffic congestion. Six bus routes from Miami-Dade Transit travel through the Town; all the routes run along Collins Avenue. The Town has its own bus system which complements the Miami-Dade County Transit. The Town's mini buses circulate between the business district and residential areas.

De Minimis Impacts

The Town does not allow for exceptions for de minimis impacts. Also, the Town lies completely within a Transportation Concurrency Exception Area.

POTABLE WATER

The Town of Surfside's potable water is provided by the Miami-Dade County Water and Sewer Department (MDWASD) which provides service for approximately two million customers in Miami Dade County. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami-Dade County.

The water is distributed to residents and commercial business by approximately 11 miles of cast iron pipe installed in 1938. Primary mains feeding the system run under the Town's streets and vary in size from 6-inch to 16-inches in diameter, which feed three-inch and four-inch water lines located along the rear property lines.

Water Source

The Hialeah and Preston Water Treatment Plants (WTPs) located at 200 W. 2nd Avenue and 1100 W. 2nd Avenue are interconnected with adjacent facilities with a main source of water from the Biscayne Aquifer. The WTPs are currently being modified and will receive groundwater from five Upper Floridan Aquifer wells by 2010. The wells will be located in Miami Springs Wellfield and the Northwest Wellfield according to MDWASD.

Water Treatment Plants (WTPs)

The Hialeah and Preston Plants are currently fed by forty five wells, including the Northwest Wellfield and the Hialeah/Preston on-site wells. The quantity of water available to serve MDWASD's North District, as reflected in permitted withdrawal allocations, provides more than adequate capacity.

The Hialeah WTP was originally designed in 1924 with a total capacity of 10 mgd. By 1935, the plant's capacity was 40 mgd. In 1946, capacity was increased to 60 mgd. There are plans to re-rate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary. The source of water for the Hialeah WTP comes from the Hialeah-Miami Springs Wellfields, supplemented by the Northwest Wellfield. The Hialeah WTP has a current rated capacity of 60 mgd.

The John E. Preston Water Treatment Plant was originally designed as a 60 mgd plant in 1968 and upgraded to 110 mgd in 1980. The plant was rerated to a total capacity of 130 mgd in 1984. The plant reached its present capacity of 165 mgd and 185 mgd in 2005 with the addition of air stripping capacity. The main source of water for the Preston WTP is from the Northwest wellfield.

Potable Water Level of Service

In order to maintain level of service Town-wide, a water maintenance program will be implemented in 2010. Currently, construction documents are being prepared for a Town-wide replacement of the water mains, meters, and fire hydrants. The program will evaluate the existing infrastructure and replace pipes in poor condition and in need of repairs. The project and funding source is listed in Table 9-8B of the Schedule of Capital Improvements.

The Town of Surfside currently coordinates with MDWASD and the South Florida Water Management District to meet existing and projected demands based on level of service (LOS). The Town's projected water demands shown in Table 9-1 were developed by incorporating the county's average per capita value of 155 gpcd.

**Table 9-1
Water Supply Level of Service**

PROJECTED WATER SUPPLY			
Year	2010	2015	2030
Population	5,280	5,483	5,680
Proposed Per Capita (gallons per day finished water)	155	155	155
(all potable volumes are finished water)	MGD	MGD	MGD
Potable Water Demand (daily average)	0.82	0.85	0.88

Source: Calvin, Giordano & Associates, Inc., 2009.

The 155 gallons per capita per day (gpcd) value is a MDWASD system-wide finished water rate which was calculated from taking historical data. In 2007 the actual gpcd value for the Town of Surfside was 206 gpcd. The Town of Surfside is aware of this higher gpcd value, and is currently working with MDWASD to implement water efficiency plans, public education, and BMPs to reduce the Town of Surfside’s gpcd value. In addition, the planned replacement of the leaking water valves, mains, fire hydrants, meters and service laterals will reduce the total water consumption.

Table 5-2 in the Water Supply Facilities Work Plan indicates that there will be no deficit of finished water through 2030. Therefore, level of service will be met for Surfside in the short term and long term planning periods.

The existing LOS for the Town of Surfside based on MDWASD goals for potable water is as follows:

- A. The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity of 2 percent above the average daily system demand for the preceding 5 years.
- B. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.
- C. Water quality shall meet all federal, state, and county primary standards for potable water.
- D. MDWASD storage capacity for finished water shall equal no less than 15 percent of the average daily demand.
- E. The level of service (LOS) standard for potable water facilities shall be 155 gallons per capita per day.

Storage Capacity

The finished water storage facilities for the Hialeah-Preston subarea consist of both “in-plant” and remote storage facilities. The total combined storage capacity between both plants is 28.28 MG.

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage and may include trunk mains, interceptors, treatment facilities, and disposal systems. The Town's sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the Town of Surfside and Bal Harbour share a sanitary force main that connects to the City of Miami Beach transmission system. The tri-party agreement provides for the transmission of sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

Geographic Service Area

The Town of Surfside's sanitary sewer system; therefore, is part of a system run by MDWASD. The Town's system is coextensive with the Town's boundaries, while the County system includes unincorporated and incorporated areas of Miami-Dade County inside the 2005 Urban Development Boundary that have an agreement with MDWASD. The system also incorporates a small number of facilities, mostly State or County owned, outside of the Urban Development Boundary.

Treatment Facilities and Capacity

There has been a significant reduction in average flow into the regional system as a result of extensive infiltration and inflow (groundwater and rainwater) prevention projects conducted by MDWASD in recent years. Infiltration and inflow within the sewer system should be kept at a minimum to avoid hydraulic overload to the receiving treatment plant. It is pertinent for an operation and maintenance plan to be part of the county's sanitary sewer system. As a result, the regional wastewater treatment plants operating capacity can remain in compliance with Miami-Dade County MDWASD and Florida Department of Environmental Protection (FDEP) standards.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however, as noted in the MDWASD's 2007 Water Supply Facilities Work Plan, MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system.

Surfside's sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Town's sanitary sewer collection system is divided into two basins. Sanitary sewer pipes range in size from 8 to 15 inches with flows directed to two pump stations. Pump Station 1 receives sewage from the area of Surfside north of 91st Street, which includes the Business District and a majority of the high rise buildings. Pump Station 2 serves the remainder of the Town, including most of the waterfront lots. The sewage is pumped via the force main which runs along Byron Avenue and connects to the City of Miami Beach's system near 74th street. Sewage continues under pressure through MDWASD force mains to Virginia Key.

Current Facility Demand

According to the MDWASD 2006 Comprehensive Annual Financial Report, approximately 689 million gallons of wastewater were treated by the County system from the Town of Surfside and 814 million in 2007.

In FY08, the Town began mapping all sewer and potable water lines within the municipal boundary to enhance maintenance. Also in FY09, the Town identified infiltration issues to the sanitary sewer system and has completed a program to seal manholes to identify and inventory broken lines. In FY09, existing pump stations were rehabilitated in order to ensure levels of service standards are maintained. Table 9-2 shows projected sewage flow demands for the Town of Surfside and Table 9-2B show current and projected wastewater capacity for the entire county.

**Table 9-2A
Projected Sewage Flows**

PROJECTED SEWAGE FLOWS			
Year	2010	2015	2030
Population	5,280	5,483	5,680
Per Capita (gallons per day finished sewage)	155	155	155
(all potable volumes are finished sewage)	MGD	MGD	MGD
Sewage Total Flow (daily average annual)	0.82	0.85	0.88

Source: Calvin, Giordano & Associates, Inc. 2009

**Table 9-2B
Miami-Dade County Current Wastewater System Capacity 2005-2020**

County WWTP Capacities		Actual County Flow (mgd)	Projected County Flows (mgd)		
	Plant Capacity (mgd)	2005	2010	2015	2020
North	112.5	84.3	83.8	88.5	92.3
Central	143.0	135.3	132.5	139.6	146.4
South	112.5	75.1	76.5	82.6	87.4
Total	368.0	294.7	292.8	310.7	326.0

Source: Miami Dade Water and Sewer Department, 2009

DRAINAGE

Surfside’s existing storm drainage system consists of a network of underground storm sewers that collect and direct stormwater to Indian Creek and Biscayne Bay. A pumping station at the western end of 92nd Street assists the drainage of water from that street by pumping to an outfall. Storm sewers in the system range in diameter from 10 inches to 36 inches.

The Florida Department of Transportation (FDOT) provided storm drainage improvements on Harding and Collins Avenue in the early 1990’s. Equipment which currently serves the 92nd Street pump station were replaced by FDOT and will be maintained by the Town; however, even with these modifications, water may still reach curb level in various locations due to tidal fluctuations. The water level of Biscayne Bay is higher than normal during high- high tide, creating a back up in the outfall pipes. The Harding and Collins storm drainage improvements utilize on-site wells and control structures to provide additional capacity.

In 2002 FDOT completed the Stormwater Pump Station System Operational Evaluation and Recommended Improvements (OERI) Report which provided three alternatives to improve stormwater pump systems along Harding. It was determined that the most feasible alternatives are those that have an appropriate overflow capacity, once the wells reach capacity. This was achieved by introducing an emergency gravity bypass in the event that the pumps fail. The alternative consists of new pump stations at the existing vault locations. These new stations required the existing gravity system to be extended to the Intracoastal Waterway seawalls (at 88th Street and 94th Street), a new 36-inch force main to connect to existing wells; new pumps, structures, controls, and a new gravity bypass drainage pipe.

In 2006, the Town of Surfside initiated another stormwater project, which consists of retrofitting the Town's outfall pipes to reduce pollutants entering Biscayne Bay. The proposed facilities at each location consists of three new stormwater pump stations which pump water into new drainage wells. In order to address pollution concerns for a Florida Department of Environmental Protection (FDEP) drainage well permit, the Town will install Nutrient Separating Baffle Boxes upstream of the pump station to provide treatment before the runoff enters the groundwater which is included in this retrofit project.

The project will addresses long-term concerns regarding water backing into the streets and poor water quality that discharges into Biscayne Bay. The project directly addresses The Trust for Public Land's Biscayne Bay Accessibility report, supports the SFWMD's Biscayne Bay Partnership Initiative (BBPI), and enhances level of service.

SOLID WASTE

The Town's Public Works Department has three garbage trucks which collect trash and garbage on a weekly basis and haul it to Miami-Dade County's Resource Recovery Plant west of Miami International Airport and other Miami-Dade County landfills. Each year Surfside deposits approximately 6,048 tons of waste material at the county's facility. Based on an estimated 2007 population of 5,159, approximately 6 pounds per person per day was collected. Since 2007, the Town is recycling over 500 tons per year. An increase involvement of private firms in the development of solid waste disposal facilities led to an oversupply of disposal capacity and a reduction in disposal fees. As a result, existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate to meet Surfside's needs for the foreseeable future.

**Table 9-2C
Miami-Dade County Solid Waste Facility Capacity**

Data Item / Landfill ID	South Dade Landfill	North Dade Landfill	Resources Recovery Ashfill	Total
Acreege Data:				
FDEP Landfill Type	Class I (Garbage)	Class III (Trash)	Class I (Ash)	N/A
Total Area (Acre)	300	218	80	598
Disposal Area (Acre)	180	180	66	426
Stormwater Management Area + Offices (Acre)	120	38	14	172
Formally Closed Area (Acre)	45	96	26	167
Cell filled in & Closure in progress (Acre)	45	0	20	65
Active Area (Acre)	45	84	10	139
Future Area (Acre)	45	0	10	55
Landfill peak elevation at closure (Feet)	150	138	125	N/A
Landfill average Bottom elevation (Feet)	10	12	10	N/A
Landfill Maximum Depth (+/-Feet)	140	126	115	N/A
Capacity Information				
Tons In Place (June 30, 2006)	13,799,000	10,328,000	4,077,000	28,204,000
Built out capacity in tons	21,184,000	12,581,000	6,582,000	40,347,000
Remaining Capacity in tons	7,385,000	2,253,000	2,505,000	12,143,000
Last year's disposal tonnage (7/1/05-6/30/06)	1,042,000	641,000	159,000	1,842,000
Estimated average disposal rate per year	550,000	360,000	155,000	1,065,000
Years of remaining life at Inormal disposal rate	13	6	16	N/A

Source: Miami-Dade County, 2009

There is sufficient capacity Miami-Dade County landfills to meet the Town's needs for solid waste disposal for the short term and long term planning horizons.

PARKS

The following is an acreage inventory of Surfside's public recreation facilities:

**Table 9-3
Park Inventory**

FACILITY	ACREAGE
Hawthorne Park Tot Lot	0.22
Veterans Park/Surfside Tennis Center	0.75
96 th Street Park	0.92
Surfside Community Center	1.26
Public beach	38.17
Street ends	0.45
TOTAL:	41.77

Source: Calvin, Giordano & Associates, Inc., 2009

While the public beach does not generally offer Parks and Recreation Department programming, this acreage will be included for the level of service (LOS) analysis because it is an integral part of the Town. Using the 41.78 acres of public recreation, along with the Miami-Dade Planning and Zoning's population projections, Surfside's LOS for recreation can be projected through 2030. The LOS standard for publicly-owned recreation lands in Surfside is six (6) acres per one thousand (1,000) permanent population. As the following table shows, this standard will be met through 2030.

**Table 9-4
Projected Park LOS**

Year	2007	2010	2014 (short term planning timeframe)	2015	2020	2025	2030 (long term planning timeframe)
Projected population	5,159	5,280	5,442	5,483	5,680	5,680	5,680
Total park acreage	41.8	41.8	41.8	41.8	41.8	41.8	41.8
Park acreage needed to maintain LOS	31.0	31.7	32.7	32.9	34.1	34.1	34.1
Surplus/ deficit acreage	+ 10.8	+ 10.1	+ 9.1	+ 8.9	+ 7.7	+ 7.7	+ 7.7

Source: Calvin, Giordano & Associates, Inc., 2008.

It should be noted this analysis does not take into account private recreation facilities such as the Surf Club and private beach frontage west of the erosion control line.

SCHOOLS

Surfside is within District 3 of the Miami-Dade County School District. Although there are no public schools within the Town limits of Surfside, there are currently two elementary schools, one middle school and one high school in which students residing in Town of Surfside may attend.

Although there are no public schools within the limits of Surfside, the following table shows student enrollment and capacity in 2009 of the schools serving Surfside. Each school is operating below capacity.

**Table 9-5
Public Schools Serving Surfside
Capacity and Enrollment (2009)**

School	Enrollment	Capacity	Percent Capacity Utilized
Elementary Schools			
Ruth K. Broad Bay Harbor	895	979	91.4%
Middle School			
Nautilus	947	1047	90.4%
High School			
Miami Beach Senior High	2,023	2,100	96.3%

Source: Miami-Dade Public Schools, 2009

The School District adopted their Five-Year Facilities Work Program for 2009-10 through 2013-14 on September 9, 2009, which is incorporated by reference. Per the Town of Surfside Public School Facilities Element, the schools that serve Surfside students will remain under capacity.

PUBLIC HEALTH SYSTEM

Capital Improvement Element must also include the location of public health systems within the local jurisdiction. There are no major public health facilities within Surfside. The hospitals and public health centers located nearby and accessible to Surfside residents are as follows:

Aventura Hospital & Medical Center
20900 Biscayne Blvd, Aventura

The Miami-Dade Health Department (Florida Department of Health) has offices in various location in Miami-Dade County with the following offices closest to Surfside:

Miami-Dade County Health Department
Main Complex
1350 NW 14th St.
Miami, FL 33125

North Miami Center
Women, Infants & Children (WIC)
14101 NW 8th Ave.
Miami, FL 33168

North Miami Sr. High School
(Pioneer Health Center)
Contact: Joan Christopher, ARNP
800 NE 137 St.
Miami, FL 33161

PET Center
615 Collins Avenue
Miami Beach, FL 33139

LOCAL POLICIES AND PRACTICES

The Town annually prepares and adopts operating budgets for its various departments. Through the budget process, capital improvement needs are considered and funds are allocated.

Timing and location of public facilities is determined by needs projected by the various departments of the Town, and in the case of multi-jurisdictional facilities such as state roads or potable water, by coordination with the affected agencies. Capital facilities will be planned and constructed in accordance with the established Schedule of Capital Improvements. This program is a five year schedule of improvements which is supported by a projection of revenues to ensure its feasibility. Improvements included in the 5-year program include those items called for by the various departments of the Town.

There are four stimuli which prompt Town departments to call for capital improvements; demand created from outside the Town as well as within the Town:

- Anticipated demand through growth
- Coordination of Town plans with those of State agencies and water management districts, and other outside agencies
- Demand for improvements created by facility breakdown or by life expectancy of the facility
- Maintenance of level of service standards

FUNDING SOURCES

Existing Revenue Sources

Ad Valorem Tax

The Miami-Dade County Property Appraiser's Office sets the Town's assessed and taxable values of property. Ad valorem translates from Latin, "according to value." This is the property tax paid based upon the appraised value of one's property and it is calculated by a millage rate. Each mill generates \$1 of tax revenue for every \$1,000 of taxable property value. Taxable value may differ from assessed value because of exemptions, the most common of which is the \$25,000 homestead exemption, and another \$50,000 in exemption for homeowners aged 65 or greater, subject to income requirements. The maximum millage a Town may levy is 10 mills, but this can only be accomplished through a unanimous vote of all Commissioners (not just those present).

Sales and Use Taxes

This category of taxes includes the local option sales tax and resort taxes. These are taxes generated by local jurisdictions under authorization by the State of Florida.

Franchise & Utility Taxes

The Town collects three types of franchise and utility taxes: electric utility taxes, gas utility taxes, and Surfside Occupational License Taxes. The former taxes, utility taxes, may be levied at a maximum rate of 10% for each utility. This later item has traditionally not been considered a franchise tax. However, the

State of Florida's Department of Financial Services now requires that it be represented as a tax. Since Fiscal Year 2002, the Town has been prohibited from collecting taxes on telephone franchises, telephone utility taxes, and cable television franchise taxes. These taxes are now collected by the State of Florida's Department of Revenue and re-distributed to municipalities according to use records at a rate of 5.22%.

Permits/licenses/and inspections

Licenses, permits and inspection fees are collected for services performed at specific properties for the benefit of particularly property owners. Building permit categories include: structural, electrical, plumbing, roofing and mechanical permits. As the Town is substantially at build out, little revenue is generated above a base level unless there is commercial development underway.

Intergovernmental Revenue

The Town receives recurring revenues from revenue sharing programs with the State of Florida. The Town receives periodic intergovernmental revenues from the federal government in the form of assistance grants for specific projects. All disbursements of State revenues are based on receipts by the State and the Town's population. The Department of Revenue will be releasing projected revenues in late June or July of this year. The Town is required to use these numbers as a base for budgeting, so revisions will be required.

Services Revenues

This category includes all fees generated from services provided by the Town. This includes recreation fees, solid waste collection fees, stormwater collection fees, lien search services, stormwater utility fees, and similar items.

Fines and Forfeitures

Funds to promote public safety and other projects are received by the Town from fines, forfeitures, and/or seizures connected with illegal behavior in the community. Those funds are restricted to, and accounted for, in the Town's fines and forfeiture fund. Fines for the general fund derive from parking violations.

Miscellaneous Revenues

Any revenues that the Town receives which do not reasonably conform to any of the above identified categories is included in this category. This category includes interest earnings, receipts from the disposition of assets by sale, and similar items. Interfund Transfers between other funds may also be captured here.

Revenue and Expense Projections

The Town of Surfside develops operating costs based on a zero-based budget model. Departments are encouraged to review prior spending as a way of reminding themselves of on-going obligations. Each request for funding must, however, be accompanied by a detailed justification. The practice of incremental budgeting (identifying operational budgets by increasing/decreasing the prior years' expenditures by a percentage) is an option which the Town has rejected. The following tables illustrate the projected Revenue and Expense Projections for FY2010-FY2014 based upon a projected 12% project decrease in property values and a 3% decrease in other funds in FY 11 and a 3% overall increase yearly FY12-FY14.

**Table 9-6
Projected General Fund Revenues (FY10-FY14)**

Department	2009 (Projected)	2010	2011	2012	2013	2014
Property Tax	6,297,112	5,273,378	4,640,573	4,779,790	4,923,184	5,070,879
Sales and Use Taxes	331,896	335,874	325,798	335,572	345,639	356,008
Franchise and Utility Tax	1,282,683	1,248,727	1,211,265	1,247,603	1,285,031	1,323,582
Permits/Licenses/Inspection	108,203	114,100	110,677	113,997	117,417	120,940
Intergovernmental-Federal/State	480,851	448,991	435,521	448,587	462,045	475,906
Services Revenues	138,865	182,540	177,064	182,376	187,847	193,482
Fines & Forfeitures	166,921	166,000	161,020	165,851	170,826	175,951
Miscellaneous Revenues	207,278	285,898	688,082	708,724	729,986	751,886
Appropriated Fund Balance		5,000,000				
Total General Fund	9,013,809	13,055,508	7,750,000	7,982,500	8,221,975	8,468,634

Source: Calvin, Giordano and Associates, Inc. (Based upon Town of Surfside Adopted Budget Fiscal Year 2009/2010)

**Table 9-7
Projected General Fund Expenditures (FY10-FY14)**

Department	2009 (Projected)	2010	2011	2012	2013	2014
Personnel	6,351,937	5,850,166	5,674,661	5,844,901	6,020,248	6,200,855
Operating Expenses	2,512,842	2,141,209	2,076,973	2,139,282	2,203,460	2,269,564
Capital Outlay	49,730	17,174	16,659	17,159	17,673	18,203
Debt Service	0	0	0	0	0	0
Non-Operating Expenses	99,300	5,046,959	22,500	23,175	23,870	24,586
Total General Fund	9,013,809	13,055,508	7,750,000	7,982,500	8,221,975	8,468,634

Source: Calvin, Giordano and Associates, Inc. (Based upon Town of Surfside Adopted Budget Fiscal Year 2009/2010)

Debt Capacity

Town currently has no long term debt or bond issues and relatively few long term liabilities.

Capital Improvement Element Goals, Objectives and Policies

Goal 1: Undertake capital improvements necessary to provide adequate infrastructure and a high quality of life within sound fiscal practices.

Objective 1 – In general, use the capital improvements element as a means to meet the needs for capital facilities necessary to meet existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities. In particular achieve annual Town Commission use of this element as the framework to monitor public facility needs as a basis for annual capital budget and five-year program preparation. [9J-5.016(3)(b)1]

Policy 1.1 – In setting priorities, the following kinds of criteria shall be used by the Town Commission; in all cases, financial feasibility or budget impact will be assessed:

Public safety projects: any project to ameliorate a threat to public health or safety.

Quality of life projects: any project that would enhance the quality of life, such as a public streetscape improvement project.

Level of service or capacity projects: any project needed to maintain an adopted or otherwise desirable Level of Service.

Redevelopment projects: any project that would assist in the revitalization of deteriorated non-residential properties.

Environmental enhancement projects: any project which would enhance the environmental quality of the Atlantic Ocean, the Atlantic Ocean beach and dune system, Biscayne Bay or other natural resources. [9J-5.016(3)(c) 1 and 3]

Potable water projects:

Update the capital improvements schedule to maintain consistency with its 20-Year Water Supply Facilities Work Plan.

Use funds for the expansion, enhancement, and upgrade of the water supply facilities in accordance with the 20-Year Water Supply Facilities Work Plan.

Coordinate planning for the Town's infrastructure improvements related to water supply with the plans of state agencies, the South Florida Water Management District and Miami-Dade County.

Revision of priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs.

The Capital Improvement Element shall be reviewed and revised, as necessary, on an annual basis. The annual update shall demonstrate that the level of service standards will be maintained during the next five-year planning period.

In order to coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects, the Town shall include in its annual update of the its financially feasible five (5) year capital improvement project listing the first five (5) years of Water Supply Facilities Work Plan to ensure consistency between the Potable Water Sub-Element of the Infrastructure Element and the Capital Improvements Element.

The Town shall incorporate by reference the potable water projects for the FY10-14 period in the Miami-Dade Water Supply Facilities Work Plan adopted on [April 24, 2008](#).

Policy 1.2 – The Town shall prudently limit the amount of debt it assumes for capital improvements or other purposes. At a minimum, the Town shall not assume debt obligations which would result in the Town exceeding the debt ratios established by state law. [9J-5.016(3)(c)2]

Policy 1.3 – The Town shall maintain a current inventory of all Town-owned capital facilities, to include information on type, capacity, location and condition. [9J-5.016(3)(c)3]

Policy 1.4 – The Town shall regularly schedule inspections of all capital facilities to monitor and record the condition of each. [9J-5.016(3)(c)3]

Policy 1.5 – The Town shall use designated funding mechanisms such as the sewer assessments thereby freeing up general funds (and general obligation bonds) for such Town-wide projects identified in the policies of other Comprehensive Plan elements. [9J-5.016(3)(c)9]

Policy 1.6 – The Town shall prepare and adopt each year a five year capital improvements program and a one-year capital budget, to include all projects which entail expenditures of at least \$10,000 and a life of at least three years. Staff studies, engineering studies and other appropriate studies shall form the basis for preparation of a five-year capital improvement program, including one year capital budget. Among items which are specifically authorized and encouraged by this policy are the following: sidewalk repair and replacement; roadway and right-of-way drainage; street lighting; traffic signs, traffic engineer, signalization, and pavement markings; parking improvements serving the Harding Avenue Business District, and debt service and current expenditures for transportation capital projects in the foregoing program areas (including construction or reconstruction of roads). The preceding list is intended to be illustrative of appropriate expenditure categories. Other capital expenditures in related and different projects are hereby authorized. [9J-5.016(3)(c)7]

Policy 1.7 – The Town shall utilize the following implementation schedule to aid state requirements for annual updates and to ensure level of service standards are maintained.

- Preliminary meetings in April with the Building, Public Works, and Finance department to discuss capital improvement planning and revenues
- Capital improvement plan/budget workshop in July with the Town Commission for discussion of proposed projects and financing
- Prepare capital improvement plan in coordination with Town budget for approval in June.
- Public hearing on capital improvement plan/budget in September.

- Revise Schedule of Capital Improvements and update Capital Improvement Element in October.

Policy 1.8 – The Town will implement the projects listed in the capital improvement program and in the Implementation Schedule of this capital improvements element according to the schedule listed in this Element. [9J-5.016(3)(c)7]

Policy 1.9 –Capital improvements associated with the construction of educational facilities are not addressed in the Town’s Capital Improvement Plan or Schedule of Capital Improvements, but rather are the responsibility of the Miami-Dade County Public Schools. To address financial feasibility associated with school concurrency, the Miami-Dade County Public School Facilities Work Program, dated September 9, 2009, for educational facilities is incorporated by reference into the CIE.

Policy 1.10 – The Town, in conjunction with Miami-Dade County and the Miami-Dade County School Board, has the responsibility for providing school concurrency related to capital improvements and should continually seek to expand funding sources available to meet those requirements.

Policy 1.11 – For public school facilities, a proportionate share mitigation agreement, is subject to approval by Miami-Dade County School Board and the Town and must be identified in the adopted Miami-Dade County Public School Facilities Work Program.

Policy 1.12 – The Town shall update its Capital Improvements Element and Program annually, to include the annual update of the Miami-Dade County Public Schools 5-Year District Facilities Work Plan. Policy 1.13 – The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions for transportation projects if applicable.

Objective 2 – In general, the coordination of land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs. In particular, achieve coordinated Town use of: 1) existing and already approved development; 2) the Future Land Use Plan; 3) the financial analyses in this Element, and 4) the established Level of Service Standards in both reviewing development applications and in preparing the annual schedule of capital improvements.

Policy 2.1 – The following Level of Service (LOS) standards shall be maintained:

Streets:

Local roads: D

Collector roads: D

State Roadways

A Level of Service of LOS E+20 shall be established (where mass transit service having headways of 20 minutes less is provided within 1/2-mile distance, roadways shall operate at no greater than 120 percent of their capacity.)

Sanitary Sewers: The County-wide “maximum day flow” of the preceding year shall not exceed 102 percent of the County treatment system’s rated capacity. The sewage generation standard shall be 155average gallons per capita per day.

Potable Water: The County-wide “maximum day flow” of the preceding year shall not exceed 98 percent of the County treatment and storage system’s rated capacity. The pressure shall be at least 20 pounds per square inch at the property line. The potable water consumption standard shall be 155 average gallons per capita per day.

Drainage: All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Stormwater shall be treated in accordance with the provisions of Chapter 17-25, *FAC* in order to meet receiving water standards in Chapter 17-302.500, *FAC*. One inch runoff shall be retained on site. Post-development runoff shall not exceed peak pre development runoff.

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years’ capacity. For Town planning purposes, a generation rate of 5.6 pounds per person per calendar day shall be used.

Parks: The Town shall achieve and maintain a Level of Service standard of at least 6 acres of public recreation sites per 1,000 permanent population. [9J-5.016(3)(c)4]

Public Schools: The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (with Relocatable Classrooms), which shall be calculated on a districtwide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Levels of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development.

Policy 2.2 – The concurrency management system formulas shall include the public facility demands to be created by “committed” development and the capital improvement schedule shall include the project implications of such committed development to assure facilities are provided concurrent with the impact of development. [9J-5.016(3) (c) 5]

Policy 2.3 – The Town shall not give development approval to any new construction, redevelopment, or renovation project which creates a need for new or expanded public capital improvement unless the project pays a proportional share of the costs of these improvements.[9J-5.017(3)(b) 4 and (c) 8]

Policy 2.4 – The Town shall maintain and improve as part of the land development code a concurrency management system which meets the requirements of 9J-5.0055. The concurrency management system shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet level of service standards specified in the Transportation, Recreation and Open Space, Infrastructure and Public School Facilities) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place. The requirement that no development permit shall be issued unless public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective immediately and shall be interpreted pursuant to the provisions of Policy 1.4 of the Future Land Use Element. [9J-5.016(3)(c)6]

9J-5.0016 Objective and Policy Requirements Not Applicable to Surfside: Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Future Land Use Element objectives and policies which address various issues, except where those issues are not reasonable applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the Town of Surfside to be inapplicable:

9J5.016(3)(b)2 – The limitation of public expenditures that subsidize development in high hazard coastal areas.

CAPITAL IMPROVEMENT ELEMENT IMPLEMENTATION SYSTEMS [9J-5.016(4)(a)]

Five-Year Schedule of Capital Improvements: See schedule nearby in this element. [9J-5.016(4)(a) 1 and 2]

Other Programs: The other principal programs needed to implement this Element are as follows:

- Continue the annual capital programming and budgeting including use of the project selection criteria contained on Policy 1.1; related thereto will be the annual review of the Element.
- Amendments to the existing land development code to assure conformance to the “concurrency” requirements relative to development orders, levels of service and public facility timing as outlined in C below. [9J-5.016(4)(b)]

Monitoring and Evaluation: The Town Manager or designee shall annually prepare a status report on this Capital Improvement Element for submittal to the Town Commission. The primary purpose is to update the five-year schedule including the basis for next year’s capital budget. The project evaluation criteria shall be used in the project list review and special attention shall be devoted to maintenance of the level of service standards. This entire evaluation process shall be integrated into the Town’s annual budget process. [9J-5.016(5)]

Concurrency Management: Concurrency management shall be implemented as articulated in Land Use Element Policy 1.4 and Capital Improvement Element Policy 2.3. [9J-5.016(4)(b) and 9J-5.0055]

MONITORING, UPDATING AND EVALUATION PROCEDURES as required by 9J-5.005(7), F.A.C.

Annual Monitoring: In conjunction with one of the plan amendment cycles, the Local Planning Agency may annually conduct a public workshop on the Comprehensive Plan. A status report shall be provided by the Town Manager or designee and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have a news story in the Miami Herald and flyer announcements at the Town Hall. The LPA will then submit a report on the status of the Plan to the Town Commission. This report may be accompanied by recommended amendments, using the normal amendment process.

Evaluation and Appraisal Report (EAR): , tThe Town Manager or designee shall prepare an Evaluation and Appraisal Report in conformance with statutory requirements and with special emphasis on the extent to which the Comprehensive Plan objectives and policies have been achieved. The report will pinpoint obstacles to plan implementation and update baseline data.

Revised Objectives and Policies: As part of this EAR process, amendments to the goals, measurable objectives and policies based upon the above review, focusing short and long term community objectives. The citizen participation procedures used in preparing the Comprehensive Plan plus any future modifications thereto) shall be used in amending the Plan.

Concurrency Management System Standards

Facility Capacity Determinations: The determination that there is adequate facility capacity for a proposed project shall be based on a formulation such as $(A+B) \text{ minus } (C+D+E)$ shall be greater than zero, where

“A” equals the total *design capacity* of existing facilities;

“B” equals the total *design capacity* of any *planned new facilities* that will become available concurrent with the impact of the proposed development;

“C” equals existing demand on facilities measured as traffic volumes, sewer and water flows, utilization of FISH capacity (for schools) or population;

“D” equals committed demand from approved projects that are not yet constructed; and

“E” equals the demand anticipated to be created by a proposed project.

Criteria for Measuring the Design Capacity of Existing and Planned New Facilities: The design capacity of existing and planned new facilities shall be determined as follows:

Sewage: the capacity of the County sewage treatment system.

Water: the capacity of the County water treatment and storage system.

Solid Waste: the capacity of the County disposal system.

Drainage: the on-site detention capability and/or storm sewer capacity.

Roadways: The standard for measuring highway capacities shall be the Florida DOT Table of Generalized Two-Way Peak Hour Volumes for Urbanized Areas or other techniques that are compatible to the maximum extent feasible with FDOT standards and guidelines. The measurement of capacity may also be determined by engineering studies provided that analysis techniques are technically sound and acceptable to the Town engineer.

Recreation: Measurement shall be based on recreation data in the Comprehensive Plan plus the latest Town population estimate with any necessary interpretation provided by the Town Manager or designee thereof.

Transit: The County Transit Agency bus schedules for routes within the Town.

Criteria for Counting the Capacity of Planned New Facilities: The capacity of planned new facilities may be counted only if the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development:

- (a) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.
- (b) Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

- (c) Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.

Responsibility for Concurrency Monitoring System: The manager or designee thereof shall be responsible for monitoring facility capacities and development activity to ensure that the concurrency management system data base is kept current, i.e., includes all existing and committed development. This data base shall be used to systematically update the formulas used to assess projects. An annual report shall be prepared.

Capacity Reservation: Any development permit application which includes a specific plan for development, including densities and intensities, shall require a concurrency review. Compliance will be finally calculated and capacity reserved at time of final action on a **design review** or **building permit** if no **design review** is required or enforceable developers agreement. Phasing of development is authorized in accordance with Rule 9J-5.0055. Applications for development permits shall be chronologically logged upon approval to determine rights to available capacity. A capacity reservation shall be valid for a time to be specified in the land development code; if construction is not initiated during this period, the reservation shall be terminated.

Public School Concurrency Review : Prior to the issuance of any development order for new residential development or redevelopment, public school facilities needed to support the development at adopted school LOS standards must meet the following requirements:

1. The necessary public school facilities and services are in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.
2. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

School concurrency approval for the development and anticipated students shall be valid for up to two (2) years, beginning from the date the application received final approval from the Town.

Project Impact or Demand Measurement: The concurrency management user's procedural guide (a supplement to the land development code) will contain the formulas for calculating compliance plus tables which provide generation rates for water use, sewer use, solid waste and traffic, by land use category. Alternative methods are acceptable to the Town Manager or designee thereof may also be used by the applicant. For example, traffic generation may be based upon the Institute of Transportation Engineer's "Trip Generation" manual.

Schedule of Capital Improvements by Category and Funding Sources

Tables 9-8 A-C and Table 9-9 make up the Town's schedule of Capital Improvements. Funding sources are shown where applicable.

**Table 9-8A
Stormwater Projects**

Town Stormwater Projects							
Project Name	Location	FY 2010	FY2011	FY2012	FY2013	FY2014	Total
Stormwater Pollution Control Project	Townwide	472,000	151,000	172,000	172,000	172,000	1,139,000
Total Cost of Stormwater Projects		472,000	151,000	172,000	172,000	172,000	1,139,000
Funding Sources	Florida Dept. of Environmental Protection	134,500	151,000	172,000	172,000	172,000	801,500
	Stormwater Fund Balance	337,500					337,500
Total Funding Available for Stormwater Pollution Control Project		472,000	151,000	172,000	172,000	172,000	1,139,000
Balance		0	0	0	0	0	0

Source: Town of Surfside, Calvin, Giordano and Associates, Inc.

Notes: The FDEP grant for the stormwater improvements was signed on February 26, 2008. FDOT funds –agreement approved January 9, 2008.

**Table 9-8B
Wastewater and Potable Water Projects**

Town Wastewater and Potable Water Projects							
Project Name	Location	FY 2010	FY2011	FY2012	FY2013	FY2014	Total
Wastewater System Rehabilitation Program	Townwide	1,145,000	1,145,000	725,000	20,000	20,000	3,055,000
Water System Program	Townwide	1,428,000	285,600	285,600	285,600	285,600	2,570,400
Total Cost of Projects		2,573,000	1,430,600	1,010,600	305,600	305,600	5,625,400
Funding Sources	Water and Sewer Fund-Fund Balance	1,533,328	1,910,593	2,159,126	2,245,491	2,335,311	10,183,849
	General Fund	210,672					
	General Obligation Bond	829,000					829,000
Total Funding Available for Stormwater Pollution Control Project		2,362,328	1,910,593	2,159,126	2,245,491	2,335,311	11,012,849
Balance		0	479,993	1,148,5260	1,939,891	2,029,711	5,387,449

Source: Town of Surfside, Calvin, Giordano and Associates, Inc.

Notes: Description of Wastewater Rehabilitation Program: The Wastewater Rehabilitation Plan will be broken into three phases. Phase I will bring the town into partial compliance with the mandates from DERM (place full dish gaskets on manhole openings). Phase II (repair pipes determined to have inflow/infiltration issues) and III (renovating pump stations) will complete the requirements as outlined in the Sanitary Sewer Evaluation Study (SSES).

Description of Water System Program: This project provides for several miles of water system pipe known to be in particularly poor repair. This pipe replacement program will address those existing iron water pipes that are undersized, corroded or both.

The Town Commission approved water and sewer service charge increases on October 14, 2008. Therefore, the fund balances for FY2010 and FY2011 can be considered committed sources of funding.

**Table 9-8C
FDOT Projects**

FDOT Projects							
Project Name	Location	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total
SRA1A/Collins Avenue Resurfacing FDOT Item No. 4198581	150 feet north of 75th Street to north of 96 th Street			\$5,156,000			\$5,516,000
SRA1A/Harding Avenue Resurfacing FDOT Item No. 4198601	75 Street to 91 st Street			\$1,462,000			\$1,462,000
SRA1A/Harding Avenue Resurfacing FDOT Item No. 4198231	From Bal Harbour Shop Entrance to 94 th Street		\$1,056,000				\$1,056,000
Total Cost of FDOT Projects			\$1,056,000	\$6,978,000			\$8,034,000

Source: FY2010-2014 Transportation Improvement Program, Miami-Dade Metropolitan Planning Organization

Public School Facilities Goals, Objectives, and Policies

Goal: Assist the Miami-Dade County Public Schools in developing, operating, and maintaining a system of quality public education in Surfside through the provision of adequate public educational facilities.

Objective 1 - Significantly Reduce Overcrowding: Work with the Miami-Dade County Public Schools to reduce overcrowding in schools where overcrowding exists and prevent overcrowding where it does not exist while striving to attain an optimum level of service pursuant to Objective 2.

Measure: Class enrollment should meet State requirements for class size by September 1, 2010.

Policy 1.1 - Cooperate with the Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, insofar as funding is available.

Policy 1.2 - Cooperate with the Miami-Dade County Public Schools in their efforts to locate public school facilities.

Policy 1.3 - Miami-Dade County School Board (School Board) comments shall be sought and considered in comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.4 - Cooperate with the Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy 1.5 - Cooperate with the Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of the Town, which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational programs.

Policy 1.6 - Cooperate with the Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Policy 1.7 - Cooperate and coordinate with Miami-Dade County and the Miami-Dade School Board through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning to review annually the Public School Facilities Element and school enrollment projections, and the Town will make amendments if necessary.

Objective 2 - Maintain Level of Service for Public School Concurrency: Work with Miami-Dade County School Board to coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year Public

School Facilities Work Program, as referenced, and to meet the future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Measure: All public school facilities to achieve 100% utilization of overall FISH (with Relocatable Classrooms) by January 1, 2013.

Policy 2.1 - Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development.

Policy 2.2 - The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

Policy 2.3 - The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district-wide basis.

Policy 2.4 - It is the goal of Miami-Dade County Public Schools and the Town, for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) by January 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms except as an operational solution. Beginning January 1, 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

By December 2010, the Town in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (No Relocatable Classrooms) for all CSAs.

Policy 2.5 - Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility; and in the event of a disaster or emergency which prevents the School Board from using a portion of the affected school facility.

Policy 2.6 - In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, Southeast, see Figure 1A through 1D) as the proposed development; or
- b) The developments' impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13) (e) 1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legally binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for

land acquisition or construction of a permanent public school facility; or the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement, is subject to approval by Miami Dade County School Board and the Town and must be identified in the Miami-Dade County Public School Facilities Work Program.

- c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the conditions are met, the development shall not be approved.

Policy 2.7 - Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facilities Planning.

Policy 2.8 - The Town through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

Policy 2.9 - The Miami-Dade County Public School Facilities Work Program, which is adopted by reference into the Capital Improvements Element, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 2.10 - The Miami-Dade County Public School Facilities Work Program shall be amended on an annual basis to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the Miami-Dade Public School Facilities Work Program continues to be financially feasible for the five-year planning period.

Objective 3 - Obtain Suitable Public Educational Facility Sites: Assist the Miami-Dade County School Board obtain suitable sites in which to meet the level-of-service and facility needs of the public education system.

Measure: Through 2015, ensure that new and expanded public local facilities are compatible with existing and projected land uses and adequately served by public utilities.

Policy 3.1 - In the selection of sites for future educational facilities development, the Town should encourage Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities and be in close proximity to Town neighborhoods.

Policy 3.2 - Where possible, the Miami-Dade County Public Schools should seek sites that are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses or the purpose of encouraging joint use facilities.

Policy 3.3 - The Town acknowledges and concurs that, when selecting a site, the Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Policy 3.4 - When considering a site for possible use as an educational facility, the Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, bus stops for existing and proposed public school facilities, transportation, potable water, sanitary sewers, drainage, solid waste, and police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy 3.5 - When considering a site for possible use as an educational facility, the Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Objective 4 - Establish Effective Coordination - The establishment of mechanisms for ongoing coordination, communications and implementation between the School Board, Miami-Dade County, and the Town to ensure the adequate provision of public educational facilities.

Measure: Actively participate in joint meetings with Miami-Dade County and the School Board to ensure appropriate coordination of land use and public school facilities planning.

Policy 4.1 - The Town shall coordinate with the Miami-Dade County Public Schools to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 4.2 - Future educational facilities should be located where the capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Policy 4.3 - The Town will encourage Miami-Dade County Public Schools to coordinate school capital improvement plans with the planned capital improvement projects of the Town if applicable.

Policy 4.4 - The Town shall coordinate with the Miami-Dade County Public Schools to eliminate infrastructure deficiencies surrounding existing school sites if applicable.

Policy 4.5 - The Town and the Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.

Policy 4.6 - The Town will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing the Town's capital improvements plans.

Policy 4.7 - Coordinate the Town land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and the surrounding land uses.

Policy 4.8 - The Town will notify Miami-Dade Public Schools of land use and zoning decisions as outlined in the Interlocal Agreement.

Policy 4.9 - The Town and the School Board shall coordinate to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Town's future land use maps and the School Board's Long Range Public School Facilities Map consistent with the procedures and requirements identified in the Interlocal Agreement.

Policy 4.10 - The Town shall coordinate with adjacent local governments and the school district on emergency preparedness issues, including the use of public schools to serve as emergency shelters.

APPENDIX 10A

REVISED RECOMMENDATIONS

SPECIAL APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA



October 30, 2007

Carlos Alvarez
Mayor

BOARD OF COUNTY COMMISSIONERS

Bruno A. Barreiro
Chairman

Barbara J. Jordan
Vice Chairwoman

Barbara J. Jordan
District 1

Dorrin D. Rolle
District 2

Audrey Edmonson
District 3

Sally A. Heyman
District 4

Bruno A. Barreiro
District 5

Rebeca Sosa
District 6

Carlos A. Gimenez
District 7

Katy Sorenson
District 8

Dennis C. Moss
District 9

Senator Javier D. Souto
District 10

Joe A. Martinez
District 11

José "Pepe" Diaz
District 12

Natacha Seijas
District 13

George M. Burgess
County Manager

R.A. Cuevas, Jr.
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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

REVISED
RECOMMENDATIONS

SPECIAL APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

October 30, 2007

Miami-Dade County Department of Planning and Zoning
1210 Stephen P. Clark Center
111 NW 1 Street
Miami, Florida 33128-1972
(305) 375-2835

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INTRODUCTION

This document contains the revised recommendations of the Department of Planning and Zoning's (DP&Z) on the special application to amend the Comprehensive Development Master Plan (CDMP), which was filed as a special application as directed by the Miami-Dade County Board of County Commissioners through Resolution R-613-07, adopted on May 22, 2007. These recommendations address the concerns identified in the Objections, Recommendations, and Comments (ORC) report issued by the Florida Department of Community affairs (DCA); and on comments and information received and formulated since the issuance of the printing of the Initial Recommendations Report. This text application was filed by the DP&Z to implement changes to Florida's Growth Management laws in 2005 addressing Public School Facilities. The report also contains necessary background information and analyses on which the recommendations are based.

PREVIOUS ACTIONS

Both the Board of County Commissioners (BCC) and the Planning Advisory Board (PAB), acting as the Local Planning Agency (LPA), have had initial public hearings on this application. The BCC on July 12, 2007 voted to transmit the special application to DCA and other state and regional agencies. The PAB recommended transmittal of the special application on July 9, 2007.

Additional Information

Anyone having questions regarding any aspect of the Comprehensive Plan review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Planning and Zoning at 111 NW 1st Street, Suite 1220, Miami, Florida 33128-1972; telephone number (305) 375-2835.

Table 1
Schedule of Activities
Special Application

Application and Initial Recommendations Report Released by DP&Z	July 3, 2007
Planning Advisory Board, acting as Local Planning Agency, Public Hearing to Formulate Recommendations Regarding Transmittal of Standard Amendment Requests to DCA	5:30 P.M., July 9, 2007 County Commission Chamber 111 NW 1st Street
Board of County Commissioners Public Hearing and Action on Transmittal of Standard Amendment Requests to DCA	9:30 A.M., July 12, 2007 County Commission Chamber 111 NW 1st Street
Transmittal to DCA for Comment	July 26, 2007
Revised Recommendations Report Released by DP&Z	October 30, 2007
Receipt of DCA Objections, Recommendations and Comments	Dated September 28, 2007
Revised Recommendations Report Released by DP&Z	October 30, 2007
Public Hearing by Planning Advisory Board on Final Recommendations on the Recommendations Report	5:30 P.M., November 5, 2007 County Commission Chamber 111 NW 1st Street
Public Hearing and Final Action by the Board of County Commissioners on the Recommendations Report	9:30 A.M., November 27, 2007 County Commission Chamber 111 NW 1 Street

CHAPTER I

SPECIAL APPLICATION

AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN
REGARDING PUBLIC SCHOOL FACILITIES

**Proposed changes to the Educational Element, Intergovernmental
Coordination Element, Capital Improvement Element and Preface.**

(Components for Adoption)
**Supplement Version as Transmitted to DCA with Changes in Response to the
ORC Review**

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Support	UPDATED DATA AND ANALYSIS -----	Under Separate Cover

EDUCATIONAL ELEMENT

GOAL

DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF PUBLIC EDUCATION BY MIAMI-DADE COUNTY PUBLIC SCHOOLS, IN COOPERATION WITH THE COUNTY AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES, WHICH WILL STRIVE TO IMPROVE THE QUALITY AND QUANTITY OF PUBLIC EDUCATIONAL FACILITIES AVAILABLE TO THE CITIZENRY OF MIAMI-DADE COUNTY, FLORIDA.

Objective EDU-1

Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public Schools System, while striving to attain an optimum level of service pursuant to Objective EDU-2. ~~Strive to~~ Provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools ~~does not exceed 115% of current Florida Inventory of School Houses (FISH) capacity (both permanent and relocatables).~~ Additionally, by 2010 Miami-Dade County Public Schools shall will meet state requirements for class size by September 1, 2010. ~~This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders.~~

Policies

- EDU-1A. Cooperate with the Miami-Dade County Public Schools System in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.
- EDU-1B. Collect impact fees from new development for transfer to the Miami-Dade County Public Schools System to offset the impacts of these additional students on the capital facilities of the school system.
- EDU-1C. Cooperate with the Miami-Dade County Public Schools System in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.
- EDU-1D. Cooperate with the Miami-Dade County Public Schools System in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at an optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which

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mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

EDU-1E. Cooperate with the Miami-Dade County Public Schools ~~System~~ in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency ~~collecting Impact Fees, in so far as funding available.~~

EDU-1F. The Miami-Dade County School Board (School Board) comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district, ~~when the proposed (re) development would result in an increase of FISH capacity (permanent and relocatables) in excess of 115%,~~ in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

EDU-1G. Capital improvement programming by the Miami-Dade Public Schools ~~System~~ should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should 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, the State Office of Educational Facilities and the State 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.

EDU-1H. It is the policy of Miami-Dade County that the Miami-Dade Public Schools ~~System~~ should give priority to the Urban Infill Area (UIA) identified in CDMP Capital Improvements Element Figure 1 when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective EDU-1), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).

EDU-1I Miami-Dade County will through the Staff Working Group of the Interlocal Agreement for Public School Facility coordinate with Miami-Dade County Public Schools, and applicable Cities to review annually the Educational Element and school enrollment projections.

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Objective EDU-2

The County shall coordinate new residential development with the future availability of public school facilities¹ consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Policies

EDU-2A Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

~~All public school facilities should continue to maintain or decrease their percent utilization of FISH capacity (With Relocatable Classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should no longer utilize relocatable classrooms except as an operational solution².~~

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

EDU-2B It is the goal of Miami-Dade County Public Schools and Miami-Dade County for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) by January 1, 2018. ~~To this end, beginning January 1, 2013 the Miami-Dade County Pubic Schools should not use relocatable classrooms to provide additional FISH capacity at any school except as an operational solution². Additionally, beginning January 1, 2013 the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools~~

¹ Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to ~~magnet schools, charter schools, and other educational facilities that may have districtwide attendance boundaries.~~ However, their capacity ~~is~~ of both charter and magnet schools will be credited against the impact of development. ~~It is provided, however, that~~ No credit against the impact of development shall be given for ~~such districtwide educational facilities~~ either magnet or charter schools if their districtwide enrollment is at, or above, 100% FISH capacity (with Relocatable Classrooms).

² ~~Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.~~

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should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution².

By December 2010, Miami-Dade County in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (No Relocatable Classrooms) for all CSAs.

EDU-2C

In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same ~~Educational Impact Fee Benefit District~~ Geographic Areas (Northwest, Northeast, Southwest, or Southeast, see Figure 1A through 1D) as the proposed development; or
- b) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement, is subject to approval by Miami-Dade County School Board and Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools Facilities Work Program.
- c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.

² Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.

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EDU-2D Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

EDU-2E The County through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

EDU-2F The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Objective EDU-23

Obtain suitable sites for the development and expansion of public education facilities.

Policies

EDU-23A It is the policy of Miami-Dade County that the Miami-Dade County Public Schools ~~System~~ shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

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- EDU-23B. In the selection of sites for future educational facility development, the County encourages the ~~district~~ Miami-Dade County Public Schools System to consider whether a school is in close proximity to residential areas and is in ~~that~~ a location that would provide a logical focal point for community activities.
- EDU-23C. Where possible, the Miami-Dade County Public Schools District should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.
- EDU-23D. The County acknowledges and concurs that, when selecting a site, the Miami-Dade County Public Schools district will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.
- EDU-23E. When considering a site for possible use as an educational facility, the Miami-Dade County Public Schools district should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.
- EDU-23F. When considering a site for possible use as an educational facility the Miami Dade County Public Schools district should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.
- EDU-23G. Miami-Dade County shall encourage and cooperate with the Miami-Dade County Public Schools System in their effort to ~~update the "Process/Procedures Manual"~~ for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the CDMP. The County shall cooperate with the Public Schools System to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.
- EDU-~~2H3~~H. Miami-Dade County ~~should~~ will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

Objective EDU-34

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Miami-Dade County Public Schools, in conjunction with the County and other appropriate agencies, will strive to improve security and safety for students and staff.

Policies

- EDU-~~34~~4A. Continue to cooperate with the Miami-Dade County Public Schools ~~System~~ to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.
- EDU-~~34~~4B. Continue to cooperate with the Miami-Dade County Public Schools ~~System~~ to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.
- EDU-~~34~~4C. Continue to cooperate with the Miami-Dade County Public Schools ~~System~~ to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.
- EDU-~~34~~4D. Coordinate with the Miami-Dade County Public Schools ~~System~~ and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.
- EDU-~~34~~4E. Coordinate with the ~~MDCPS~~ Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

Objective EDU-~~45~~

Continue to develop programs and opportunities to bring the schools and community closer together.

Policies

- EDU-4-~~5~~5A. Cooperate with the Miami-Dade County Public Schools ~~System~~ in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.
- EDU-4-~~5~~5B. Cooperate with the Miami-Dade County Public Schools ~~System~~ in their efforts to continue to provide opportunities for community and business leaders to serve on

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committees and task forces, which relate to the development of improved provision of public educational facilities.

- EDU-45C. Cooperate with the Miami-Dade County Public Schools ~~System~~ to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including ~~primary learning~~ early childhood centers.
- EDU-45D. Cooperate with the Miami-Dade County Public Schools ~~System~~ through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

Objective EDU-~~56~~

Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.

Policies

- EDU-~~56~~5A. Miami-Dade County Public Schools ~~System~~ is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.
- EDU-~~56~~5B. The Miami-Dade County Public Schools ~~System~~ is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.
- EDU-~~56~~5C. The Miami-Dade County Public Schools ~~System~~ is encourage to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

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Objective EDU-~~67~~

The School Board, the County, and other appropriate jurisdictions shall establishment and implementation of mechanism(s) for on-going coordination and communication between School Board, the County, and other appropriate jurisdiction, to ensure the adequate provision of public educational facilities.

Policies

- EDU-~~67~~A. The County shall coordinate and cooperate with the Miami-Dade County Public Schools, the State, municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.
- EDU-~~67~~B. The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.
- EDU-~~67~~C. The Miami-Dade County Public Schools ~~System~~ should coordinate school capital improvement plans with the planned capital improvement projects of other County and municipal agencies.
- EDU-~~67~~D. The County shall cooperate with the Miami-Dade County Public Schools ~~System~~ in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.
- EDU-~~67~~E. The County and Miami-Dade Public Schools ~~System~~ shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners.
- EDU-7F. Miami-Dade County and the Miami-Dade County Public Schools will annually review the Educational Element and the County will make amendments, if necessary.
- EDU-~~67~~G. The County shall seek to coordinate with the Miami-Dade County Public Schools ~~System~~ in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared

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prior to the next full review of the School Impact Fee Ordinance.

EDU-~~6G~~7H. The County shall coordinate with the Miami-Dade County Public Schools ~~System~~ and local governments to eliminate infrastructure deficiencies surrounding existing school sites.

EDU-~~6H~~7I. The County and the Miami-Dade County Public Schools ~~System~~ shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.

EDU-~~6I~~7J. The County and the Miami-Dade County Public Schools ~~System~~ shall coordinate the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.

EDU-~~6J~~7K. Miami-Dade County will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.

MONITORING AND EVALUATION PROGRAM

In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by Section 163.3191, Florida Statutes (F.S.), and Rule 9J-5.0053, F.A.C., this section will outline the procedures for the monitoring and evaluating of the Element and its implementation.

Monitoring Requirements

The primary mechanism to monitor progress in achieving the objectives and policies in this Element is the collection and update of appropriate baseline data. Further, as required by the State Requirements for Educational Facilities, at least once every five (5) years the School Board shall arrange for an educational plant survey to be conducted. This plant survey will include data regarding existing facilities and a five (5) year projection of student population. The written report from this survey shall include the following:

Inventory An inventory of existing ancillary and educational plants and auxiliary facilities.

Student
Population An analysis of past and projected student population.

Capital Outlay An analysis of expenditures and projected capital outlay funds.

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Facilities Statements of proposed types of facilities, grade structure, and list student capacity.

Funding A proposed funding plan.

The information obtained from the educational plant survey will be used to generally monitor the progress of the objectives and policies contained in the Educational Element and will provide specific indicators for Objective EDU-1 and Objective EDU-4.

The enforcement or adoption of interlocal agreements shall be explored as a means to help implement components of ~~Objective EDU-2, Objective EDU-3, and Objective EDU-5~~ the Educational Element, and to coordinate the efficient provision of public educational facilities. The performance of any agreements related to ~~these objectives of this element~~ will be monitored as they are set in place.

Objective EDU-1 policies relating to the maintenance and improvement of specific level of service for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, the ~~District~~ Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.

Objective EDU-2 will be measured through an annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program to determine if the adopted concurrency level of service standard is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed.

Objective EDU-23 will be monitored through the annual inventory and assessment by the Miami-Dade County Public Schools ~~System~~ of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.

Objective EDU-34 will be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by the ~~MDCPS~~ Miami-Dade County Public Schools? Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.

Objective EDU-45 shall be monitored by the Miami-Dade County Public Schools ~~System~~ by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.

Objective EDU-56 shall be monitored by the Miami-Dade County Public Schools ~~System~~ by reporting the number of educational facility enhancements such as media centers, art/music

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suite, and science laboratories.

Objective EDU-67 will be addressed by implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.

Monitoring methods may be added or deleted as circumstances and criteria evolve. Any significant modifications to the monitoring process will be dealt with, as appropriate, through the Comprehensive Development Master Plan amendment process.

Evaluation

Available data regarding the various public educational facilities will be used to assess progress on specific objectives. In order to evaluate the level of service being provided, student capacity totals will be reviewed in comparison to student enrollment to determine the status of the current level of service being provided. Similarly, performance in terms of achieving other objectives can also be analyzed by tracking the number of completed capital projects, as well as the development and implementation of other programs associated with each objective. Results of these calculations and measures will be analyzed and changing circumstances and opportunities will be considered.

Any actions, changes or modifications to the Goal, Objectives, and Policies will be explained in accordance with the results of this process of continued monitoring and evaluation. Any necessary changes will be made through the Comprehensive Development Master Plan amendment process.

Future Conditions Maps

Consistent with Section 163.3177(12)(g), Florida Statutes, maps showing existing and future conditions are included in the element. A map series (Figures 1A through 1D, ~~2A through 2D, and 3A through 3D~~) has been included which indicates the location of public schools and ancillary facilities over the ~~5-year~~ planning period (2008 through 2012~~3~~). Public schools are depicted using four areas of the County that are generally equivalent to the proposed Educational Impact Fee Benefit District. Figures 1A through 1D indicate the current public school and ancillary facility locations, as of December 31, 2007. ~~Figures 2A through 2D represent~~ and the location of public school and ancillary facilities anticipated by December 31, 201~~2~~~~3~~. Map locations of future public school facilities are general and do not prescribe a land use on a particular parcel of land.

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Figure 1A - Proposed, Existing, and Ancillary Educational Facilities Located in the Northwest Area - 2008-2013

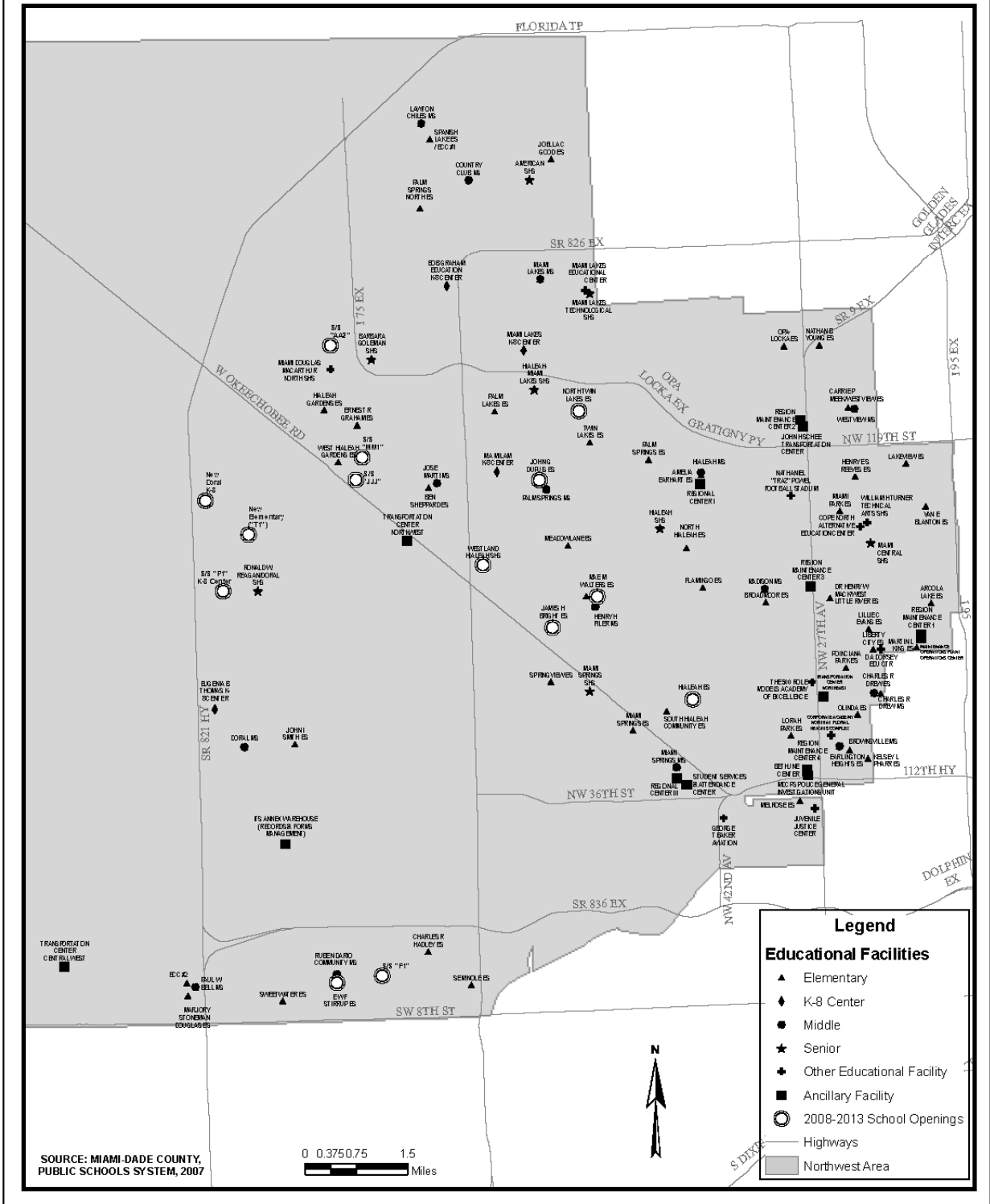


Figure 1B - Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2008-2013

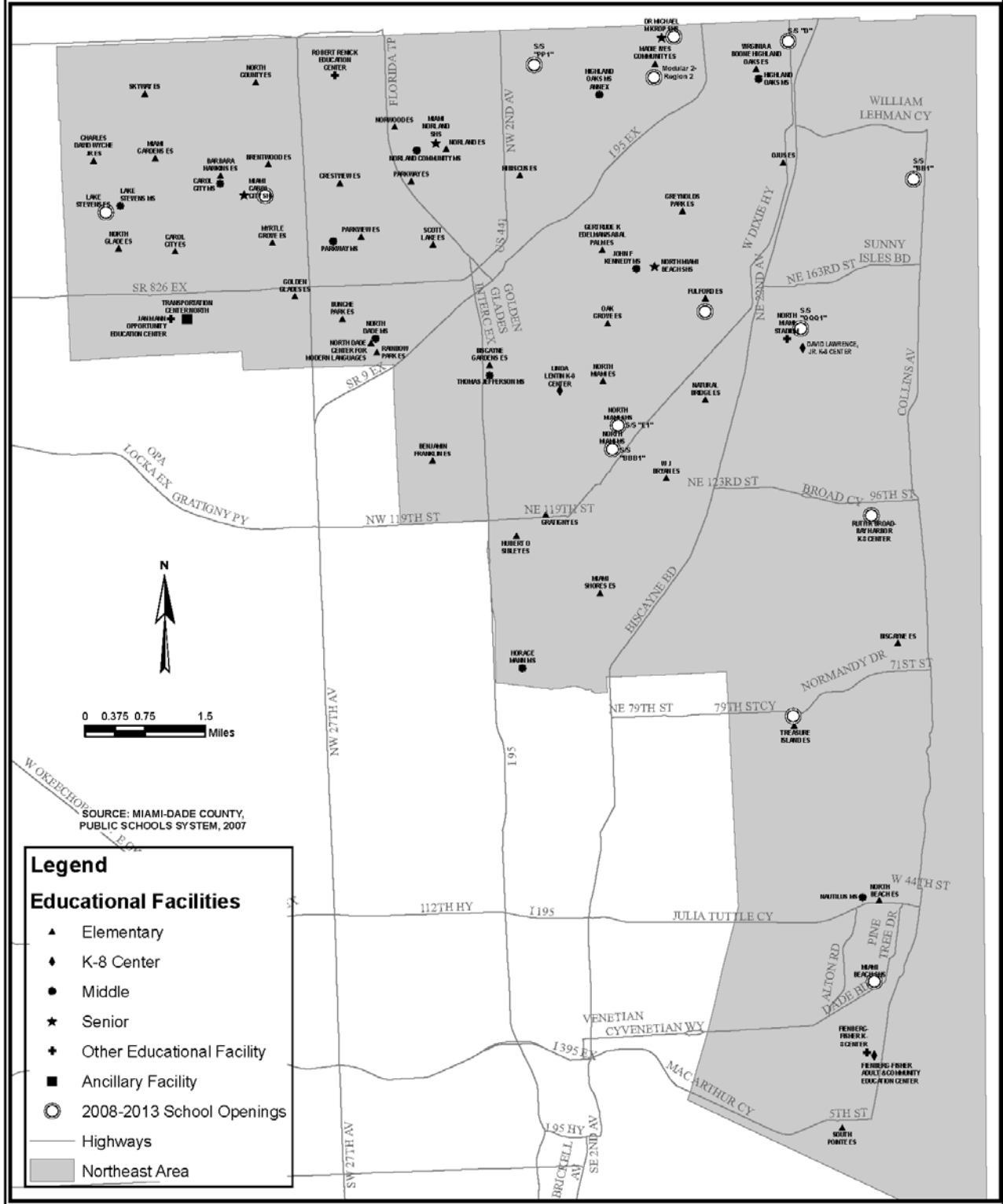


Figure 1C - Proposed, Existing, and Ancillary Educational Facilities Located in the Southwest Area - 2008-2013

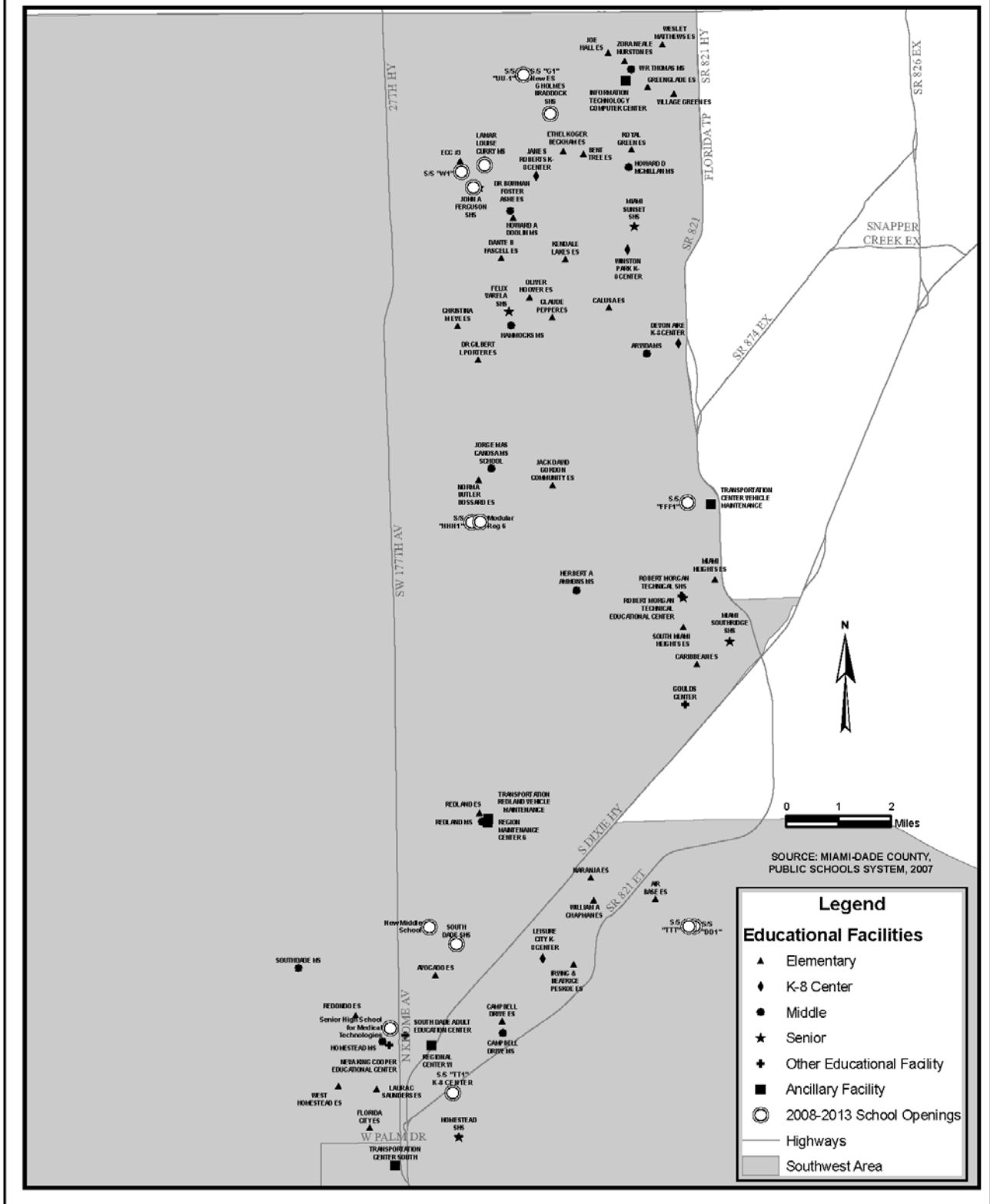
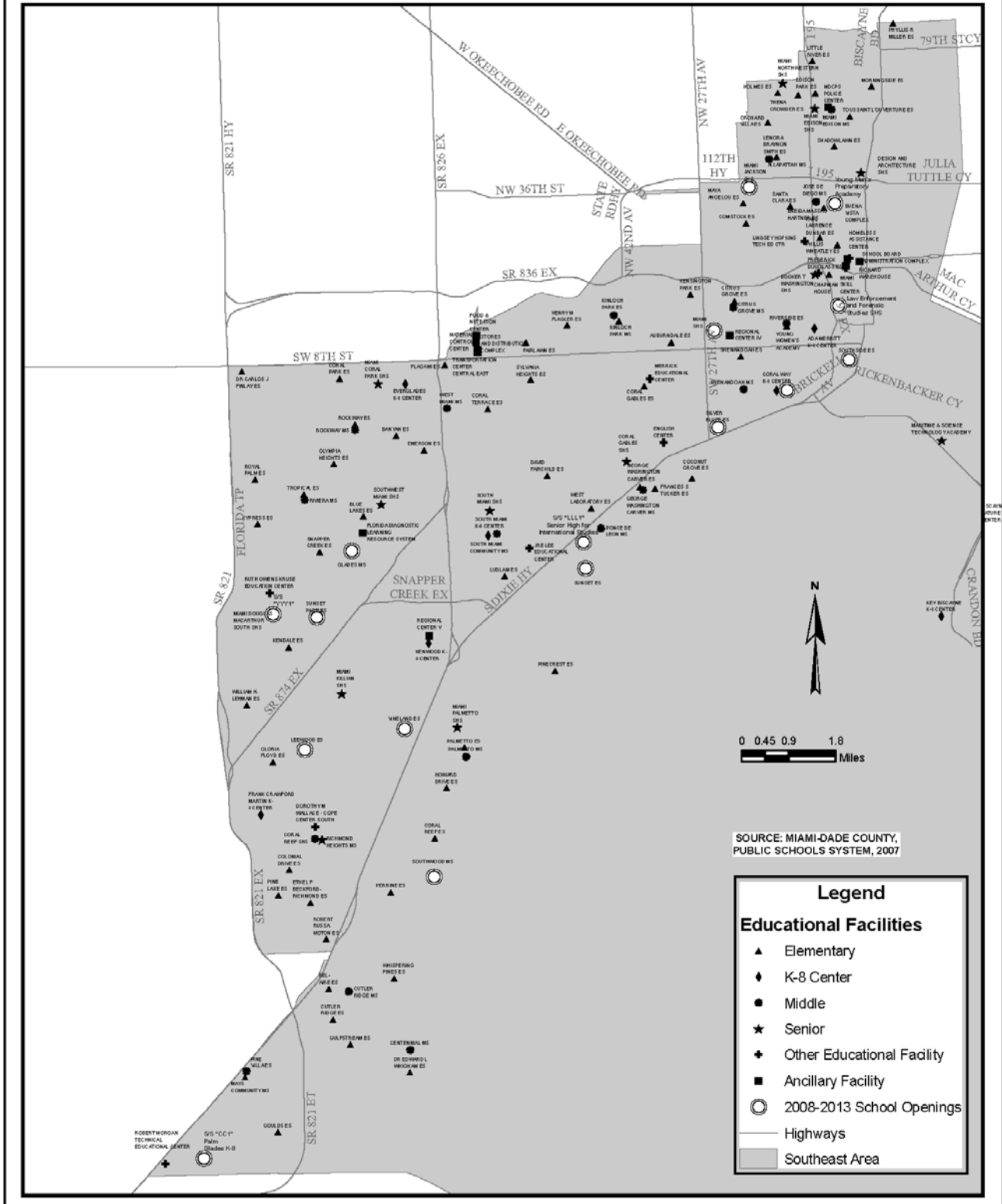


Figure 1D - Proposed, Existing, and Ancillary Educational Facilities Located in the Southeast Area - 2008-2013



PART B - Revise the Policies and text, including the Introduction and maps of the Intergovernmental Coordination Element (ICE) as follows:

THE FOLLOWING NARRATIVE MODIFIES THE INTRODUCTION OF THE ELEMENT IN THE CDMP (Pages VIII-1 to VIII-3)

INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction

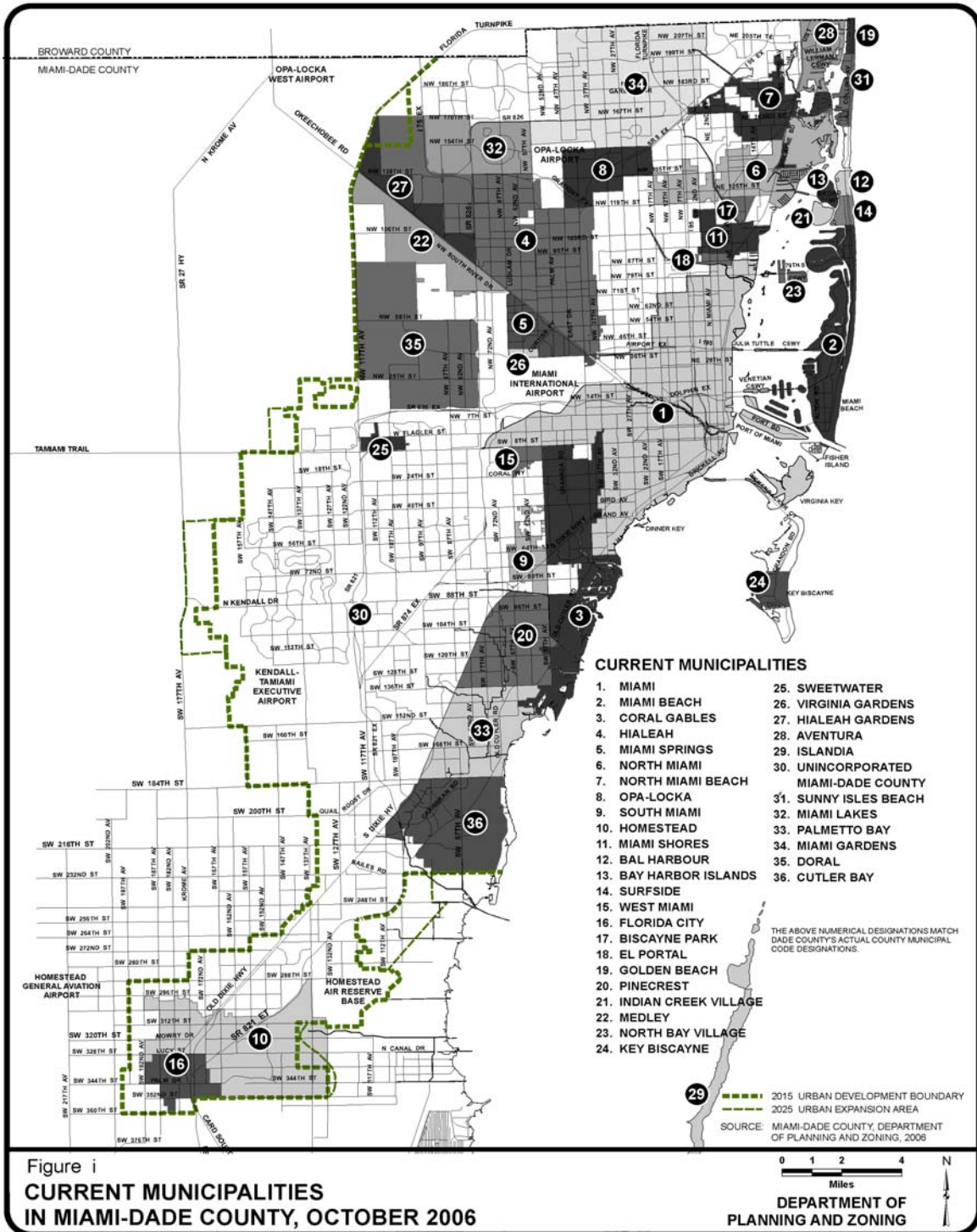
The purpose of the Intergovernmental Coordination Element is 1) to identify and resolve incompatibilities between Miami-Dade County's comprehensive planning and growth management processes and those of other governmental entities within the County's area of concern, and 2) to review existing, and propose improved coordination of, processes for comprehensive planning and growth management between Miami-Dade County, local governmental entities within its area of concern, and regional, State and federal agencies. The local governmental entities within Miami-Dade County's area of concern are defined by Florida Administrative Code Section 9J-5.015(1), as the ~~thirty-four~~ five municipalities within Miami-Dade (See Figure 1), the three adjacent counties and the adjacent municipalities within these counties listed on Table 1. The major regional, State and federal entities with which Miami-Dade County must coordinate its planning and growth management are listed on Table 2.

Intergovernmental coordination has been and remains a hallmark of Miami-Dade County government. Concern over the ability of the fragmented local governments to effectively plan and manage the emerging Greater Miami metropolis was the impetus for the establishment of the two-tier -- areawide and local -- approach to government in 1957. Even though the County encompassed relatively few local governmental entities at that time (one quarter of the 120-unit average for metropolitan areas of similar size), the "streamlining" of governance was a primary objective of the voters in establishing the metropolitan government. No net change occurred between 1957 and 1995 in the number of municipalities. This is a remarkable record in view of the County's nearly tripled population and more than doubled area of development. Since 1995, ~~eight~~ nine additional areas have been incorporated. Miami-Dade has made significant strides in governmental coordination in two other ways. Masked by the relative stability in number of local government units is the dramatic metropolitanization of responsibilities that have taken place in such services as water supply and distribution, sewage collection and disposal, solid waste disposal, fire protection, libraries and transportation, all of which has greatly facilitated intergovernmental coordination. In addition, Miami-Dade County government has structured many of its administrative and operating units, such as the Development Impact Committee, the Department of Environmental Resources Management and the Miami-Dade County Housing Agency, to facilitate coordination with their regional, State and federal counterparts.

(Note: Introduction was last updated in ~~2004~~ 2007. Currently several areas are seeking to incorporate.)

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Replace existing Current Municipalities Map with new Figure i Current Municipalities Map in Miami-Dade County, July 2007



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Effective comprehensive planning has also been a central focus of the Miami-Dade government from the onset. The power to "prepare and enforce comprehensive plans for the development of the county" was one of twenty-four specified in the County Charter and a Department of Planning is one of the four departments required by it. The County adopted its first land use plan in 1965 and has since enacted a series of increasingly more refined growth management plans and procedures.

In summary, Miami-Dade has a thirty-nine year history of intergovernmental coordination for effective comprehensive planning and plan implementation. This element provides a review of this coordination and identifies selected aspects in need of change.

Table 1
Local Governments Within Miami-Dade County Area of Concern
 Miami-Dade County Municipalities and Public Schools

Aventura	Miami Lakes
Bal Harbour	Miami Gardens
Bay Harbour Islands	Miami Shores
Biscayne Park	Miami Springs
Coral Gables	North Bay Village
<u>Cutler Bay</u>	North Miami
Doral	North Miami Beach
El Portal	Opa-locka
Florida City	Palmetto Bay
Golden Beach	Pinecrest
Hialeah	South Miami
Hialeah Gardens	Sunny Isles
Homestead	Surfside
Indian Creek Village	Sweetwater
Islandia	Virginia Gardens
Key Biscayne	West Miami
Medley	Miami-Dade County
Miami	Public Schools
Miami Beach	
	Adjacent County
Adjacent Counties	Adjacent Municipalities
Broward	Hallandale Beach
Collier	Pembroke Park
Monroe	Miramar

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THE FOLLOWING NARRATIVE MODIFIES POLICY ICE-1S (Page VIII-7)

ICE-1S Miami-Dade County and the Miami-Dade County Public Schools shall follow the procedures established ~~by~~ in the adopted “Amended and Rested Interlocal Agreement for Public School Facilities Planning in Miami-Dade County” ~~adopted on February 27, 2003~~ for coordination and collaborative planning and decision making of land uses, ~~and~~ public school facilities siting planning, decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance.

THE FOLLOWING NARRATIVE ADDS A NEW POLICY ICE-2B (Page VIII-7)

ICE-2B Miami-Dade County shall coordinate with the Miami-Dade County Public Schools and other parties to the adopted Amended and Rested Interlocal Agreement for Public School Facility Planning to establish Level of Service Standards (including Interim LOS standards) for public school facilities and any amendments affecting public school concurrency.

THE FOLLOWING NARRATIVE RENUMBERS THE REMAINING POLICIES AND MODIFIES POLICY ICE-2D (Pages VIII-7 AND VIII-8)

~~ICE-2B~~ C Impacts on facilities of State, regional and local governments shall be included in impact fee ordinances, which may be established by Miami-Dade County. These impact fees shall be applied to those geographic and jurisdictional areas, which will benefit from the facilities funded by the fees. The area where each impact fee shall apply shall be determined by the Board of County Commissioners at the time said fee is established.

~~ICE-2C~~ D Miami-Dade County shall coordinate with the following non-County entities having services planning and provision responsibilities in Miami-Dade County with respect to refining and adjusting areawide and unincorporated area local Levels of Service:

- State and federal roadways - Florida Department of Transportation
- Drainage - South Florida Water Management District
- Potable water supply - South Florida Water Management District
- Regional policies - South Florida Regional Planning Council
- Public educational facilities – Miami-Dade County Public Schools

~~ICE-2D~~ F Utilize informal approaches and formal coordination mechanisms afforded by the inter-government review and comment provisions of the Local Government Comprehensive Planning and Land Development Regulation Act to provide opportunities for Miami-Dade County municipalities to comment on the Level of Service for areawide services established by the County.

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PART C - – Revise the Objectives, Policies and text of the Capital Improvement Element (CIE) as follows:

THE FOLLOWING NARRATIVE MODIFIES THE INTRODUCTION (Page VIII-1)

CAPITAL IMPROVEMENTS ELEMENT

Introduction

Probably one of the most significant and far reaching provisions of the Local Government Comprehensive Planning and Land Development Regulation Act is the requirement that all local comprehensive plans contain a capital improvements element (CIE). The intent is to make such plans "fiscally feasible". That is, a community or governmental jurisdiction must precisely identify the public infrastructure and other facilities which projected growth requires, at given levels of service, and must clearly demonstrate the ability to fund these investments. Not only must new growth be considered, but efforts must be directed at correcting existing deficiencies.

Recognizing that there are major shortcomings in public facilities and services throughout the State of Florida, the new planning legislation adopted what is known as the "concurrency" principle. That is, as growth occurs, the facilities must be provided, thus assuring that the infrastructure situation will not deteriorate further. For those local governments having capital improvements programs, the capital improvements element will likely be more narrow in scope, since the functional areas covered are selective. Only the following are required items.

- Transportation facilities
- Sewerage
- Water
- Drainage/aquifer recharge
- Solid waste disposal
- Recreation/open space
- Coastal management
- Conservation
- Educational/public school facilities

Notable for their absence are police, fire, ~~educational~~, health and criminal justice facilities, although infrastructure needs of ~~schools and~~ health facilities are supposed to be considered.

The CIE should give attention to the total fiscal capability of the local governmental body to which it is applicable. This includes analysis of public expenditures, revenues, taxes and other funding sources, financial management, and capital programming and budgeting. Goals, objectives and policies related to these areas must be spelled out.

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Since Miami-Dade County has a large and sophisticated Capital Budget and Multi-Year Capital Plan, it is not necessary for the CIE to contain detailed financial analysis. The capital improvements contained in the CIE are a subset of the County's Capital Plan and the financial analysis contained therein is incorporated by reference in the CIE. Capital improvements associated with the construction of educational facilities are not addressed in the County's Capital Budget and Multi-Year Capital Plan but rather are the responsibility of the Miami-Dade County Public Schools. To address financial feasibility associated with school concurrency, the Miami-Dade County Public School Facilities Work Program for educational facilities will be incorporated by reference into the CIE.

The *Adopted Components* of the CIE include the goal, objectives and policies, the level of service (LOS) standards, and the 6-Year Schedule of Improvements. Also, the requirements and suggestions for monitoring and evaluation are discussed.

THE FOLLOWING NARRATIVE ADDS NEW POLICY CIE-1G (Page IX-2)

CIE-1G The Miami-Dade County Public Schools and Miami Dade County have the responsibility for providing school concurrency related capital improvements and should continually seek to expand the funding sources available to meet those requirements.

CIE-1H The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

THE FOLLOWING NARRATIVE MODIFIES POLICY CIE-3C (Page IX-4) WITH THE ADDITION OF THE PUBLIC SCHOOLS NARRATIVE AT THE END OF THE POLICY (Page IX-9)

CIE-3C. The 6-Year Schedule of Improvements will incorporate the identified capital investments from each functional element and will be based on the following level of service standards:

Public Schools

The County shall coordinate new residential development with the future availability of public school facilities¹ consistent with the adopted level of service standards for public

¹ Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to magnet schools, charter schools, and other educational facilities that may have districtwide attendance boundaries. However, their capacity is of both charter and magnet schools will be credited against the impact of development. It is provided, however, that no credit against the impact of development shall be given for such districtwide educational facilities either

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school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

~~All public school facilities should continue to maintain or decrease their percent utilization of FISH capacity (With Relocatable Classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should no longer utilize relocatable classrooms except as an operational solution².~~

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

THE FOLLOWING NARRATIVE MODIFIES POLICY CIE-4A (Page IX-9)

CIE-4A. Appropriate funding mechanisms will be adopted and applied by Miami-Dade County and the Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible.

THE FOLLOWING NARRATIVE MODIFIES POLICY CIE-5B (Pages IX-10)

CIE-5B. Provision of infrastructure subject to LOS standards will be done through a process which integrates the CDMP, departmental and Miami-Dade County Public Schools functional plans, capital improvements programming, budgeting and financial planning.

THE FOLLOWING NARRATIVE MODIFIES THE CONCURRENCY MANAGEMENT

magnet or charter schools if their districtwide enrollment is at, or above, 100% FISH capacity (with Relocatable Classrooms).

~~² Relocatable classrooms may be used by the Miami Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.~~

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PROGRAM CONTAINED IN THE CIE (Pages IX-13 to IX-23)

Concurrency Management Program

An essential requirement of the State's local government comprehensive planning law has been termed the service "concurrency" requirement. Paraphrasing Section 163.3202, *Florida Statutes*, each county and municipality must amend its development regulations to incorporate specific and detailed provisions which shall provide that public facilities and services meet or exceed the LOS standards established in the Plan's Capital Improvements Element and are available when needed for the development, or that the development orders or permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development. The term "development order" is defined in Chapter 163.3164, F.S., to include any zoning action, subdivision approval, certification, permit, or any other official action of local government having the effect of permitting the development of land. Many different types of such development orders are typically issued by Miami-Dade County agencies and boards. These include zoning district boundary changes, variances, unusual use, and site plan approvals; environmental permits and certifications; tentative and final subdivision plat approvals; building permits, and certificates of use and occupancy (COs). At progressive stages in the development planning and approval process, concurrency determinations can be made with greater certainty.

In order to effectuate the service concurrency requirements contemplated by Chapter 163, F.S, Miami-Dade County shall enact, by ordinance, a concurrency management program which accomplishes the statutory requirements. Administration of the required program necessarily involves the establishment of methods and capabilities to monitor outstanding development commitments and the service demands posed by those commitments, plus the existing, programmed and projected capacities of all pertinent urban service facilities or systems.

In its concurrency management program, Miami-Dade County shall make appropriate concurrency determinations in conjunction with the following development approval activities: 1) at the time of zoning actions, site plan approvals and subdivision approvals; 2) prior to the issuance of building permits; and 3) prior to the issuance of certificates of use and occupancy. Consideration will be given to effective measures which may be employed to mitigate traditional service impacts of developments. In general, no zoning action authorizing a new use or the expansion of an existing use and no subdivision plat or site plan shall be approved unless the facilities necessary to maintain level of service standards exist or are projected to exist when necessary to serve the development. Zoning approvals shall be based on inclusion of necessary facilities in the applicable service Element of the Comprehensive Development Master Plan, in the adopted Capital Improvements Element of the CDMP, in the adopted Miami-Dade County Public Schools Facilities Work Program dated September 2007, for educational facilities or in the plan or work program of the State agency having functional responsibility for provision of the facilities. Such findings shall be included in staff recommendations to the Board of County Commissioners, Community Zoning Appeals Board (CZAB), or other applicable board or agency. If the foregoing plans and programs indicate a low probability that concurrency will be met, but the necessary facilities are technically feasible, such rezoning action should be preceded

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by a CDMP amendment to add the necessary facilities. Alternatively, such zoning may be approved if the applicant executes a written agreement to provide the necessary facilities on a timely basis. All such development approvals prior to the "Principal Concurrency Determination" will contain a notice reserving the right of the County to make its principal concurrency determination prior to issuance of building permits.

An affirmative principal concurrency determination will be required before a prospective developer can obtain a subsequent development order. It is intended that at least one principal determination be made at an early stage in the development planning process prior to the point at which major expenses are incurred in reliance on development approval. Principal concurrency determinations will be made prior to the approval of subdivision plats or, in instances where plat approvals are not required or have predated the effective date of the concurrency requirement, a principal concurrency determination will be made at the building permit stage. A principal concurrency determination made at final plat approval will serve as the determination for requested building permits where said permits are issued within two years after the date of final plat approval. Where the applicant demonstrates that development has commenced on a timely basis and is continuing in good faith, this period may be extended but in no case shall this period exceed five years after final plat approval. Administrative procedures for demonstrating that development has commenced on a timely basis and is continuing in good faith shall be established in the County's land development regulations.

1. Except as provided in paragraphs 3, 4, 5, ~~and 6, and 7~~ below, in no instance shall a building permit be issued authorizing construction of a new building or expansion of an existing building unless the facilities necessary to maintain LOS standards are existing and available or are assured to be existing and available within the following timeframes relative to the date of issuance of a certificate of use and occupancy (CO):
 - a) Necessary water, sewer, solid waste and drainage facilities must be in place and available at the time of issuance of a CO;
 - b) Necessary parkland must be acquired or dedicated, or funds in the developer's fair share must be committed prior to the issuance of a CO if the development is located within the Urban Development Boundary (UDB)⁴; and
 - c) Necessary transportation facilities must be contracted for construction no later than 36 months after issuance of a CO if the development is located within the UDB, and no later than the date of issuance of a CO if the development is located outside the UDB.
 - d) Necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.

⁴The Urban Development Boundary is presented on the Land Use Plan Map.

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2. Assurance that the facilities will be constructed or acquired and available within the timeframes established in foregoing paragraphs 1b), 1c) and ~~ed)~~ shall be provided by the following means:
 - a) The necessary facilities are under construction at the time the building permit is issued;
 - b) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued;
 - c) The necessary facilities are funded and programmed in year one of the County's adopted capital budget or are programmed in the CIE for construction or acquisition; the necessary facilities shall not be deferred or deleted from the CIE work program or adopted one-year capital budget unless the dependent building permit expires or is rescinded prior to the issuance of a certificate of use and occupancy; the County and Miami-Dade County Public Schools will diligently strive to enter into construction contracts for necessary facilities within said time but shall retain the right to reject unsatisfactory bids; contracts shall provide that construction of the necessary facilities must proceed to completion with no unreasonable delay or interruption;
 - d) The necessary facilities are programmed, in the five-year capital facility plan or work program of the Miami-Dade County Public Schools or State agency having operational responsibility for affected facilities, for construction or acquisition;

3. A proposed development will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Development Master Plan and it meets the following criteria pursuant to Section 163.3180, Florida Statutes:
 - a) The proposed development located within the Urban Infill Area⁵; or
 - b) The proposed development is located in an existing urban service area⁶ within the UDB and is located in a Community Development Block Grant (CDBG)-eligible Area established pursuant to the Housing and Community Development Act of 1974, as amended, and CFR Part 570, or Chapter 163, Part 3, F.S., respectively, or in an Enterprise Zone established pursuant to Chapter 290, F.S., or in an designated Enterprise Community area established pursuant to Federal law; or
 - c) The proposed development is one which poses only special part-time demands on the transportation system as defined in Section 163.3180(5)(c), Florida Statutes, and is located in an existing urban service area inside the UDB; or

⁵ Urban Infill area (UIA) is defined in Traffic Circulation Subelement Policy 1B and is depicted in CIE Figure 1.

⁶ Existing urban service area means an area inside the UDB which is already built up and where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.

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- d) The proposed development is located inside the UDB, and directly and significantly promotes public transportation by incorporating within the development a Metrorail, Metromover or TriRail Station, or a Metrobus terminal⁷ for multiple Metrobus routes, or is an office, hotel or residential development located within one-quarter mile of a Metrorail, Metromover or TriRail station, or a Metrobus terminal for multiple Metrobus routes⁸; and
- e) If the project would result in an increase in peak period traffic volume on an FIHS roadway that is operating below the CDMP-adopted LOS standard or would operate below the LOS standard as a result of the project, and which increase would exceed 2 percent of the capacity of the roadway at the CDMP-adopted LOS standard, the County shall require the developer and successors to implement and maintain trip reduction measures to reduce travel by single-occupant vehicles so that the resultant increase in traffic volume does not exceed 2 percent.

Miami-Dade County shall include in its concurrency management program ordinance or administrative rules appropriate criteria and methodologies to implement the exceptions authorized in foregoing paragraphs 3a) through 3e), consistent with requirements of Chapter 163, Part 2, Florida Statutes.

- 4. A proposed development that conforms to the criteria enumerated in Section 163.3180 (6), F.S., and is located in an existing urban service area within the UDB where an affected transportation facility is operating below its adopted LOS standard is deemed to have a de minimis impact that, alone or in combination with other similar or lesser impacts, will not cause unacceptable degradation of the level of service on affected transportation facilities; however no impact will be a de minimis impact if it would exceed the adopted level of service standard of any affected designated evacuation route, as mapped in the Traffic Circulation Subelement. Miami-Dade County shall include in its concurrency management program ordinance or administrative rules appropriate methodologies for determining and monitoring de minimis impacts consistent with Chapters 163.3180 (6) Florida Statutes, and Chapter 9J-5, Florida Administrative Code and any amendments thereto and successor legislation or rules.
- 5. A proposed development that is located within the UDB may receive an extension of the 36-month limitation established in foregoing paragraph 1c), and receive transportation concurrency approval on this basis, when all the following factors are shown to exist:

⁷ Metrobus terminals for multiple routes are those non-rail transit centers as mapped in the CDMP Mass Transit Subelement, which contain dedicated parking facilities or significant transit patron structures and amenities.

⁸ Planned stations and terminals shall not serve as a basis to grant this concurrency exception if the station, associated rapid transit corridor segment, or terminal is identified in the Transportation Element as “not cost-feasible”.

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- a) The CDMP is in compliance with State law;
 - b) The proposed development would be consistent with the future land use designation for the specific property and with pertinent portions of the CDMP, as determined by the County;
 - c) The CIE provides for transportation facilities adequate to serve the proposed development, and the County has not implemented that project;
 - d) The landowner shall be assessed a fair share of the cost of providing the transportation facilities necessary to serve the proposed development; and
 - e) The landowner has made a binding commitment to the County to pay the fair share of the cost of providing the transportation facilities to serve the proposed development. Miami-Dade County shall include in its concurrency management program ordinance or administrative rules appropriate criteria and methodologies to implement this provision.
6. Miami-Dade County shall, by ordinance, include proportionate fair share mitigation methodologies and options in its concurrency management program, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of transportation impacts through mechanisms that might include, but are not limited to, private funds, public funds, contributions of land, and the construction or contribution of facilities. Transportation facilities or segments identified for improvement through the use of proportionate fair share mitigation options must be included in the Capital Improvements Element, or in the next regularly scheduled update of the Capital Improvements Element.
7. The County in coordination with the Miami-Dade County Public Schools shall by ordinance, include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Local Agreement for Public Facility Planning between Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.

Implementation Schedules of Improvements

The following pages deal with the implementation of the CIE. The capital projects forthcoming from each functional element are listed for the period 2006/2005-2011/2012 along with the cost, location, expected revenues and funding source. These are the latest schedules of projects,

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which have been adjusted to incorporate changes adopted by the County Commission through the April 2006-2007 amendment cycle. Additionally, those capital improvements for educational facilities, as listed in the Miami-Dade County Public Schools Facilities Work Program dated September 2007 and adopted by the Miami-Dade School Board, are incorporated by reference into the CIE.

THE FOLLOWING NARRATIVE MODIFIES THE CONCURRENCY MANAGEMENT PROGRAM BY ADDING A PUBLIC SCHOOLS SECTION TO THE AGGREGATE EXPENDITURES AND REVENUES SECTION OF THE CIE FOLLOWING THE PARKS AND RECREATION NARRATIVE (Page IX-26)

Aggregate Expenditures and Revenues

Park and Recreation

Local recreation open spaces are defined as open spaces, which serve the close-to-home recreation and open space needs of unincorporated residential areas. Population growth is the most important consideration guiding local park facilities investment decisions. The quantitative link used to translate population into local park needs is the adopted LOS standard of 2.75 acres of local recreation open space per 1,000 populations.

Areawide recreation open spaces shall be provided and designed to meet the broad needs of all Miami-Dade County residents and tourists. They are developed to make important natural resources and major athletic activity complexes available to the public. Acquisition policy is oriented towards the addition of large properties with natural resources and good access to the park inventory.

In both cases, the primary determinant is supplemented by a number of additional considerations affecting the specific decision. Property characteristics, location, size, configuration and availability are critical variables. Access, proximity to the population in need, adjacent land uses and neighboring alternative recreation opportunities are also important criteria in facility investment decisions. The Park and Recreation Department also places special emphasis on the acquisition of environmentally and historically significant properties.

The following policy as adopted in the Comprehensive Development Master Plan will guide the prioritization of park investments: The County shall prioritize park capital improvement expenditures in accordance with the following criteria: 1) Acquire local parkland to maintain the adopted level-of-service standard for local recreation open space by correcting existing deficiencies and addressing future needs and acquire areawide parkland suitable for outdoor recreation while preserving natural, historical and cultural resources; 2) renovate and upgrade existing recreation open spaces and facilities, and; 3) develop new recreation open spaces and facilities within undeveloped or incomplete parks.

Underlined words and ~~strikethrough~~ words were recommended additions or deletions to the proposed CDMP amendments at the July 12, 2007 Board of County Commissioners transmittal hearing. Double underlined words or ~~double strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments subsequent to the July 12, 2007 Board of County Commissioners transmittal hearing. All other words existing remain unchanged.

It has long been the policy of the Park and Recreation Department that the provision of all parks will be staged so that they are available to serve new development as it is completed. In addition, it is also department policy that unique natural features and historically significant properties to be given priority in parks acquisitions. Locational characteristics are also critical factors. Where possible, Public Local Recreation Open Space should be developed in conjunction with or near public schools and other compatible uses. They should also be located so as to be easily accessible; yet should not be degraded by excessive traffic.

Plans of State agencies providing public facilities are taken into consideration primarily in the context of State Department of Natural Resources (DNR) provision of State parks and recreation areas. The County Park and Recreation Department generally seeks to complement State facilities in terms of location and activities available at the site.

In the Schedule of Improvements, there are 130 projects, which total \$316.7 million to be expended during the 2005–2010 period (See Table 6). Most of the projects are for the "quality of life" type facilities, which make up such a large component of its program. Funding has been identified mostly as the result of the Safe Neighborhood Parks referendum approved in 1998, as well as the recent voter approved GOB program. Operating cost effects of Parks are often considerable and are frequently more of an impediment than construction funding.

Public Schools Facilities

Miami-Dade County shall coordinate with the Miami-Dade County Public Schools, to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted level of service standard, including interim standards, will continue to be achieved and maintained. Miami-Dade County, through its annual update to the Capital Improvements Schedule, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. Miami-Dade County and the Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the Miami-Dade County Comprehensive Development Master Plan Amendment process and during updates to the Miami-Dade County Public Schools Facilities Work Program.

Underlined words and ~~strikethrough~~ words were recommended additions or deletions to the proposed CDMP amendments at the July 12, 2007 Board of County Commissioners transmittal hearing. Double underlined words or ~~double strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments subsequent to the July 12, 2007 Board of County Commissioners transmittal hearing. All other words existing remain unchanged.

PART D – Revise the text and maps contained in the Preface as follows:

PREFACE

Municipal Plans

The CDMP for Miami-Dade County necessarily addresses both incorporated and unincorporated areas due to the many areawide responsibilities of Miami-Dade County government. Each of the ~~thirty-four~~ five municipalities in Miami-Dade County (see Figure i) is also required, by Chapter 163, *F.S.*, to adopt its own comprehensive plan for the area within its jurisdiction. The County plan emphasizes the unincorporated areas and the County’s jurisdictional responsibilities in municipal areas. Readers who are interested in conditions in, or proposals for, incorporated areas should consult the appropriated municipal comprehensive plans and the CDMP Statement of Legislative Intent.

Underlined words and ~~strikethrough~~ words were recommended additions or deletions to the proposed CDMP amendments at the July 12, 2007 Board of County Commissioners transmittal hearing. Double underlined words or ~~double strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments subsequent to the July 12, 2007 Board of County Commissioners transmittal hearing. All other words existing remain unchanged.

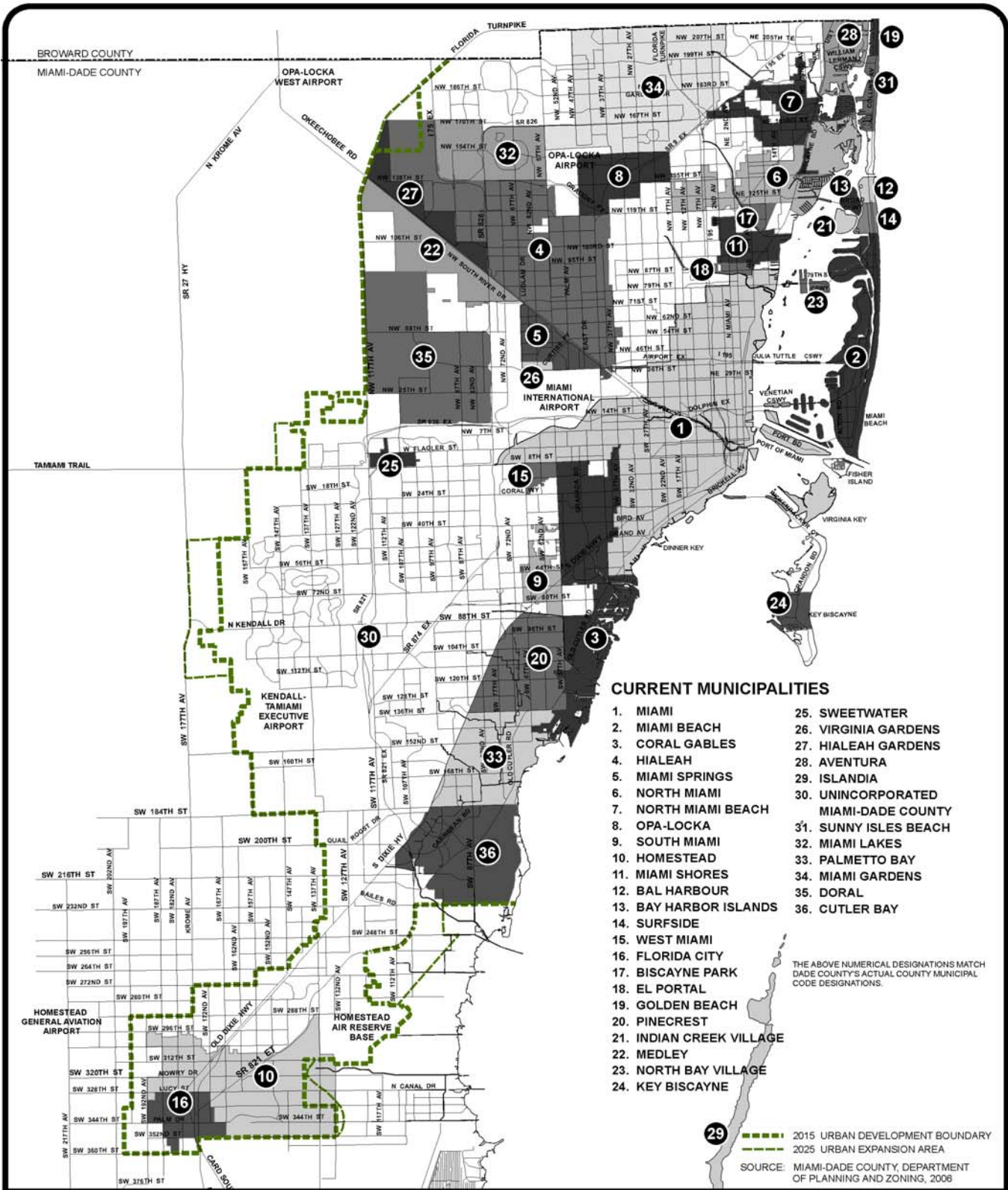


Figure i
**CURRENT MUNICIPALITIES
 IN MIAMI-DADE COUNTY, OCTOBER 2006**

CHAPTER 2

REVISED RECOMMENDATIONS

The Department of Planning and Zoning is recommending that this application be **adopted with change** as transmitted to DCA, with changes to the Educational Element, Capital Improvements Element and the Intergovernmental Coordination Element.

Requested amendment: Numerous changes to the Educational Element, Intergovernmental Coordination Element, Capital Improvements Element, and Preface of the CDMP are presented in the Staff Application (Chapter 1).

Recommendations:
Adopt with Change

Principal Reasons for Recommendation:

The state legislature passed the Growth Management Law of 2005, which made significant changes to the Growth Management Act. A key requirement of the Growth Management Law of 2005 is that all local governments adopt a public school facility element in their comprehensive plan and adopt required updates to its public schools interlocal agreement.

Miami-Dade County adopted in 1996 an Educational Element to the Comprehensive Development Master Plan (CDMP) under provisions of the state growth management law that permitted the adoption of optional elements. The 1996 Educational Element was in response to Recommendation 9 in the Commission District 11 Area Planning Report, which was approved by the PAB on December 8, 1993 and by the Board of County Commissioners (BCC) on January 4, 1994 (Resolution No. 1-94). Recommendation 9 in the report stated, “An Education Facilities Element for the CDMP should be prepared”. The Educational Element was amended in 1999 to address the 1998 requirement of the state growth management law that require local government comprehensive plans to include criteria providing for schools proximate to urban residential areas and encouraging the collocation of schools with other public facilities such as parks, libraries and community centers. The Educational Element was further amended in 2005 as a result of recommendations in the Evaluation and Appraisal Report (EAR) that was adopted in 2003.

This application seeks to amend the existing Educational Element in order to meet the requirements for public school facilities in the local comprehensive plan that were added in the 2005 growth management legislation for the now required element. These provisions provide for a Level of Service (LOS) standard for public school facilities, a school concurrency management program; and proportionate share mitigation criteria for school facilities. Subsection 9J-5.005(5) of the Florida Administrative Code (F.A.C.) requires that the local comprehensive plan be internally consistent. Thus, this application includes proposed changes to the Intergovernmental Coordination Element, Capital Improvements Element, and Preface that are related to the proposed changes to the Educational Element.

The adoption of the application is needed to meet a deadline established by DCA in compliance with state law. Failure to adopt an amendment implementing the public school facility requirements and required updates to its public schools interlocal agreement by January 1, 2008 will result in a sanction from the state prohibiting the adoption of any Land Use Plan map amendments that increase residential density until the required changes are adopted and transmitted to DCA. The Department of Planning and Zoning, the Miami-Dade Public Schools and the municipalities in the county, have worked together to draft the text revisions included in this application

New Information

Since September 28, 2007, the Department of Planning and Zoning has received information from the Florida Department of Community Affairs (DCA) concerning the application. DCA in the Objections, Comments and Recommendations (ORC) Report for the Special Application to amend the CDMP has objected to this application “because it does not meet all of the requirements in Chapter 163, F.S., and Rule 9J-5, for and educational facilities element”. This issue is addressed in the Department’s Response to the ORC attached as Appendix B. The department’s response to the ORC addresses all the Objections, Comments and Recommendations that were issued by DCA.

Some of the recommended revisions in this report include clarification to the public school facilities level of service (LOS) standard, and providing for a LOS standard for magnet schools. A revision in policy focusing on achieving a desired LOS standard of 100% of utilization of Permanent Florida Inventory of School Houses (FISH) by 2018. Providing procedures for modifying concurrency service area boundaries in the Educational Element as referenced in the Interlocal Agreement for Public School Facility Planning. Addition of a new policy addressing an annual process for coordinating with School Board, the County and municipalities on reviewing and the educational element and enrollment projections. Specific language has been provided outlining the statutory mitigation options available when public school concurrency cannot be met.

PRINCIPAL REASON FOR CHANGE

This application proposes amendments to the Educational Element, ICE, and CIE and in order to address the new requirements of Section 163.3180, Florida Statute as legislated through the Growth Management Law of 2005.

The proposed amendments will modify and add Objectives, Policies text, appendices and maps, as necessary, to the Educational, Intergovernmental Coordination and Capital Improvements Elements to ensure compliance with the School Concurrency regulations of the 2005 Growth Management law. These modifications are necessary to: 1) define a public school facilities Level of Service standard; 2) provide for the methodology of a school concurrency program; and, 3) provide for the development of proportionate share mitigation criteria as required by Chapter 163, Florida Statutes. Failure to amend the CDMP as necessary to implement school concurrency, or enter into an approved Interlocal Agreement as required by 163.3177 and

163.31777, Florida Statutes, by January 1, 2008, will result in the County being prohibited from adopting any CDMP amendments, which would increase residential density, until these amendments have been adopted and transmitted to the Department of Community Affairs.

Proposed modifications to the Preface add text and map changes to ensure consistency with modification proposed in the ICE. These proposed modifications include the addition of Cutler Bay as a new municipality incorporated in 2005 and related map changes.

The Department of Planning and Zoning is recommending “adopt with change” because the application that was transmitted in July 2007 has been revised with additional policy guidance to address the objections that were contained in the Objections, Comments and Recommendations Report issued by the Florida Department of Community Affairs.

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APPENDIX 10A

Revised Recommendation: Special Application to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida (Amendments for Public School Facilities)

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STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

MEMORANDUM

TO: Jim Quinn, DEP
Susan Harp, DOS
Wendy Evans, AG
Mary Ann Poole, FWC
Gary Donn, FDOT 6
Carolyn A Dekle, South Florida RPC
P.K. Sharma, South Florida WMD

Date: September 28, 2007

Subject: Proposed Comprehensive Plan Amendment Review Objections,
Recommendations and Comments Reports

Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):

Miami Dade 07PEFE1

These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.

If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.

RE/lp

Enclosure

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: <http://www.dca.state.fl.us>



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

September 28, 2007

The Honorable Carlos Alvarez
Chairman, Miami-Dade County
Board of County Commissioners
111 NW First Street, Suite 220
Miami, Florida 33128

Dear Chairman Alvarez:

The Department has completed its review of the proposed Comprehensive Plan Amendment for the Miami-Dade County (DCA No. 07PEFE1), which was received on July 30, 2007. Copies of the proposed amendment have been distributed to appropriate state, regional, and local agencies for their review and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code and Chapter 163, Part II, Florida Statutes, and has prepared the attached Objections, Recommendations, and Comments Report which outlines our findings concerning the comprehensive plan amendment. It is evident the Miami-Dade County Department of Planning and Zoning and Miami-Dade County Public Schools have put a lot of work into this product. Nevertheless, some additional policy guidance is needed in the new educational facilities element, as detailed in our attached report.

If you have any questions about this ORC report or the Department's position, please contact Mr. Paul Darst, Principal Planner, at telephone (850) 922-1764 or email paul.darst@dca.state.fl.us.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

CG/pds

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. George M. Burgess, County Manager
Ms. Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FLORIDA 32399-2100
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COMMUNITY PLANNING
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HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
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DEPARTMENT OF COMMUNITY AFFAIRS
OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR
MIAMI-DADE COUNTY
AMENDMENT 07PEFE1

September 28, 2007
Division of Community Planning

This report is prepared pursuant to Rule 9J-11.010, F.A.C.

Introduction

The following objections, recommendations and comments are based upon the Department's review of the Miami-Dade County 07PEFE1 proposed Comprehensive Plan Amendment pursuant to Section 163.3184, F.S.

Objections relate to specific requirements of relevant portions of Chapter 9J-5, F.A.C., and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have been raised initially by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

The County should address each of these objections when the amendment is resubmitted for our compliance review. Objections which are not addressed may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis, items which the City considers not to be applicable to its amendment. If that is the case, a statement justifying its non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination as to the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments which follow the objections and recommendations are advisory in nature. Comments will not form a basis for determination of non-compliance. They are included to call attention to items raised by our reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies, other agencies, organizations and individuals. These comments are advisory to the Department and may not form a basis for Departmental objections unless they appear under the "Objections" heading in this report.

TRANSMITTAL PROCEDURES

Upon receipt of this letter, Miami-Dade County has 60 days in which to adopt, adopt with changes, or determine that the County will not adopt the proposed amendment. The process for adoption of local government comprehensive plan amendments is outlined in s. 163.3184, F. S., and Rule 9J-11.011, F.A.C. The County must ensure that all ordinances adopting comprehensive plan amendments are consistent with the provisions of Chapter 163.3189(2)(a), F.S.

Within ten working days of the date of adoption, the County must submit the following to the Department:

Three copies of the adopted comprehensive plan amendments;

A listing of additional changes not previously reviewed;

A listing of findings by the local governing body, if any, which were not included in the ordinance; and

A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendments, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to the Executive Director of the South Florida Regional Planning Council.

Please be advised that Section 163.3184(8)(c), F.S., requires the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. **Please provide these required names and addresses to the Department when you transmit your adopted amendment package for compliance review. In the event there are no citizens requesting this information, please inform us of this as well.** For efficiency, we encourage that the information sheet be provided in electronic format.

**Objections, Recommendations, and Comments Report
for Miami-Dade County Amendment 07PEFE-1**

September 28, 2007

I. Consistency with Chapter 163, F.S., and Rules 9J-5 & 9J-11, F.A.C.

The Department has completed its review of the proposed Miami-Dade County Amendment 07PEFE-1 and has the following objections and comments.

Objection: The amendment does not meet all of the requirements in Chapter 163, F.S., and Rule 9J-5, F.A.C., for an educational facilities element

The proposed educational facilities element does not contain all of the objectives and policies required to be in an educational facilities element, pursuant to Chapter 163, Part II, Florida Statutes (F.S.), and Rule Chapter 9J-5, Florida Administrative Code (F.A.C.). The shortcomings are detailed below, with the particular statutory and administrative rule citations.

1. The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(b)3, F.A.C., that it contain an objective to ensure the inclusion in the 5-year schedule of capital improvements of those projects necessary to address existing deficiencies and to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the 5-year planning period. Proposed Objective EDU-2 states only that the County shall coordinate new residential development with the future availability of public school facilities consistent with the adopted LOS standards for public school concurrency.

Citations: Rule 9J-5.025(3)(b)3, F.A.C.; section 163.3177(3)(a), F.S.

Recommendation: Revise proposed Objective EDU-2 or include a new objective within the educational facilities element to ensure the inclusion in the 5-year schedule of capital improvements of those projects necessary to address existing deficiencies and to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the 5-year planning period.

2. Proposed Policy EDU-2A establishes a level of service standard of 100 percent utilization of Florida Inventory of School Houses (FISH) capacity with relocatable classrooms. This is an acceptable level of service standard; however, Policy EDU-2A also prescribes that schools which achieve 100 percent of permanent FISH capacity should no longer utilize relocatable classrooms to achieve the LOS standard except as an operational solution (during remodeling, replacement or expansion of a school facility). Thus it appears that the County is establishing a two-part LOS standard which may lead to inequities in the application of the concurrency management system.

Citations: Rule 9J-5.0055, F.A.C.; section 163.3180, F.S.

Recommendation: Revise the description of the public schools level of service standard in the educational facilities element to make clear that there is only one level of service standard to be applied during concurrency review.

3. The proposed educational facilities element does not provide a level of service standard for magnet schools, which is required pursuant to Rule 9J-5.0055(2)(b), F.A.C., and s. 163.3180(13)(b)2, F.S.

Citations: Rule 9J-5.0055(2)(b), F.A.C.; section 163.3180(13)(b)2, F.S.

Recommendation: Revise the educational facilities element to include a level of service standard for magnet schools.

4. The proposed educational facilities element proposes individual school concurrency service areas (see Policy EDU-2A); however, it does not meet the requirement in Rule 9J-5.025(3)(c)1, F.A.C., that it contain a policy which establishes guidelines and standards for modification of school concurrency service areas, including standards for revision of concurrency service area boundaries.

Citation: Rule 9J-5.025(3)(c)1, F.A.C.

Recommendation: Revise the educational facilities element to include a policy which establishes guidelines and standards for modification of school concurrency service areas, including standards for revision of concurrency service area boundaries.

5. The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(c)1, F.A.C., that it contain a policy which includes standards for revision of concurrency service area boundaries to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, as well as other factors. It is addressed in the proposed interlocal agreement, but not in the proposed educational facilities element as required.

Citation: Rule 9J-5.025(3)(c)1, F.A.C.

Recommendation: Revise the educational facilities element to include a policy which includes standards for revision of concurrency service area boundaries to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, as well as other factors. The required policy guidance is included in the proposed interlocal agreement and could be taken from there.

6. The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(c)3, F.A.C., that it contain a policy addressing coordination of the annual review of the element with the school board, the county and applicable municipalities, coordination of annual review of school enrollment projections, and establishing the procedures for the annual update process. Policy EDU-7F in the proposed educational facilities element provides for the annual review of the element by Miami-Dade County and Miami-Dade County Public Schools; however, it does not address coordination with municipalities, review of school enrollment projections, or procedures for the

annual update. These issues are included in the draft interlocal agreement, but they should be included in the educational facilities element.

Citations: 9J-5.025(3)(c)(3) F.A.C.; section 163.3177(12)(g)(1), F.S.

Recommendation: Revise the educational facilities element to include a policy addressing coordination of the annual review of the element with the school board, the county and applicable municipalities, coordination of annual review of school enrollment projections, and establishing the procedures for the annual update process.

7. The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(c)9, F.A.C., that it contain policies specifying types of mitigation that a school board will allow to meet concurrency and policies assuring that any mitigation funds provided as a result of the school concurrency system are directed by the school board toward a school capacity improvement identified in a financially feasible 5-year district work plan and which satisfies the demands created by that development in accordance with a binding developer's agreement. Policy EDU-2C provides that impacts could be mitigated through one or more proportionate share methods as defined in s. 163.3180(13)(e)1, F.S., but does not itself specify the types of mitigation the school board will allow. Paragraph 7 in the revised narrative in the CIE describing the County's concurrency management program states that the County will *by ordinance* include proportionate share mitigation options for public school facilities in its concurrency management program and goes on to list proportionate share mechanisms that *might be* included. More detail on proportionate share mitigation options are included in the interlocal agreement, but this needs to be included in the educational facilities element.

Citations: Rule 9J-5.025(3)(c)9, F.A.C.; section 163.3180(13)(e)1, F.S.

Recommendation: Revise the educational facilities element to include (1) a policy specifying the types of mitigation that Miami-Dade County Public Schools will allow to meet concurrency and (2) policies assuring that any mitigation funds provided as a result of the school concurrency system are directed by the school board toward a school capacity improvement identified in a financially feasible 5-year district work plan and which satisfies the demands created by that development in accordance with a binding developer's agreement.

8. The proposed revision of the intergovernmental coordination element does not meet the requirement in s. 163.3177(6)(h)2, F.S., that it must describe joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance. This is done in the draft interlocal agreement provided with the amendment, as is also required in s. 163.3177(6)(h)2, but these joint processes also need to be described in the comprehensive plan.

Citation: Section 163.3177(6)(h)2, F.S.

Recommendation: Revise the intergovernmental coordination element to describe joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance.

Objection: Interlocal agreement does not include all local governments in the County as signatories and is not executed

The proposed educational facilities element does not include, as part of its data and analysis, the revised interlocal agreement to be executed between the local governments in Miami-Dade County and Miami-Dade County Public Schools, which is required pursuant to s. 163.3177(12)(c), F.S. The amendment package does include a draft interlocal agreement; however, the draft agreement is deficient in that not all of the municipalities within Miami-Dade County are listed as signatories. According to s. 163.3180(13), F.S., all local governments within a county, except for those satisfying the exemption criteria provided in s. 163.3180(13)(f), F.S., must be signatories to the interlocal agreement. Any local governments within Miami-Dade County wishing to be exempt from the interlocal agreement on public schools should pursue the statutory exemption.

Citations: Sections 163.3177(12)(c), 163.31777, and 163.3180(13)(f), F.S.

Recommendation: Include with the adopted amendment the executed interlocal agreement between the district school board and all of the local governments within Miami-Dade County, except for those local governments exempted through the procedure authorized in s. 163.3180(13)(f), F.S. Note that the executed interlocal agreement must be submitted to the Department for review and approval pursuant to s. 163.31777(3), F.S.

II. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

The above cited amendments do not further and are not consistent with the following goals and policies of the State Comprehensive Plan (Chapter 187, F.S.):

Public Facilities Goal and Policies 3, 4, 5, 6, 7, and 9

Urban and Downtown Revitalization Policy 8

Revise the amendment to be consistent with and further the referenced goals and policies of the State Comprehensive Plan. This may be accomplished by revising the amendment as recommended for the specific objections above.

III. COMMENTS

The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(c)2, F.A.C., that it contain a policy which requires the adoption of annual plan amendments adding a new fifth year, updating the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, the plans of other local governments, and, as necessary, updates to the concurrency service area map. The requirement for annual plan amendments is

intended to help ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained. The County has pointed out that this requirement is already addressed in the adopted comprehensive plan, in the text of the capital improvements element (see page 34 of the “Application and Initial Recommendations” in the amendment package). Therefore the Department recommends that this same policy guidance—requiring annual plan amendments, updating the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, the plans of other local governments, and, as necessary, updates to the concurrency service area map—be inserted in the educational facilities element as a policy.



11 PD

11 BD
9/1/07

MEMORANDUM

AGENDA ITEM #6b

DATE: AUGUST 6, 2007
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On July 30, 2007 Council staff received proposed plan amendment package #07PEFE-1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

With a 2006 population estimated at 2,437,022, Miami-Dade County is the most populous county in Florida. The County's population has grown by 8.2% since 2000, and is expected to increase an additional half a million by the year 2020. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average. The County also has higher unemployment rates as well as a higher percentage of families with incomes below the poverty level than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57% of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the County. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the County lies between two national parks, Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur.

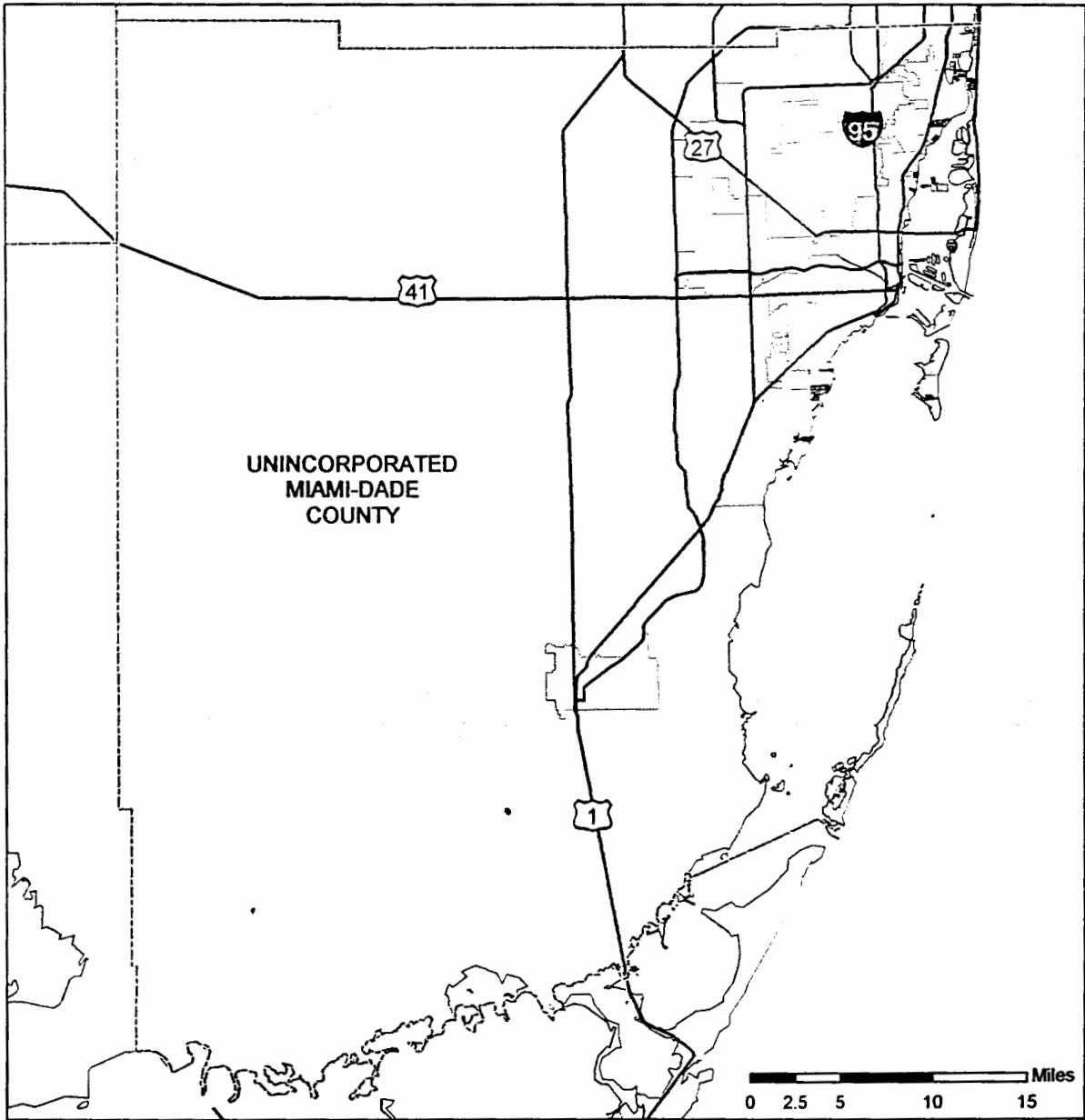
Additional information regarding the County or the Region may be found on the Council's website at www.sfrpc.com.

The Miami-Dade County Commission approved the transmittal of the proposed amendment by unanimous vote at the Commission meeting of July 12, 2007.

Staff analysis confirms that the proposed text amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Miami-Dade County proposed amendment package #07PEFE-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Miami-Dade County
Proposed Amendment #07PEFE-1

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

1



PD
**Florida Department of
Environmental Protection**

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

August 14, 2007

11 BD

8/15/07

Mr. D. Ray Eubanks
Plan Review and DRI Processing Team
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: Miami-Dade 07PEFE-1 Comprehensive Plan Amendments

Dear Mr. Eubanks:

On behalf of the Department of Environmental Protection, the Office of Intergovernmental Programs has reviewed Miami-Dade's proposed comprehensive plan amendments in accordance with the provisions of Chapter 163, *Florida Statutes*. As required by law, the scope of our comments and recommendations is limited to the environmental suitability of the proposed changes in light of the Department's regulatory and proprietary responsibilities. Based on our review of the report, the Department has found no provision that requires comment, recommendation or objection under the laws that form the basis of the Department's jurisdiction and authority. If the report pertains to changes in the future land use map or supporting text, please be advised that at such time as specific lands are proposed for development, the Department will review the proposal to ensure compliance with environmental rules and regulations in effect at the time such action is proposed. In addition, any development of the subject lands will have to comply with local ordinances, other comprehensive plan requirements and restrictions, and applicable rules and regulations of other state and regional agencies.

Thank you for the opportunity to comment on this proposal. If I may be of further assistance, please call me at (850) 245-2169.

Sincerely,

Christopher J. Stahl
Environmental Specialist
Office of Intergovernmental Programs

FLORIDA DEPARTMENT OF EDUCATION



STATE BOARD OF EDUCATION

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Commissioner of Education



September 27, 2007

D. Ray Eubanks, Plan Processing Administrator
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Dear Mr. Eubanks:

Re: Miami-Dade County 07PEFE

Thank you for the opportunity to review the proposed public educational facilities element for Miami-Dade County. On behalf of the Department of Education, I have completed a review and prepared comments, which are detailed in the enclosures.

The county has proposed a workable plan and interlocal agreement. I noted that not all cities are proposed to be signatories to the interlocal agreement. As a reminder, I encourage the county and the school district to ensure that those cities apply for the exemption and receive approval of the application by DCA and DOE prior to execution of the agreement. In addition, the county and the district should ensure the execution by all parties of a revised interlocal agreement that is reviewed by DCA and found to be consistent with minimum requirements prior to adoption of the element. Finally, the county and the school district need to update portions of the data and analysis and revise the policies accordingly to demonstrate a financially feasible plan to achieve and maintain the proposed level of service through the short-term and long-term planning periods.

Again, thank you for the opportunity to review and comment on the proposed element. Please feel free to contact me about the comments.

Sincerely,

Tracy D. Suber
Educational Consultant-Growth Management Liaison

TDS/
Enclosures

cc: Mr. Ivan Rodriguez, Miami-Dade County Public Schools
Mr. Paul Darst, PrincipalPlanner



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

GOV 08-06

September 17, 2007

Ray Eubanks, Administrator
Plan Review and Processing
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

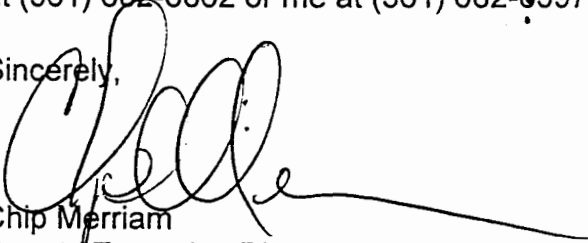
Dear Mr. Eubanks:

**Subject: Proposed Amendment Comments
Miami-Dade County, DCA# 07PEFE-1**

South Florida Water Management District staff has completed its review of the above subject document. We have no adverse comments.

If you have any questions or require additional information, please contact Jim Golden at (561) 682-6862 or me at (561) 682-6597.

Sincerely,


Chip Merriam
Deputy Executive Director
Water Resources

PKS/JG/jl

c: George M. Burgess, Miami-Dade County
Carolyn Dekle, SFRPC
Bob Dennis, DCA



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

GOV 08-06

September 17, 2007

Ray Eubanks, Administrator
Plan Review and Processing
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

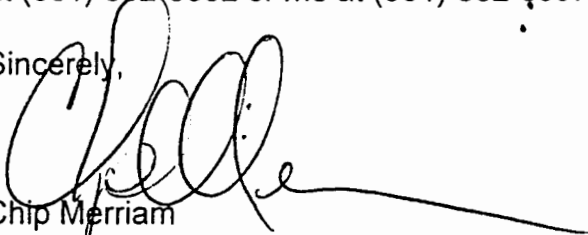
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**Subject: Proposed Amendment Comments
Miami-Dade County, DCA# 07PEFE-1**

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If you have any questions or require additional information, please contact Jim Golden at (561) 682-6862 or me at (561) 682-6597.

Sincerely,


Chip Merriam
Deputy Executive Director
Water Resources

PKS/JG/jl

c: George M. Burgess, Miami-Dade County
Carolyn Dekle, SFRPC
Bob Dennis, DCA

**Checklist for Review of Data & Analysis for the Public School Facilities Element
(Section 163.3177(12)(c), F.S. and Chapter 9J-5, F.A.C.)**

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p>The Public School Facilities Element (PSFE) shall be based on the following data & analysis that address how the LOS standards will be achieved and maintained</p>		
<p>Data & Analysis must include:</p>		
<p>The interlocal agreement</p>	<p>Appx. A-2</p>	<p>Unexecuted draft provided; see comments on ILA checklist for advisory comments encouraging revisions to more fully acknowledge requirements related to educational facilities planning. Also need to have cities that claim exemption make application and seek DCA/DOE approval.</p>
<p>The 5-year school district facilities work program</p>	<p>Appx. P</p>	<p>Outdated plans provided; on 9/6/2007 Miami-Dade County School Board staff said that the 2007-2012 work program was adopted. The adopted work program is available through the DOE's database and was provided to DCA. The adopted work program is balanced and financially feasible.</p>
<p>The educational plant survey</p>	<p>Appx. R</p>	<p>11/3/2006 version</p>
<p>An existing educational and ancillary plant map or map series</p>	<p>Appx. B</p>	
<p>Information on existing development and development anticipated for the next 5-years and the long-term planning period</p>	<p>Appx. C</p>	
<p>An analysis of problems and opportunities for existing schools and schools anticipated in the future;</p>	<p>Appx. M</p>	

**Checklist for Review of Data & Analysis for the Public School Facilities Element
(Section 163.3177(12)(c), F.S. and Chapter 9J-5, F.A.C.)**

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
An analysis of opportunities to collocate future schools with other public facilities such as parks, libraries, and community centers	Not found	The transmittal checklist indicated the analysis would be found in Appx. M. This may not be practical, however, due to the limited availability of greenfields for future school development.
An analysis of the need for supporting public facilities for existing and future schools	Not found	This was not included in the transmittal checklist. Such an analysis will become increasingly important to demonstrate coordination of the county's CIE program with the district's facilities work program so that needed infrastructure is in place to support new or expanded schools.
An analysis of opportunities to locate schools to serve as community focal points	Not found	This was not included in the transmittal checklist.
Projected future population and associated demographics, including development patterns year by year for the upcoming 5-year and long-term planning periods	Appx. C	The information provided was not related to the location of existing or planned schools. The analysis would be improved by including a map to illustrate the locations of concurrency service areas to the boundaries of the planning Tiers and/or minor statistical areas used by the planning and zoning department.
Anticipated educational and ancillary plants with land area requirements	Appx. D	
<p>The Public School Facilities Element (PSFE) shall be based on the following data & analysis requirements</p> <p>For each school facility:</p> <p>Existing enrollment [9J-5.025(2)(a), F.A.C.]</p>		

**Checklist for Review of Data & Analysis for the Public School Facilities Element
(Section 163.3177(12)(c), F.S. and Chapter 9J-5, F.A.C.)**

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
Existing school attendance zones [9J-5.025(2)(a), F.A.C.]	Appx. F	
Existing FISH capacity or other professionally accepted measure of capacity [9J-5.025(2)(a), F.A.C.]	Appx. E	
Surplus capacity based on site size requirements contained within Department of Education design criteria [9J-5.025(2)(a), F.A.C.]	Appx. G	The submission is not responsive to the requirement. According to the data and analysis documents, the district's minimum acreages are below the minimum acreage standards recommended by the State Requirements for Educational Facilities (Rule 6A-2.0010, F.A.C.). While the Department of Education does not object to the standard adopted by the school board, the analysis to support the county's public educational facilities element should be revised to explain the district's approach and that only in rare cases is it likely that existing school sites will possess "excess" acreage to support facility expansion.
Existing level of service, utilizing the five-year school district facilities work program adopted pursuant to Section 1013.35, F.S., and the educational plant survey [9J-5.025(2)(a), F.A.C.]	Appx. G	
For each school facility:		
Projected enrollment by year for the initial five years of the planning period [9J-5.025(2)(b), F.A.C.]	Appx. H	

**Checklist for Review of Data & Analysis for the Public School Facilities Element
(Section 163.3177(12)(c), F.S. and Chapter 9J-5, F.A.C.)**

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p>Projected enrollment district-wide by school type for the end of the long range planning period of the host county, based on projected population [9J-5.025(2)(b), F.A.C.]</p>	<p>Appx. I</p>	<p>The data and analysis do not appear to address all types of schools in operation by the district. The data and analysis do not project population by facility type through the end of the long-term planning time frame.</p>
<p>Existing and projected school facility surpluses and deficiencies by concurrency service area by year for the five-year planning period [9J-5.025(2)(c), F.A.C.]</p>	<p>Appx. G</p>	
<p>Existing and projected school facility surpluses and deficiencies district-wide by school type for the end of the long range planning period of the host county based on projected enrollment [9J-5.025(2)(c), F.A.C.]</p>	<p>Appx. J</p>	
<p>An analysis of the adequacy of the existing level of service conditions for each school facility in order to develop appropriate level of service standards [9J-5.025(2)(d) , F.A.C.]</p>	<p>Appx. K</p>	<p>Each school attendance zone is a concurrency service area. The data show that some magnet schools exceed the proposed LOS standard. The county and the district may wish to propose separate LOSS for magnet schools.</p>
<p>School facilities needed for each concurrency service area to accommodate projected enrollment at the adopted level of service standard each year for the five-year planning period [9J-5.025(2)(e) , F.A.C.]</p>	<p>Appx. L</p>	<p>When read with Appx. K, the data and analysis illustrate how proposed facility projects achieve 100% of FISH capacity (the LOS standard) by the end of the 5-year and long term planning time frames.</p>
<p>School facilities needed for the end of the long range planning period of the host county, including ancillary plants and land area requirements. (The plan shall explain the relationship, if any, of the ancillary plants to school concurrency.) [9J-5.025(2)(e), F.A.C.]</p>	<p>Appx. L</p>	<p>When read with Appx. K, the data and analysis illustrate how proposed facility projects achieve 100% of FISH capacity (the LOS standard) by the end of the 5-year and long term planning time frames. The analysis did not include an explanation of the relationship of the ancillary plants to the school capacity.</p>

**Checklist for Review of Data & Analysis for the Public School Facilities Element
(Section 163.3177(12)(c), F.S. and Chapter 9J-5, F.A.C.)**

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p>Analysis of problems and opportunities with existing public school facilities and projected public school facilities planned in the adopted district facilities work program, including location, supporting infrastructure, and overcrowding in relation to achieving and maintaining level of service standards for the five-year planning period and for the end of the long range planning period of the host county, including:</p>		
<p>Opportunities and problems in collocating existing projected public school facilities with other public facilities such as parks, libraries and community centers [9J-5.025(2)(f), F.A.C.]</p>	Not found	The data and analysis should be revised to address this requirement.
<p>The need for supporting infrastructure, including, water, sewer, roads, drainage, sidewalks and bus stops for existing and projected public school facilities [9J-5.025(2)(f), F.A.C.]</p>	Not found	The data and analysis should be revised to address this requirement.
<p>Analysis of opportunities to locate public school facilities to serve as community focal points [9J-5.025(2)(f), F.A.C.]</p>	Not found	The data and analysis should be revised to address this requirement.
<p>Existing revenue sources and funding mechanisms available for school capital improvement financing [9J-5.025(2)(g), F.A.C.]</p>	Appx. N and O	The revenue sources and funding mechanisms included in the Sept. 2007 district facilities work program should be used in place of the transmitted data and analysis.
<p>Estimated cost of addressing existing deficiencies and future needs identified above by year for the five-year planning period, and for the end of the long range planning period of the host county [9J-5.025(2)(g), F.A.C.]</p>	Appx. O	The educational plant survey identifies the estimated cost. The work program links to target year. Appx. K shows how needs are addressed to achieve the stated level of service.

**Checklist for Review of Data & Analysis for the Public School Facilities Element
(Section 163.3177(12)(c), F.S. and Chapter 9J-5, F.A.C.)**

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p>Estimated cost of needed school capital improvements to correct deficiencies and meet future needs based on achieving and maintaining the adopted level of service standard identified by year for the five-year planning period, and for the end of the long range planning period of the host county [9J-5.025(2)(h), F.A.C.]</p>		<p>See Sept. 2007 district facilities work program.</p>
<p>An assessment of the ability to finance capital improvements based upon projected enrollment and revenues during the five-year planning period:</p>		
<p>Forecasting of revenues and expenditures for five years [9J-5.025(2)(i), F.A.C.]</p>	<p>Appx. N and P</p>	<p>See Sept. 2007 district facilities work program.</p>
<p>Projections of debt service obligations for currently outstanding bond issues [9J-5.025(2)(i), F.A.C.]</p>	<p>Appx. N</p>	<p>See Sept. 2007 district facilities work program.</p>
<p>Projection of ad valorem tax base, assessment ratio and millage rate [9J-5.025(2)(i), F.A.C.]</p>	<p>Appx. P</p>	<p>See Sept. 2007 district facilities work program.</p>
<p>Projections of other tax bases and other revenue sources, such as, impact and user fees [9J-5.025(2)(i), F.A.C.]</p>	<p>Appx. P</p>	<p>See Sept. 2007 district facilities work program.</p>
<p>Projection of facilities (and not program) operating cost considerations [9J-5.025(2)(i), F.A.C.]</p>	<p>Not found</p>	<p>See Sept. 2007 district facilities work program.</p>
<p>Projection of debt capacity [9J-5.025(2)(i), F.A.C.]</p>	<p>Appx. N</p>	<p>See Sept. 2007 district facilities work program.</p>

**Checklist for Review of Data & Analysis for the Public School Facilities Element
(Section 163.3177(12)(c), F.S. and Chapter 9J-5, F.A.C.)**

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p>Data and analysis showing how school concurrency costs will be met and shared by all affected parties, consistent with the requirement for a financially feasible capital improvements program for public schools [9J-5.025(2)(j), F.A.C.]</p>		<p>See Sept. 2007 district facilities work program.</p>
<p>General/advisory comments:</p>		
<p>A great deal of data is provided. The analysis, however, is generally absent and therefore the basis for the proposed goals, objectives, and policies is not apparent to the reader. Given the school board's adoption of a new 5-year work program (in September 2007), the data and analysis should be updated and revised as necessary to demonstrate the financial feasibility of achieving and maintaining the proposed level of service.</p>		

Checklist for Review of PEFE GOPs

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p>1. PEFE GOALS, OBJECTIVES & POLICIES</p>		
<p>GOALS</p> <p>The element shall contain one or more goals which establish the long-term end toward which public school programs and activities are ultimately directed [163.3177 (12)(d) F.S.] and [9]-5.025(3)(a) F.A.C.]</p>	<p>Unnumbered goal on page two</p>	
<p>OBJECTIVES</p> <p>The elements shall contain one or more objectives for each goal, setting specific, measurable, intermediate ends that are achievable and mark progress toward the goal [163.3177(12)(e), F.S.] and [9]-5.025(3)(b) F.A.C.] and which:</p>		
<ul style="list-style-type: none"> • Address correction of existing school facility deficiencies and facilities needed to meet future needs [9]-5.025 (3)(b)1. F.A.C.] 	<p>EDU-1, EDU-2, EDU-3, EDU-7</p>	
<ul style="list-style-type: none"> • Ensure adequate school facility capacity consistent with the adopted level of service standard for each year of the five-year planning period and the long term planning period of the host county [9]-5.025 (3)(b)2. F.A.C.] 	<p>EDU-2</p>	
<ul style="list-style-type: none"> • Ensure the inclusion in the 5-year schedule of capital improvements of those projects necessary to address existing deficiencies and to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the 5 year planning period [9]-5.025 (3)(b)3. F.A.C.] 	<p>Not found in proposed element</p>	<p>Per DCA ok to adopt by reference.</p>

Checklist for Review of PEFE GOPs

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<ul style="list-style-type: none"> Coordinate the location of public schools with the future land use map or map series of the relevant jurisdiction to ensure that existing and proposed school facilities are located consistent with the existing and proposed residential areas they serve and are proximate to appropriate existing and future land uses. The use of schools to serve as community focal points should also be addressed. [163.3177(12)(g)6. F.S.] and [91-5.025(3)(b)4. F.A.C.] 	EDU-3	The current objective generally addresses school siting but does not address the specific requirements; those details are addressed in the related policies.
<ul style="list-style-type: none"> Coordinate existing and planned public school facilities with the plans for supporting infrastructure and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization. [163.3177(12)(g)4. F.S.] and [91-5.025(3)(b)5.F.A.C.] 	Not found	Policy EDU-3E does address the requirement.
<ul style="list-style-type: none"> Coordinate location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible. [163.3177 (12)(g)5. F.S.] and [91-5.025(3)(b)6. F.A.C.] 	Not found	Per DCA ok to address in policy.
POLICIES		
<p>The element shall contain one or more policies for each objective which establish the way in which programs and activities will be conducted to achieve an identified goal. [163.3177(12)(f), F.S.] and [91-5.025 (3)(c) F.A.C.] At a minimum, the policies shall include:</p>		
<ul style="list-style-type: none"> Is the school concurrency service area less than district-wide? If yes, then apply the following 3 questions, if no, and then skip the next 3 questions. [91-5.025(3)(c)1. F.A.C.] 	EDU2-A	Yes. Concurrency service areas are the school attendance zones for elementary, middle, and high schools. Some facilities, such as charter schools or special centers use districtwide CSAs.
<p><i>Does the policy establish guidelines and standards for modification of school concurrency service areas and changes in the use of schools?</i></p>	No.	

Checklist for Review of PEFE GOPs

Jurisdiction : Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p><i>Does the policy ensure that the adopted level of service standards will be achieved and maintained by the end of the 5 year planning period?</i></p>	<p>No.</p>	<p>The policies establish a long-term goal of achieving LOS at 100% of permanent FISH capacity by 2018. The plan does not include data and analysis to demonstrate the financial feasibility of a long-term concurrency management system. In the interim, the policies provide for a LOSS of 100% of FISH capacity (including relocatables). The policy appears, however, to set a separate LOSS for facilities that reduce or eliminate the use of relocatables at a school facility. In those cases the LOSS is 100% of permanent FISH capacity. This may not be consistent with the statutory requirements to adopt a uniform standard for each facility type [s. 163.3180(13)(g)3., F.S.]. Policy EDU-2B sets a December 2010 target for assessing the viability of modifying the LOSS to 100% of permanent FISH capacity. This date coincides with the expected due date for the next EAR.</p>
<p><i>Does the policy include standards for revision of concurrency service area boundaries to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, as well as other factors?</i></p>	<p>No.</p>	<p>There is no LOS for magnet schools or other school types. This should be addressed in a new policy.</p> <p>This requirement is, however, addressed in the ILA.</p>

Checklist for Review of PEFE GOPs

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<ul style="list-style-type: none"> • A policy which requires the adoption of annual plan amendments adding a new fifth year, updating the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, the plans for other local governments, and , as necessary, updates to the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained. [9]-5.025 (3)(c)2. F.A.C.] and [163.3177(12)(g)1. F.S.] 	<p>Not found.</p>	<p>This requirement is, however, addressed in the ILA.</p>
<ul style="list-style-type: none"> • A policy addressing coordination of the annual review of the element with the school board, the county and applicable municipalities; coordination of annual review of school enrollment projections, and establishing the procedures for the annual update process. [9]-5.025(3)(c)3. F.A.C.] and [163.3177(12)(g)1. F.S.] 	<p>Policy EDU-7F</p>	<p>This policy provides for an annual review of the element and amendment, if necessary. It does not address coordination with cities, review of school enrollment projections, or procedures for the annual update. These issues are, however, addressed in the ILA.</p>
<ul style="list-style-type: none"> • A policy addressing coordination of school site selection, permitting, and collocation of school sites with other public facilities such as parks, libraries and community centers. [9]-5.025(3)(c)4. F.A.C.] and [163.3177(12)(g)1., 2., and 5. F.S.] 	<p>Policy EDU-3C</p>	<p>This requirement is also addressed in the ILA.</p>
<ul style="list-style-type: none"> • A policy addressing provision of supporting infrastructure such as water and sewer, roads, drainage, sidewalks, and bus stops for existing and projected public school facilities; and measures to ensure compatibility and close integration between public school facilities and surrounding land uses. [9]-5.025(3)(c)5. F.A.C.] and [163.3177(12)(g)6. and 7. F.S.] 	<p>Generally, the policies related to Obj. EDU-7 address infra-structure and the policies related to Obj. 3 address siting.</p>	<p>The policies related to infrastructure improvements could be strengthened by amending them to recognize the limits s. 1013.51, F.S., imposes on school boards to pay only for those infrastructure improvements that are located on-site or contiguous to an educational plant. As an advisory comment, the Department of Education encourages the school board and local governments to consider including a policy to implement requirements of s. 1013.36(5), F.S., related to local government responsibility to correct hazards identified by school boards.</p>

Checklist for Review of PEFE GOPS

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<ul style="list-style-type: none"> • A policy addressing coordination of the long range public school facility map with the local government's comprehensive plan, including the future land use map. 9J-5.025(3)(c)6. F.A.C.] and 163.3177(12)(g)9. F.S.] 	<p>Not found.</p>	<p>An analysis of the current plan's designation of adequate sites for public school facilities would be helpful in reviewing the proposed PEFE.</p>
<ul style="list-style-type: none"> • A policy establishing level of service standards for public school facilities which can be achieved and maintained throughout the 5-year planning period. Local governments adopting level of service standards using a measurement of capacity other than FISH shall include appropriate data and analysis in support of such alternative measure. [9J-5.025(3)(c)7. F.A.C.] 	<p>EDU-2A, 2B, and 2C.</p>	<p>See comments above.</p>
<p>If concurrency is not applied district-wide, a policy providing that development can proceed if the level of service standards is exceeded for a project, but capacity exists in one or more contiguous school concurrency service areas as adopted by the local government. [9J-5.025 (3)(c)8. F.A.C.]</p>	<p>EDU-2C</p>	
<p>Policies specifying types of mitigation that a school board will allow to meet concurrency, and policies assuring that any mitigation funds provided as a result of the school concurrency system are utilized by the school board for appropriate school facilities. [9J-5.025(3)(c)9. F.A.C.]</p>	<p>Not found.</p>	<p>The proposed text amendment to the CIE does reference certain eligible forms of mitigation. The ILA specifies mitigation options. The plan does not, however, include a policy to ensure that mitigation funds are used by the district for school facilities.</p>
<ul style="list-style-type: none"> • A policy establishing measures to ensure compatibility of school sites and surrounding land uses. [9J-5.025(3)(c)10. F.A.C.] and [163.3177(12)(g)7. F.S.] 	<p>EDU-3A through G.</p>	
<ul style="list-style-type: none"> • A policy addressing coordination with adjacent local governments and the school district on emergency preparedness issues. [9J-5.025(3)(c)11. F.A.C.] and [163.3177(12)(g)8. F.S.] 	<p>EDU-3H</p>	

Checklist for Review of PEFE GOPs

Jurisdiction: Miami-Dade County

Legal Requirement	Document Reference	Reviewer Comments
<p>I. A. MAPS</p> <p>A map or maps depicting existing location of public school facilities by type and existing location of ancillary plants. [9]-5.025(4)(a) F.A.C.]</p>	<p>Figures 1A-1D</p>	
<p>A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host county. [9]-5.025(4)(b) F.A.C.] and [163.3177(12)(h) F.S.]</p>	<p>Figure 2A-2D</p>	<p>The maps do not depict proposed facilities by year for the 5-yr and long-range planning periods.</p>
<p>II. REQUIREMENTS FOR THE CAPITAL IMPROVEMENTS ELEMENT</p>		
<p>Level of service standards shall be included and adopted into the capital improvements element of the local comprehensive plan and shall be applied district-wide to all schools of the same type. [163.3180(13)(b)2. F.S.]</p>	<p>Policy CIE-3C, Public Schools</p>	
<p>The element shall set forth a financially feasible public school capital facilities program, established in conjunction with the school board that demonstrates that the adopted level of service standards will be achieved and maintained. [163.3180(13)(d)1. F.S.]</p>	<p>Not found.</p>	<p>The plan proposes to adopt the Five-Year District Facilities Work Program dated September 2007 by reference. Although adopted by the school board on September 5, 2007, the current work program has not been submitted for review. The work program when read with Appendix K show a financially feasible plan to achieve and maintain LOS. (Does appx. K need to be revised to conform to any new, revised, or deleted projects in the work program?)</p>

Checklist for Review of PEF E GOPs

Jurisdiction: Miami-Dade County

III. REQUIREMENTS FOR THE INTERGOVERNMENTAL COORDINATION ELEMENT

<p>When establishing concurrency requirements for public schools, a local government shall satisfy the requirements for intergovernmental coordination [163.3180(13)(f) F.S.]. The ICE should show relationships and state principles and guidelines to be used in coordination of the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services [163.3177(6)(h)1. and 2. F.S.], as stated below:</p>		
<ul style="list-style-type: none"> The ICE shall demonstrate consideration of the particular effects of the local plan upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan. [163.3177(6)(h)1. F.S.] 	<p>Not found in the proposed amendment; may be previously adopted.</p>	<p>The requirement is addressed in the ILA.</p>
<p>The ICE shall describe joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance. [163.3177(6)(h)2. F.S.]</p>	<p>Not found.</p>	<p>The requirement is addressed in the ILA.</p>
<ul style="list-style-type: none"> Local governments must execute an interlocal agreement with the district school board, the county, and nonexempt municipalities pursuant to s. 163.31777. The local government shall amend the intergovernmental coordination element to provide that coordination between the local government and school board is pursuant to the agreement and shall state the obligations of the local government under the agreement. [163.3177(6)(h)4. a. F.S.] 	<p>ICE-1S</p>	<p>While the policy does not require the adoption of an ILA, it requires following the procedures established in the agreement. The proposed element revisions do not state the obligations of the county under the agreement.</p>

Checklist for Review of PEF E GOPs

Jurisdiction: Miami-Dade County

General Comments:

The proposed Education Element includes objectives and policies that appear to direct action by the school board. While the county makes clear its policy to cooperate with the school board, it does not establish policies to guide its land use decisions related to providing adequate sites for future schools or related to ensuring that its capital improvements program is developed in a manner to ensure that infrastructure improvements needed to support a new school or facility expansion are available in time to meet school needs.

Public School Concurrency Interlocal Agreement Checklist

Lead Agency: Miami-Dade County Public Schools

Did all jurisdictions join as parties? Yes No **(If no, list signatory jurisdictions: All within the county, except those cities that claim exemption, including: Bal Harbor Village, Biscayne Park, Golden Beach, Islandia, Medley, Surfside, and Virginia Gardens.)**

Statutory Requirement	Location in ILA	Notes
<p>A process by which each local government and the district school board agree and base their plans on consistent projections of the amount, type, and distribution of population growth and student enrollment. The geographic distribution of jurisdiction-wide growth forecasts is a major objective of the process. (ss. 163.31777(2)(a) and 1013.33(3)(a), F.S.)</p>	Section 2	<p>Section 2.2 provides for the school board to apply to the Department of Education for a waiver to adjust student enrollment projections. This waiver is no longer available. The parties may wish to reflect this in future amendments of the ILA.</p>
<p>A process to coordinate and share information relating to existing and planned public school facilities, including school renovations and closures, and local government plans for development and redevelopment. (ss. 163.31777(2)(b) and 1013.33 (3)(b), F.S.)</p>	Section 1 and Section 3.2.	<p>Commend inclusion of regional planning council.</p>
<p>Participation by affected local governments with the district school board in the process of evaluating potential school closures, significant renovations to existing schools, and new school site selection before land acquisition. Local governments shall advise the district school board as to the consistency of the proposed closure, renovation, or new site with the local comprehensive plan, including appropriate circumstances and criteria under which a district school board may request an amendment to the comprehensive plan for school siting. (ss. 163.31777(2)(c) and 1013.33(3)(c), F.S.)</p>	Sections 3.5, 4, and 6.	<p>The agreement provides for close coordination in planning activities and is detailed with respect to various processes for statutory requirements. I did not find a specific reference to circumstances and criteria under which a district school board may request an amendment to the comp plan for school siting. The agreement does not recognize provisions of s. 1013.371 and State Requirements for Educational Facilities (SREF) that preempt certain local codes and land development regulations. Prior to adoption, the parties should consider revising sections 6.1 and 6.2 to recognize they are effective only to the extent not preempted by s. 1013.371 or SREF.</p>

Public School Concurrency Interlocal Agreement Checklist

Statutory Requirement	Location in ILA	Notes
<p>A process for determining the need for and timing of on-site and off-site improvements to support new, proposed expansion, or redevelopment of existing schools. The process must address identification of the party or parties responsible for the improvements. <i>(ss. 163.31777(2)(d) and 1013.33(3)(d), F.S.)</i></p>	<p>Section 5.</p>	<p>The agreement provides for a process for jointly determining need and entering into a written agreement to determine timing, location, and the parties responsible for constructing, operating, and maintaining the improvements. It does not, however, recognize the limitation of s. 1013.51, F.S., which permits school boards to pay only for those infrastructure improvements that are located on-site or contiguous to an educational plant. Further, the agreement does not make clear the district's obligation to comply with State Requirements for Educational Facilities (Rule 6A-2.0010, F.A.C). As an advisory comment, the Department of Education encourages the school board and local governments to revise the agreement prior to adoption to make these technical changes. At a minimum, the second paragraph of section 5.1 should be deleted. Finally, the agreement provides an opportunity to formally address the requirements of s. 1013.36(5) related to local government responsibility to correct hazards identified by school boards and revision should be considered prior to adoption.</p>
<p>A process for the school board to inform the local government regarding the effect of comprehensive plan amendments on school capacity. The capacity reporting must be consistent with laws and rules relating to measurement of school facility capacity and must also identify how the district school board will meet the public school demand based on the facilities work program adopted pursuant to s. 1013.35.* <i>(ss. 163.31777(2)(e) and 1013.33(3)(e) F.S.)</i></p>	<p>Section 7.</p>	
<p>Participation of the local governments in the preparation of the annual update to the district school board's 5-year district facilities work program and educational plant survey prepared pursuant to s. 1013.35. <i>(ss. 163.31777(2)(f) and 1013.33(3)(f), F.S.)</i></p>	<p>Section 3.</p>	

Public School Concurrency Interlocal Agreement Checklist

Statutory Requirement	Location in ILA	Notes
A process for determining where and how joint use of either school board or local government facilities can be shared for mutual benefit and efficiency. <i>(ss. 163.31777(2)(g) and 1013.33(3)(g), F.S.)</i>	Section 8.	
A procedure for the resolution of disputes between the district school board and local governments, which may include the dispute-resolution processes contained in chapters 164 and 186. <i>(ss. 163.31777(2)(h) and 1013.33(3)(h), F.S.)</i>	Section 10.	
An oversight process for the implementation of the interlocal agreement, including an opportunity for public participation. <i>(ss. 163.31777(2)(i) and 1013.33(3)(i), F.S.)</i>	Section 11.	
The interlocal agreement shall acknowledge both the school board's constitutional and statutory obligations to provide a uniform system of free public schools on a countywide basis, and the land use authority of local governments, including their authority to approve or deny comprehensive plan amendments and development orders. <i>(s. 163.3180(13)(g), F.S.)</i>	Recitals, paragraphs 2 and 5, respectively	
Establish the mechanisms for coordinating the development, adoption, and amendment of each local government's public school facilities element with each other and the plans of the school board to ensure a uniform districtwide school concurrency system. <i>(s. 163.3180(13)(g)1., F.S.)</i>	Sections 7 and 9.	
Establish a process for the development of siting criteria which encourages the location of public schools proximate to urban residential areas to the extent possible and seeks to collocate schools with other public facilities such as parks, libraries, and community centers to the extent possible. <i>(s. 163.3180(13)(g)2., F.S.)</i>	Sections 7 and 8.	

Public School Concurrency Interlocal Agreement Checklist

Statutory Requirement	Location in ILA	Notes
<p>Specify uniform, districtwide level-of-service standards for public schools of the same type and the process for modifying the adopted level-of-service standards. (s. 163.3180(13)(g)3., F.S.)</p>	<p>Section 9.2(b).</p>	<p>The policies establish a long-term goal of achieving LOS at 100% of permanent FISH capacity by 2018. The plan does not include data and analysis to demonstrate the financial feasibility of a long-term concurrency management system. In the interim, the policies provide for a LOSS of 100% of FISH capacity (including relocatables). The policy appears, however, to set a separate LOSS for facilities that reduce or eliminate the use of relocatables at a school facility. In those cases the LOSS is 100% of permanent FISH capacity. This may not be consistent with the statutory requirements to adopt a uniform standard for each facility type [see section 163.3180(13)(g)3., F.S.J. Policy EDU-2B sets a December 2010 target for assessing the viability of modifying the LOSS to 100% of permanent FISH capacity. This date coincides with the expected due date for the next EAR. There is no LOS for magnet schools or other school types. This should be addressed in a new section.</p>
<p>Establish a process for the preparation, amendment, and joint approval by each local government and the school board of a public school capital facilities program which is financially feasible, and a process and schedule for incorporation of the public school capital facilities program into the local government comprehensive plans on an annual basis. (s. 163.3180(13)(g)4., F.S.)</p>	<p>Section 9.3.</p>	

Public School Concurrency Interlocal Agreement Checklist

Statutory Requirement	Location in ILA	Notes
Concurrency Service Areas:		
Define the geographic application of school concurrency. <i>(s. 163.3180(13)(g)5., F.S.)</i>	Section 9.	The agreement establishes student attendance zones as school concurrency areas. It provides that with the exception of periodic adjustments to student attendance zones, a redefinition of the CSAs shall be considered annually by April 30 or October 31. It provides criteria for establishing and amending the areas, including maximizing capacity utilization.
If school concurrency is to be applied on a less than districtwide basis in the form of concurrency service areas, the agreement shall establish criteria and standards for the establishment and modification of school concurrency service areas. <i>(s. 163.3180(13)(g) 5., F.S.)</i>	Yes. Section 9.2(c).	See above.
The agreement shall also establish a process and schedule for the mandatory incorporation of the school concurrency service areas and the criteria and standards for establishment of the service areas into the local government comprehensive plans. <i>(s. 163.3180(13)(g) 5., F.S.)</i>	Not found.	Section 9.2(c) references the CSAs as part of the data and analysis in support of the plans.
The agreement shall ensure maximum utilization of school capacity, taking into account transportation costs and court-approved desegregation plans, as well as other factors. <i>(s. 163.3180(13)(g) 5., F.S.)</i>	Section 9.2.(c).	
The agreement shall also ensure the achievement and maintenance of the adopted level-of-service standards for the geographic area of application throughout the 5 years covered by the public school capital facilities plan and thereafter by adding a new fifth year during the annual update. <i>(s. 163.3180(13)(g) 5., F.S.)</i>	Section 9.2.(b) and (c) and Section 3.6(b).	

Public School Concurrency Interlocal Agreement Checklist

Statutory Requirement	Location in ILA	Notes
Establish a uniform districtwide procedure for implementing school concurrency which provides for:		
The evaluation of development applications for compliance with school concurrency requirements, including information provided by the school board on affected schools, impact on levels of service, and programmed improvements for affected schools and any options to provide sufficient capacity. <i>(s. 163.3180(13)(g) 6.a., F.S.)</i>	Section 9.2(e) and (f).	
An opportunity for the school board to review and comment on the effect of comprehensive plan amendments and rezoning on the public school facilities plan. <i>(s. 163.3180(13)(g) 6.b., F.S.)</i>	Section 7.	
The monitoring and evaluation of the school concurrency system. <i>(s. 163.3180(13)(g) 6.c., F.S.)</i>	Section 11.	
Include provisions relating to amendment of the agreement. <i>(s. 163.3180(13)(g) 7., F.S.)</i>	Section 12.	
A process and uniform methodology for determining proportionate-share mitigation pursuant to subparagraph (e)1. <i>(s. 163.3180(13)(g)8., F.S.)</i>	Section 9.2(f.)	
Establishes options for proportionate-share mitigation of impacts on public school facilities. <i>(s. 163.3180(13)(e), F.S.)</i>	Section 9.2(f4.)	

General notes and comments:
Note there are no exemption requests on file for the communities that claim exemption. Prior to execution of the agreement and adoption of the school element, the county and the school district should ensure that exemption applications are made, endorsed by the school board, and approved by DCA with the concurrence of DOE.

APPENDIX 10B

Data and Analysis used in Developing Recommendations for the Revised Recommendation Special Application to Amend the Comprehensive Development Master Plan (Miami-Dade School Board Facilities Work Plan)

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Miami-Dade County Department of Planning and Zoning (DP&Z)
Response to
Florida Department of Community Affairs (DCA) Objections, Recommendations
and Comments (ORC) Report
DCA No. 07PEFE1 Addressing the Special Application
to Amend the Comprehensive Development Master Plan (CDMP)
Dated: September 28, 2007

This report contains responses of the Department of Planning and Zoning (Department) to the objections referenced in the Objections, Recommendations and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA) dated September 28, 2007. The DCA issued objections to the Special Application transmitted for review and comment by the Miami-Dade County Board of County Commissioners. In the event that the Board of County Commissioners approves the application, these objections must be addressed since they form the basis of potential determinations of non-compliance by DCA. The DCA objections and corresponding recommendations are summarized below, followed by the Department's responses.

The issuance of the responses contained herein does not preclude the issuance of other future responses by the Department. Moreover, the responses issued by the Department are not necessarily those of the Applicants, Local Planning Agency (Planning Advisory Board), or Board of County Commissioners, which may offer their own responses to points raised in the ORC report.

DCA Objection # 1: DCA Objects to the proposed educational facilities element because the proposed element does not meet the requirement in Rule 9J-5.025(3)(b)3, Florida Administrative Code (F.A.C.).

The proposed educational facilities element does not meet the requirements of Rule 9J-5.025(3)(b)3, F.A.C., that it contain an objective to ensure the inclusion in the 5-year schedule of capital improvements of those projects necessary to address existing deficiencies and to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the 5-year planning period. Proposed Objective EDU-2 states only that the County shall coordinate new residential development with the future availability of public school facilities consistent with the adopted LOS standards for public school concurrency.

DCA Recommendation:

Revise proposed Objective EDU-2 or include a new objective within the educational facilities element to ensure the inclusion in the 5-year schedule of capital improvements of those projects necessary to address existing deficiencies and to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the 5-year planning period.

DP&Z Response:

Miami-Dade County proposes to revise Objective EDU-2 and add the following three new policies, two in the Educational Element (EDU) and one in the Capital Improvements Element (CIE). These policies address the inclusion of projects into the 5-year schedule of capital improvements that are necessary to address existing deficiencies and future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Educational Element

Objective EDU-2

The County shall coordinate new residential development with the future availability of public school facilities¹ consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

EDU-2E The County through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

EDU-2F The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Capital Improvements Element

CIE-1H The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

¹ Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to magnet schools, charter schools, and other educational facilities that may have districtwide attendance boundaries. However, their capacity is of both charter and magnet schools will be credited against the impact of development. It is provided, however, that no credit against the impact of development shall be given for such districtwide educational facilities either magnet or charter schools if their districtwide enrollment is at, or above, 100% FISH capacity (with Relocatable Classrooms).

Underlined words and ~~strickethrough~~ words were recommended additions or deletions to the proposed CDMP amendments at the July 12, 2007 Board of County Commissioners transmittal hearing. Double underlined words or ~~double strickethrough~~ words are recommended additions or deletions to the proposed CDMP amendments subsequent to the July 12, 2007 Board of County Commissioners transmittal hearing. All other words exist in the transmitted application are recommended for adoption as transmitted.

DCA Objection # 2: The Proposed element does not meet all of the requirements of Rule 9J-5.0055, F.A.C.; Section 163.3180, Florid Statutes (F.S.).

Proposed Policy EDU-2A establishes a level of service standard of 100 percent utilization of Florida Inventory of School Houses (FISH) capacity with relocatable classrooms. This is an acceptable level of service standard; however, Policy EDU-2A also prescribes that schools which achieve 100 percent of permanent FISH capacity should no longer utilize relocatable classrooms to achieve the LOS standard except as an operational solution (during remodeling, replacement or expansion of a school facility). Thus it appears that the County is establishing a two-part LOS standard, which may lead to inequities in the application of the concurrency management system.

DCA Recommendation:

Revise the description of the public schools level of service standard in the educational facilities element to make clear that there is only one level of service standard to be applied during concurrency review.

DP&Z Response:

Miami-Dade County proposes to revise Policy EDU-2A by removing the second provision in the policy and incorporating said provision into policy EDU-2B. By incorporating this revision into EDU-2B the it will make it clear that there is only one level of service standard in EDU-2A to be applied during concurrency review. The revised policies will read as follows:

EDU-2A Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

~~All public school facilities should maintain or decrease their percent utilization of FISH (With Relocatable Classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should no longer utilize relocatable classrooms except as an operational solution²~~

EDU-2B It is the goal of Miami-Dade County Public Schools and Miami-Dade County for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) by January 1, 2018. To this end, beginning January 1, 2013 the Miami-Dade County Pubic Schools should not use relocatable classrooms to provide additional FISH capacity at any school except as an operational solution². Additionally, beginning January 1, 2013 the Miami-Dade County Public Schools will implement a

² ~~Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.~~

~~schedule to eliminate all remaining relocatable classrooms by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution.²~~

By December 2010, Miami-Dade County in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (No Relocatable Classrooms) for all CSAs.

² Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.

DCA Objection # 3: The Proposed element does not meet all of the requirements of Rule 9J-5.0055(2)(b), F.A.C.; Section 163.3180(13)(b)2, F.S.

The proposed educational facilities element does not provide a level of service standard for magnet schools, which is required pursuant to Rule 9J-5.0055(2)(b), F.A.C., and Section 163.3180(13)(b)2, F.S.

DCA Recommendation:

Revise the educational facilities element to include a level of service standard for magnet schools.

DP&Z Response:

Miami-Dade County will apply a level of service (LOS) standard on those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools (MDCPS), that are required to serve residential development within their established Concurrency Service Area (CSA). Miami-Dade County has defined the CSA as the attendance boundary of the school. Additionally MDCPS and Miami-Dade County have established a LOS standard for magnet schools as per (Rule 9J-5.0055(2)(b) and Section 163.3180(13)(b)2, F.S.). As MDCPS has authority and control over magnet schools, which are part of its educational system and have no attendance boundary, the LOS standard that will apply for magnet schools is 100% of FISH (With Relocatables). This LOS standard would be applied on a districtwide basis since all magnet schools have districtwide enrollment.

Magnet schools are considered schools of choice and available to students districtwide, these schools do not have attendance boundaries. When a development application is requested it is not possible to measure if any of the students generated by the development will attend a magnet school. The schools of impact are considered the traditional educational facilities with attendance boundaries. However when calculating

a proposed development's demand for public school facility capacity a credit for magnet school facilities will be applied based on the total district-wide capacity. This credit will be calculated yearly based upon FISH utilization rates. No credit will be given to development if the FISH utilization rate on a district-wide basis is at 100%. Therefore, Policy EDU-2A and footnote¹ associated with the term "public schools facilities" would be revised as follows:

EDU-2A Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities¹ is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

All public school facilities should maintain or decrease their percent utilization of FISH (With Relocatable Classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should no longer utilize relocatable classrooms except as an operational solution²

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

¹ Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to magnet schools, charter schools, and other educational facilities that may have districtwide attendance boundaries. However, their capacity is of both charter and magnet schools will be credited against the impact of development. It is provided, however, that no credit against the impact of development shall be given for such districtwide educational facilities either magnet or charter schools if their districtwide enrollment is at, or above, 100% FISH capacity (with Relocatable Classrooms).

² Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.

DCA Objection # 4: The proposed element does not meet all of the requirements of Rule 9J-5.025(3)(c)1, F.A.C.

The proposed educational facilities element proposes individual school concurrency service areas (see Policy EDU-2A); however, it does not meet the requirement in Rule 9J-5.025(3)(c) 1, F.A.C., that it contain a policy which establishes guidelines and standards for modification of school concurrency service areas, including standards for revision of concurrency service area boundaries.

DCA Recommendation:

Revise the educational facilities element to include a policy, which establishes guidelines and standards for modification of school concurrency service areas, including standards for revision of concurrency service area boundaries.

DP&Z Response:

Miami-Dade County proposes to add the following new policy to address guidelines and standards for modification of school concurrency services areas, including standards for revisions to the concurrency service area boundaries (CSA).

EDU-2D Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

This new language tracks language currently in the Interlocal agreement Section 9 of the Interlocal Agreement for Public School Facility Planning outlines in detail the procedures for establishing and revising concurrency service areas.

DCA Objection # 5: The proposed element does not meet all of the requirements of Rule 9J-5.025(3)(c) 1, F.A.C.

The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(c) 1, F.A.C., that it contain a policy which includes standards for revision of concurrency service area boundaries to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, as well as other factors. It is addressed in the proposed interlocal agreement, but not in the proposed educational facilities element as required.

DCA Recommendation:

Revise the educational facilities element to include a policy which includes standards for revision of concurrency service area boundaries to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, as well as other factors. The required policy guidance is included in the proposed interlocal agreement and could be taken from there.

DP&Z Response:

Miami-Dade County proposes to add a new policy (EDU-2D), as outlined in response #4, addressing guidelines and standards for modification of school concurrency services areas. The first factor in delineating the CSA is to maximize the utilization of the facility.

Other listed factors address DCA objections and are consistent with the Interlocal Agreement. Section 9 of the Interlocal Agreement for Public School Facility Planning outlines in detail the procedures for establishing and revising concurrency service areas, by taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving socio-economic, racial, cultural and diversity objections, and other relevant factors as determined by the School Board's policy on maximization of capacity.

DCA Objection # 6: The proposed element does not meet all of the requirements of Rule 9J-5.025(3)(c)(3) F.A.C.; Section 163.3177(12)(g)(1), F.S.

The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(c)3, F.A.C., that it contain a policy addressing coordination of the annual review of the element with the school board, the county and applicable municipalities, coordination of annual review of school enrollment projections, and establishing the procedures for the annual update process. Policy EDU-7F in the proposed educational facilities element provides for the annual review of the element by Miami-Dade County and Miami-Dade County Public Schools; however, it does not address coordination with municipalities, review of school enrollment projections, or procedures for the annual update. These issues are included in the draft interlocal agreement, but they should be included in the educational facilities element.

DCA Recommendation:

Revise the educational facilities element to include a policy addressing coordination of the annual review of the element with the school board, the county and applicable municipalities, coordination of annual review of school enrollment projections, and establishing the procedures for the annual update process.

DP&Z Response:

Miami-Dade County proposes to add the following new policy to address an annual process for coordinating with the school board, the County and the municipalities on the element and enrollment projections on requirements of Rule 9J-5.025(3)(c)3, F.A.C., as follows:

EDU-11 Miami-Dade County will through the Staff Working Group of the Interlocal Agreement for Public School Facility coordinate with Miami-Dade County Public Schools, and applicable Cities to review annually the Educational Element and school enrollment projections.

DCA Objection # 7: The proposed element does not meet all of the requirements of Rule 9J-5.025(3)(c) 9, F.A.C.; Section 163.3180(13)(e) 1, F.S.

The proposed educational facilities element does not meet the requirement in Rule 9J-5.025(3)(c)9, F.A.C., that it contain policies specifying types of mitigation that a school board will allow to meet concurrency and policies assuring that any mitigation funds provided as a result of the school concurrency system are directed by the school board toward a school capacity improvement identified in a financially feasible 5-year district work plan and which satisfies the demands created by that development in accordance

with a binding developer's agreement. Policy EDU-2C provides that impacts could be mitigated through one or more proportionate share methods as defined in Section 163.3180(13)(e) 1, F.S., but does not itself specify the types of mitigation the school board will allow. Paragraph 7 in the revised narrative in the CIE describing the County's concurrency management program states that the County will by ordinance include proportionate share mitigation options for public school facilities in its concurrency management program and goes on to list proportionate share mechanisms that might be included. More detail on proportionate share mitigation options are included in the interlocal agreement, but this needs to be included in the educational facilities element.

DCA Recommendation:

Revise the educational facilities element to include (1) a policy specifying the types of mitigation that Miami-Dade County Public Schools will allow to meet concurrency and (2) policies assuring that any mitigation funds provided as a result of the school concurrency system are directed by the school board toward a school capacity improvement identified in a financially feasible 5-year district work plan and which satisfies the demands created by that development in accordance with a binding developer's agreement.

DP&Z Response:

Miami-Dade County will revise proposed policy EDU-2C in the Educational Element to include language specifying the types of mitigation that Miami-Dade County Public Schools will allow to meet concurrency. The additional language also directs the School Board to apply all mitigation funds provided as a result of the school concurrency toward a school capacity improvement identified in the 5-year district tentative facilities work plan thus satisfying the demands created by the development in accordance with a binding developer's agreement, the modified policy EDU-2C follows:

EDU-2C In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same ~~Educational Impact Fee Benefit District~~ Geographic Areas (Northwest, Northeast, Southwest, or Southeast, see Figure 1A through 1D) as the proposed development; or
- b) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a

permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement, is subject to approval by Miami-Dade County School Board and Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools Facilities Work Program.

DCA Objection # 8: The proposed element does not meet all of the requirements of Section 163.3177(6)(h) 2, F.S.

The proposed revision of the intergovernmental coordination element does not meet the requirement in Section 163.3177(6)(h) 2, F.S., that it must describe joint processes for collaborative planning and decision-making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance. This is done in the draft interlocal agreement provided with the amendment, as is also required in Section 163.3177(6)(h) 2, F.S., but these joint processes also need to be described in the comprehensive plan.

DCA Recommendation:

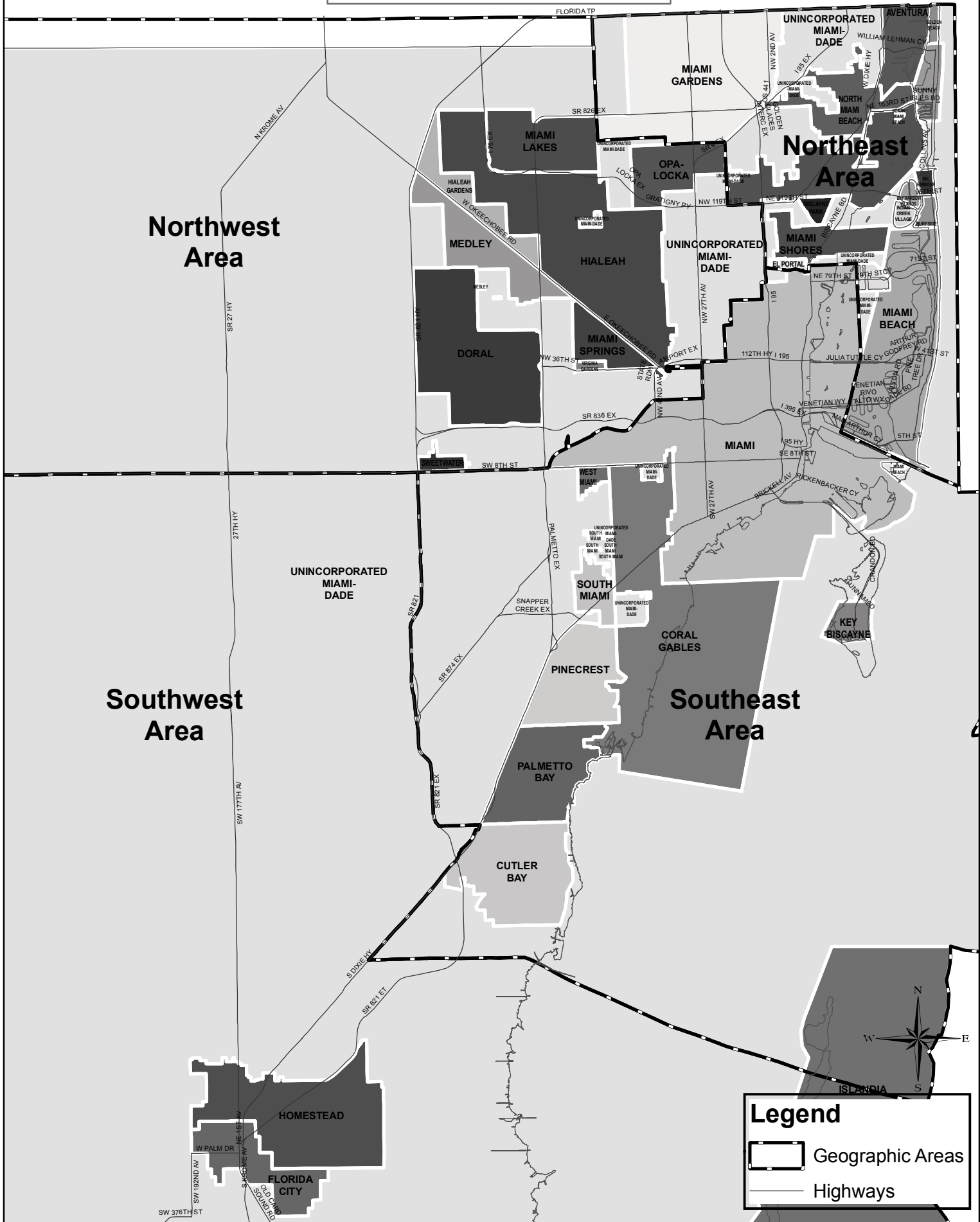
Revise the intergovernmental coordination element to describe joint processes for collaborative planning and decision-making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance.

DP&Z Response:

Miami-Dade County proposes to revise policy ICE-IS in the Intergovernmental Coordination Element, to address the requirement of Section 163.3177(6)(h)2, F.S., as follows:

ICE-1S Miami-Dade County and the Miami-Dade County Public Schools shall follow the procedures established ~~by~~ in the adopted “Interlocal Agreement for Public School Facilities Planning in Miami-Dade County” ~~adopted on February 27, 2003~~ for coordination and collaborative planning and decision making of land uses, ~~and public school facilities siting planning,~~ decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance.

Geographic Areas



Legend

- Geographic Areas
- Highways

ATTACHMENT 3

Data And Analysis
Used In Developing Recommendations
For The

**Revised
Recommendations**

Special Application
To Amend The
Comprehensive Development
Master Plan

Existing Revenue Sources and Funding Mechanisms	
Projected School Openings for the Planning Period	
2008	
2009	
2010	
2013	
Analysis of Adequacy of the Existing Level of Service Standard	
9 pages at 11 x 17 to follow	

EXISTING REVENUE SOURCES AND FUNDING MECHANISMS AVAILABLE FOR SCHOOL CAPITAL IMPROVEMENT FINANCING

The following table demonstrates the existing revenue sources and funding mechanisms available for school capital improvement financing. The table also illustrates the schedule of estimated capital outlay revenue from each currently approved funding source, which is estimated to be available for expenditures on the projects in the tentative district facilities work program.

Some of the revenue sources and funding mechanisms available for school capital improvement financing listed in the following table are as follows:

Two-Mill Levy Section 1011.71(2), Florida Statutes authorizes districts to levy up to two mills for purposes of capital outlay without an election. These funds cannot be used to pay salaries or other operating costs. They may only be used to buy school buses, land or to renovate or build schools.

Public Education Capital Outlay (PECO) These funds are derived from a Gross Receipts Tax on utilities, and are reallocated to each school district by the State Legislature in the form of Public Education Capital Outlay Funding. Funds are allocated from a lump sum appropriation to the sixty-seven schools districts based upon a formula in Section 1013.64(1)(a), Florida Statutes. Funded projects must be recommended in an educational plant survey. Cost ceilings on new schools apply to these funds

Capital Outlay & Debt Service (CO&DS) are motor vehicle funds that flow through the district. CO&DS funds may be used to acquire, build, construct, alter, remodel, improve, enlarge, furnish, equip, maintain, renovate, or repair capital outlay projects in the district. These funds are required to be fully bonded as part of the Classrooms for Kids program.

SBE/COBI Bonds The State constitution authorizes the State Board of Education to sell bonds on behalf of district school boards. These bonds, when issued, must be retired from a portion of the CO&DS funds available to the district. The state acts as fiscal and paying agent for the districts and computes the annual requirement for reserves, principal, interest, and other debt service items. This debt service requirement is deducted from the district's portion of the CO&DS or motor vehicle funds.

Impact Fees are assessed to recover the costs of school facilities necessitated by growth and development. In order for an impact fee to withstand challenge as an unauthorized tax, the Florida Supreme Court has ruled that the fee amount must be reasonably proportionate to costs incurred as a result of the

development, and that proceeds must be specifically earmarked to fund those costs. The fee is collected from developers at the time of platting, permitting, or issuance of certificate of occupancy.

Motor Vehicle License Revenue (MVLN) This form of revenue is known by several names including MVLN, capital outlay and debt service funds (CO&DS), or tag money. Regardless of title, this constitutionally authorized funding source requires little effort by the district to obtain the funds. The most important decision a district can make each year involving these funds is whether or not to participate in the next State Board of Education bond sale.

Interest Earnings Interest earned by the District from the investment of available Capital Outlay funds, including the proceeds from bond sales, subject to arbitrage rebate requirements. Restrictions on interest earnings are subject to the restrictions of the originating fund. It is projected that interest revenue will be \$38 million for fiscal year 2007-08, based on preliminary cash flow projections and assumed interest rates between 4.5% and 5.35%.

Classroom for Kids Funded by the state through the issuance of lottery revenue bonds, this program was created in 2003-04 in response to Florida voters passing a constitutional size amendment (Amendment 9) capping class size to 18 in grades K-3, 22 in grades 4-8, and 25 in grades 9-12 by the 2010 school year. For 2007-08, Miami-Dade's allocation is \$30.62 out of a total statewide appropriation of \$650 million. Miami-Dade's disproportionate share of the total statewide appropriation is attributable to the statutory distribution formula, which is largely based on growth and the fact that the District has been experiencing declining enrollment. The District would appropriate these funds for the construction of new student stations.

Revenue

2 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 2-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2007 - 2008 Actual Value	2008 - 2009 Projected	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	Total
(1) Non-exempt property assessed valuation		\$247,443,347,081	\$251,861,307,388	\$269,916,157,690	\$289,535,198,457	\$312,027,938,631	\$1,370,783,949,247
(2) The Millege projected for discretionary capital outlay per s.1011.71		2.00	2.00	2.00	2.00	2.00	
(3) Full value of the 2-Mill discretionary capital outlay per s.1011.71		\$470,142,359	\$478,536,484	\$512,840,700	\$550,116,877	\$592,853,083	\$2,604,489,503
(4) Value of the portion of the 2-Mills ACTUALLY levied	370	\$470,142,359	\$478,536,484	\$512,840,700	\$550,116,877	\$592,853,083	\$2,604,489,503
(5) Difference of lines (3) and (4)		\$0	\$0	\$0	\$0	\$0	\$0

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2007 - 2008 Actual Budget	2008 - 2009 Projected	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	Total
PECO New Construction	340	\$16,535,048	\$4,399,859	\$2,398,630	\$3,525,843	\$3,771,092	\$30,630,472
PECO Maintenance		\$24,866,420	\$23,857,806	\$21,317,010	\$19,876,919	\$19,748,503	\$109,666,658
		\$41,401,468	\$28,257,665	\$23,715,640	\$23,402,762	\$23,519,595	\$140,297,130

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2007 - 2008 Actual Budget	2008 - 2009 Projected	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$2,245,897	\$2,245,897	\$2,245,897	\$2,245,897	\$2,245,897	\$11,229,485
CO & DS Interest on Undistributed CO	360	\$359,780	\$359,780	\$359,780	\$359,780	\$359,780	\$1,798,900
		\$2,605,677	\$2,605,677	\$2,605,677	\$2,605,677	\$2,605,677	\$13,028,385

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Item	2007 - 2008 Actual Budget	2008 - 2009 Projected	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	Total
Educational Enhancements and Capacity (Impact Fees)	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year (2006 - 2007) ? No

Additional Revenue Source

Any additional revenue sources

Item	2007 - 2008 Actual Value	2008 - 2009 Projected	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	Total
Classrooms for Kids	\$30,616,996	\$21,196,350	\$0	\$0	\$0	\$51,813,346
Proceeds from a s.1011.14/15 F.S. Loans	\$187,000,000	\$187,000,000	\$154,500,000	\$147,000,000	\$104,000,000	\$779,500,000
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$550,000,000	\$500,000,000	\$300,000,000	\$250,000,000	\$200,000,000	\$1,800,000,000
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Effort Index Grants	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$19,957,280	\$20,570,999	\$23,204,874	\$24,319,003	\$24,691,288	\$112,743,444
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$37,962,000	\$32,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$144,962,000
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0

Fund Balance Carried Forward	\$3,369,932	\$0	\$0	\$0	\$0	\$3,369,932
Obligated Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Account	\$0	\$0	\$0	\$0	\$0	\$0
Master Equipment Lease	\$0	\$0	\$11,700,000	\$14,310,000	\$23,670,000	\$49,680,000
Master Technology Lease	\$62,726,436	\$41,358,990	\$13,065,949	\$0	\$0	\$117,151,375
Subtotal	\$891,632,644	\$802,126,339	\$527,470,823	\$460,629,003	\$377,361,288	\$3,059,220,097

Total Revenue Summary

Item Name	2007 - 2008 Budget	2008 - 2009 Projected	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	Five Year Total
Local Two Mill Discretionary Capital Outlay Revenue	\$470,142,359	\$478,536,484	\$512,840,700	\$550,116,877	\$592,853,083	\$2,604,489,503
Maintenance Expenditures	\$0	(\$6,105,220)	(\$6,236,780)	(\$18,666,780)	(\$22,496,780)	(\$53,505,560)
2 Mill Other Eligible Expenditures	(\$746,625,042)	(\$876,273,304)	(\$774,997,050)	(\$762,872,422)	(\$777,987,186)	(\$3,938,755,004)
PECO Maintenance Expenditures	(\$24,866,420)	(\$23,857,806)	(\$21,317,010)	(\$19,876,919)	(\$19,748,503)	(\$109,666,658)
PECO Maintenance Revenue	\$24,866,420	\$23,857,806	\$21,317,010	\$19,876,919	\$19,748,503	\$109,666,658
	(\$276,482,683)	(\$403,842,040)	(\$268,393,130)	(\$231,422,325)	(\$207,630,883)	(\$1,387,771,061)

Item Name	2007 - 2008 Budget	2008 - 2009 Projected	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	Five Year Total
CO & DS Revenue	\$2,605,677	\$2,605,677	\$2,605,677	\$2,605,677	\$2,605,677	\$13,028,385
PECO New Construction Revenue	\$16,535,048	\$4,399,859	\$2,398,630	\$3,525,843	\$3,771,092	\$30,630,472
Other/Additional Revenue	\$892,132,644	\$802,626,339	\$527,970,823	\$461,129,003	\$377,861,288	\$3,061,720,097
Subtotal	\$911,273,369	\$809,631,875	\$532,975,130	\$467,260,523	\$384,238,057	\$3,105,378,954

Grand Total \$634,790,686 \$405,789,835 \$264,582,000 \$235,838,198 \$176,607,174 \$1,717,607,893

Project School Openings for 2008, 2009, 2010 and 2013

The following tables illustrate School Openings for 2008, 2009, 2010 and 2013 along with the number of student stations for each project and total capacity. This list was developed by the Miami-Dade County Public Schools staff and is included in the Miami-Dade County Public Schools 2007 Five Year District work program.

2008 OPENING

SERVICE AREA	REG	PROJECT NAME	STATUS	SCHOOLS TO BE RELIEVED	S/S	Capacity
NW	1	NEW MIDDLE (S/S "MM1") - REGION 1	CONSTRUCTION	Marti MS/ Milam K-8/ Filer MS/ Hialeah MS/ Palm Springs MS/ Miami Springs MS	1666	1499
NE	2	STATE SCHOOL "BB1" (NEW K-8 CENTER)	CONSTRUCTION	K.Broad ES/ Ojus ES/ H. Oaks ES/ H. Oaks MS	1600	1440
NE	2	RUTH K BROAD/BAY HARBOR EL K-8 CONVERSION	CONSTRUCTION	Highland Oaks Mid	551	496
NE	2	NEW K-8 CENTER (S/S "D") - REGION 2	CONSTRUCTION	Greynolds Park El./ M.Ives ES / Highland Oaks MS/ Highland Oaks ES/ Ojus ES	1642	1478
NE	2	NEW MIDDLE (S/S "PP1") - REGION 2	CONSTRUCTION	JF Kennedy MS/ Norland Mid/ Highland Oaks Mid	1396	1256
NE	2	NEW EL AND MID (S/S "E1" 1000 EL - 723 MID)	CONSTRUCTION	Biscayne Gardens ES/ Linda Lentin K-8 Center/ North Miami ES / Oak Grove ES /North Miami MS	1723	1651
NW	3	NEW K-8 CENTER (S/S "P1") - REGION 3	CONSTRUCTION	E B Thomas K-8/ Doral MS	1624	1462
NW	3	E.W. STIRRUP ELEM - NEW MODULAR	PLANNING	E.W. Stirrup ES	300	300
SE	4	MIAMI JACKSON SENIOR REPLACEMENT	CONSTRUCTION	Miami Jackson SHS	2565	2437
SE	4	YOUNG MEN'S PREPARATORY ACADEMY	CONSTRUCTION	Miami SHS	575	518
SE	4	LAW ENFORCEMENT/ FORENSIC STUDIES	SITE ACQUISITION	Miami SHS	500	475
SE	4	CORAL WAY K-8 CENTER - NEW ADDITION	PLANNING	Coral Way K-8 Center	750	675
SW	5	NEW ELEM (S/S "W1") - REGION 5	DESIGN	Jane Roberts K-8/ D.Fascell ES/ B Ashe ES/ Beckham ES	826	826
SW	5	NEW MIDDLE (S/S "UU1") - REGION 5	CONSTRUCTION	W. R. Thomas MS/ Paul Bell MS/ Lamar Curry MS	1660	1495
SW	5	JOHN A. FERGUSON SR - MODULAR	DESIGN	Ferguson SHS	800	760
SE	5	SOUTHWOOD MIDDLE - ADDITION	PLANNING	Southwood MS	600	540
SE	5	LEEWOOD ELEM - K-8 CONVERSION	PLANNING	Palmetto MS	500	450
SE	5	VINELAND ELEM - K-8 CONVERSION	PLANNING	Palmetto MS	500	450
SW	6	NEW K-8 CENTER (S/S "CC1") - REGION 6	CONSTRUCTION	Centennial MS/ Naranja/ Redland Mid	1596	1436
SW	6	NEW K-8 CENTER (S/S "DD1") - REGION 6	CONSTRUCTION	Campbell Drive ES/ Peskoe ES/ Leisure City K-8/ W. Chapman ES/ Air Base ES/ Campbell Drive MS	1596	1436
SW	6	SOUTH DADE SENIOR REPLACEMENT	CONSTRUCTION	Homestead SHS	3641	3459
		TOTAL			26611	24539

2009 OPENING

SERVICE AREA	REGION	School Name	Status	Schools to be Relieved	S/S	Capacity
NW	1	JAMES H. BRIGHT ELEMENTARY - NEW MODULAR	PLANNING	James Bright ES	186	186
NW	1	NEW SENIOR (S/S "JJJ") - REGION 1	CONSTRUCTION	Barbara Goleman SHS	2844	2702
NE	2	NEW SENIOR (S/S "QQQ1") - REGION 2	DESIGN	M Krop SHS /North Miami Beach SHS	1593	1513
NE	2	NORTH MIAMI SH (S/S "BBB1") - REPLACEMENT	CONSTRUCTION	North Miami SHS	3200	3040
NE	2	MIAMI BEACH SENIOR HIGH REPLAC	CONSTRUCTION	Miami Beach SHS	2500	2375
SE	4	SUNSET ES - NEW MODULAR	PLANNING	Sunset ES	500	500
SE	5	NEW SENIOR (S/S "YYY1") - REGION 5	PLANNING	Palmetto Sr / Killian Sr	1600	1520
SW	5	LAMAR L CURRY MIDDLE - NEW ADDITION	PLANNING	Lamar Curry MS	500	400
SW	5	G. HOLMES BRADDOCK SR - MODULAR	DESIGN	Braddock SHS	975	926
SE	6	NEW K-8 CENTER (S/S "TT1")	PLANNING	Campbell Drive ES and Campbell Dr Mid	1600	1440
SW	6	MEDICAL TECHNOLOGIES SHS - REGION 6	SITE ACQUISITION	South Dade SHS	800	640
		TOTAL			16298	15242

2010 OPENING

SERVICE AREA	REG	School Name	Status	Schools to be Relieved	S/S	Cap
NW	1	NEW K-8 CENTER (S/S "AA2") - REGION 1	PLANNING	Hialeah Gardens ES/ ER Graham ES/ Bob Graham Educ./ Miami Lakes MS	1594	1435
NE	1	MIAMI CAROL CITY SHS PHASE II	PLANNING		2797	2657
NW	1	JOHN G DUPUIS ELEMENTARY - NEW MODULAR	PLANNING	Dupuis ES	300	300
NW	1	WALTERS, MAE M. ELEM - NEW MODULAR	PLANNING	Mae Walters ES/ Meadowlane ES/ Flamingo ES	366	366
NE	2	FULFORD ELEM - NEW MODULAR	PLANNING	Fulford ES	198	198
NW	3	NEW ELEM (T1)- REGION 3	PLANNING	John I Smith ES	1,200	1200
SE	4	NEW SENIOR (S/S "LLL1" - INTERNATIONAL STUDIES) - REGION 4	PLANNING	Coral Gables SHS	700	560
SE	4	SOUTHSIDE ELEMENTARY - ADDITION	DESIGN	Riverside ES/Southside ES/ Coral Way K-8	592	592
SE	5	GLADES MIDDLE - ADDITION	DESIGN	Glades MS	600	540
SW	6	NEW SENIOR (S/S "FFF1") - 6-12 ACADEMY SHS - REGION 6	SITE ACQUISITION	Coral Reef SHS	1350	1283
SW	6	NEW SENIOR (S/S "HHH1") - REGION 6	SITE ACQUISITION	Varela SHS/ Sunset SHS/ Southridge SHS	2000	1900
		TOTAL			11697	11031

ADDITIONAL PROJECTS NEEDED TO ACHIEVE 2013 L.O.S.

SERVICE AREA	REGION	School Name	Schools to be Relieved	S/S	Capacity
NW	1	NORTH TWIN LAKES ELEM REPLACEMENT	Twin Lakes ES/ Palm Lakes ES/ Meadowlane ES/ Charles Wyche ES/ North Twin Lakes ES	826	826
NE	1	MODULAR (7) REGION 1 @ LAKE STEVENS ELEM	Lake Stevens ES/ Miami Gardens ES/ North Glade ES/ Skyway ES	396	396
NE	2	MODULAR (2) - REGION 2	Oak Grove/ Ojus/ North Miami El	400	400
NE	2	DR. MICHAEL KROP SR - NEW MODULAR	Dr. Michael Krop SH	800	760
NE	2	MODULAR (5) REGION II @ TREASURE ISLAND ES	Treasure Island ES/ North Beach ES	400	400
NW	3	MODULAR (3) - REGION 3	Hialeah ES/ S. Hialeah ES/ Miami Springs ES	186	186
NW	3	NEW K-8- REGION 3	E.B. Thomas K-8/ John I Smith ES/ Doral MS	1624	1,462
NW	3	NEW ELEM (S/S "F1") - REGION 3	Seminole ES/ Hadley ES/ Sweetwater ES/ Coral Park ES	826	826
SE	4	MIAMI SENIOR HIGH - ADDITION	Miami SHS	1000	950
SE	4	MODULAR (8) @ SILVER BLUFF ELEM	Shenandoah ES	242	242
SW	5	MODULAR (4) - REGION 5	Foster Ashe ES/ Finlay ES/ M.S. Douglas ES	186	186
SW	5	NEW EL (S/S "G1") - REGION 5	Joe Hall ES/ Greenglade ES/ Royal Green ES	826	826
SE	5	MODULAR (1) @ SUNSET PARK ELEM- REGION 5	Devon Aire ES	330	330
SW	6	NEW MIDDLE	Homestead Mid/ Redland Mid	1200	1080
SE	6	S/S "TTT"	Homestead Sr	2858	2715
SW	6	MODULAR (6) REGION 6 @ S/S "HHH1"	South Dade Sr	800	760
		TOTAL		12,900	12,345

AN ANALYSIS OF THE ADEQUACY OF THE EXISTING LEVEL OF SERVICE CONDITIONS FOR EACH SCHOOL FACILITY IN ORDER TO DEVELOP APPROPRIATE LEVEL OF SERVICE STANDARDS

The following table is an analysis of the adequacy of the existing Level of Service (LOS) conditions for each school facility. The table lists the current (2007) enrollment and Florida Inventory of School Houses (FISH) capacity for each school facility, and determines the percent utilization of FISH capacity based these parameters. The table then projects the enrollment and FISH capacity of each school facility for the years 2010 and 2013. These projected utilization rates are estimated for both permanent capacity (no relocatable capacity) and total capacity, which includes permanent capacity and relocatable capacity. The projected utilization of FISH capacity is determined by using projected student enrollment in addition to expected changes in a facility's capacity during the respective interval. Utilization of capacity can change due to increases or decreases in enrollment or changes to the facility's FISH capacity. Additionally, anticipated shifts in attendance boundaries are also noted in the table and are taken into consideration when determining a facility's utilization of FISH capacity.

The information that is provided in the table was provided by the Miami-Dade County Public Schools and was used to develop the proposed level of service standards of 100% Utilization of FISH (With Relocatable Classrooms) by Miami-Dade County. This proposed LOS is achievable based upon the projected utilization rates that are represented in the table.

Appendix 10C

Projected Level of Service for Miami-Dade County Public School Facilities, 2010,
2013, and 2018

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010 AND 2013

June 29, 2007

Fac#	MDCPS	USE	SERVICE AREA	REG	Facility Name	Projected Enrollment at of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)
0051	1521	4	NW	1	AMELIA EARHART ELEMENTARY	606	556	109%	547		547		556	66	622	98%	88%	573	40 to Miami Park EI	533			556	0	556	96%	96%	adjust	
0129	3781	4	NE	1	BARBARA HAWKINS ELEMENTARY	338	510	66%	454	28 from Miami Gardens EI	482		510	18	528	95%	91%	469	10 from Miami Gardens EI	507			510	0	510	99%	99%	adjust	
0170	5021	4	NW	1	BEN SHEPPARD ELEMENTARY	1,340	802	167%	1,333	Adjustment made due opening of West Hialeah EI	1,033		802	532	1,334	129%	77%	1,358		1,008			802	532	1,334	126%	76%	adjust	
0017	461	4	NE	1	BRENTWOOD ELEMENTARY	850	886	96%	971		971		886	0	886	110%	110%	996	110 to Myrtle Grove EI	886			886	0	886	100%	100%	adjust	
0022	641	4	NE	1	BUNCHE PARK ELEMENTARY	320	691	46%	344	50 from Rainbow Park EI	394		691	36	727	57%	54%	385	20 from Rainbow Park EI; 20 from Golden Glades EI; 40 from Scott Lake EI; 20 from Parkview EI; 60 from Biscayne Gardens EI	595			691	0	691	86%	86%	adjust	
0026	681	4	NE	1	CAROL CITY ELEMENTARY	658	776	85%	640		640		776	0	776	82%	82%	663	20 from Opa-Locka EI	683			776	0	776	88%	88%	adjust	
0343	5991	4	NE	1	CHARLES DAVID WYCHE JR ELEMENTARY	985	937	105%	1,123	Adjustment due to West Hialeah EI opening	943		937	0	937	101%	101%	1,168	50 to N. Twin Lakes EI Replac	936			937	0	937	100%	100%	North Twin Lakes Replac	
0173	5051	4	NW	1	ERNEST R GRAHAM ELEMENTARY	1,793	1,562	115%	2,119	Adjustment due to opening of West Hialeah Elementary	1,771		1,562	326	1,888	113%	94%	2,140	83 to Mae Walters EI	1,792			1,562	326	1,888	115%	95%	adjust	
	1921	4	NW	1	FLAMINGO ELEMENTARY	900	866	104%	929		846		866	18	884	98%	96%	967	20 to North Hialeah EI	864			866	0	866	100%	100%	adjust	
0069	2161	4	NE	1	GOLDEN GLADES ELEMENTARY	395	406	97%	396		396		406	18	424	98%	93%	416	20 to Bunche Park EI	396			406	0	406	98%	98%	adjust	
0337	2111	4	NW	1	HIALEAH GARDENS ELEMENTARY	1,163	865	134%	1,451	Adjustment due to opening of West Hialeah Gardens EI	865	309	S/S "AA2"	865	66	931	100%	93%	1,468		882			865	66	931	102%	95%	adjust
0018	481	4	NW	1	JAMES H BRIGHT ELEMENTARY	796	684	116%	827	Adjustment due to opening of West Hialeah Gardens EI	798	186	870	18	888	92%	90%	858		829			870	0	870	95%	95%	adjust	
0280	2181	4	NW	1	JOELLA C GOOD ELEMENTARY	1,002	933	107%	1,515	Adjustment due to opening of Spanish Lake EI	1,065		933	336	1,269	114%	84%	1,573		1,013			933	336	1,269	109%	80%	adjust	
0435	2191	4	NW	1	SPANISH LAKE ELEMENTARY	1,301	1,682	77%			1,551		1,682	0	1,682	92%	92%			1,682			1,682	0	1,682	100%	100%		
0050	1481	4	NW	1	JOHN G DUPUIS ELEMENTARY	827	623	133%	884		884	300	923	152	1,075	96%	82%	928	10 to Twin Lakes EI	918			923	0	923	99%	99%	adjust	
	2801	4	NE	1	LAKE STEVENS ELEMENTARY	405	362	112%	485		485		362	18	380	134%	128%	503	Modular (7)	503	198		560	560	18	578	90%	87%	
0119	3421	4	NW	1	M A MILAM K-8 CENTER	1,294	1,004	129%	1,394	Adjustment due to opening of West Hialeah Gardens EI	1,085	200	S/S "MM1"	1,004	128	1,132	108%	96%	1,394		1,085			1,004	128	1,132	108%	96%	
0194	5711	4	NW	1	MAE M WALTERS ELEMENTARY	819	721	114%	830	83 from Flamingo EI and 179 from Meadowlane EI	1,092	366	1,087	54	1,141	100%	96%	863		1,125			1,087	54	1,141	104%	99%		
0109	3141	4	NW	1	MEADOWLANE ELEMENTARY	1,193	1,052	113%	1,231		1,052	179	Modular at Mae Walters EI	1,052	0	1,052	100%	100%	1,280	50 to N. Twin Lakes EI Replac	1,051			1,052	0	1,052	100%	100%	North Twin Lakes Replac
0112	3241	4	NE	1	MIAMI GARDENS ELEMENTARY	337	316	107%	369	28 to Barbara Hawkins EI	341		316	18	334	108%	102%	378	10 to Barbara Hawkins EI and 24 to Modular (7)	316			316	0	316	100%	100%	adjust and Modular (7)	
0149	3281	4	NW	1	MIAMI LAKES K-8 CENTER	1,350	1,161	116%	1,253	Adjustment due to K-8 conversion (adding 7th and 8th grade).	1,098	455	S/S "AA2"	1,161	65	1,226	95%	90%	1,282		1,127			1,161	0	1,161	97%	97%	adjust
0202	5971	4	NW	1	NATHAN B YOUNG ELEMENTARY	370	482	77%	479		479		482	0	482	99%	99%	506	30 to Carrie Meek EI	476			482	0	482	99%	99%	adjust	
0130	3821	4	NE	1	NORTH COUNTY ELEMENTARY	378	720	53%	432	39 from Crestview EI	471		720	0	720	65%	65%	473	41 from Crestview EI; 20 from Norland EI; 30 from Norwood EI	603			720	0	720	84%	84%	adjust	
0209	3861	4	NE	1	NORTH GLADE ELEMENTARY	528	508	104%	563		563		508	18	526	111%	107%	586	60 to Modular (7) at Lake Stevens EI	526			508	18	526	104%	100%	adjust	
0113	3901	4	NW	1	NORTH HIALEAH ELEMENTARY	706	580	122%	686		686		580	164	744	118%	92%	718	20 from Flamingo EI	738			580	164	744	127%	99%	adjust	
0126	3981	4	NW	1	NORTH TWIN LAKES ELEMENTARY	692	529	131%	696		696		529	18	547	132%	127%	723	69 from Palm Lakes EI, 35 from Twin Lakes EI	827	North Twin Lakes EI Replac	297	826	18	844	100%	100%	North Twin Lakes Replac	

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0140	4121	4	NW	1	OPA-LOCKA ELEMENTARY	461	558	83%	533		533			558	36	594	96%	90%	562	10 to Carol City EI	542			558	0	558	97%	97%	adjust	
0143	4241	4	NW	1	PALM LAKES ELEMENTARY	903	1,114	81%	928	45 from Twin Lakes EI	973		1,114	138	1,252	87%	78%	1,001		1,046				1,114	0	1,114	94%	94%		
0023	4261	4	NW	1	PALM SPRINGS ELEMENTARY	845	842	100%	878		878		842	102	944	104%	93%	919		919				842	102	944	109%	97%		
0402	4281	4	NW	1	PALM SPRINGS NORTH ELEMENTARY	1,055	790	134%	1,698	Adjustment due to opening of Spanish Lake EI	1,086		790	324	1,114	137%	97%	1,741		1,116				790	324	1,114	141%	100%	adjust	
0155	4541	4	NE	1	RAINBOW PARK ELEMENTARY	515	550	94%	578	50 to Bunche Park EI	528			550	18	568	96%	93%	610	20 to Bunche Park EI	540			550	0	550	98%	98%	adjust	
0174	5081	4	NE	1	SKYWAY ELEMENTARY	668	572	117%	716		716			572	0	572	125%	125%	732	170 to Modular (7) @ Lake Stevens EI	562			572	0	572	98%	98%	adjust	
0177	5601	4	NW	1	TWIN LAKES ELEMENTARY	656	658	100%	703	45 to Palm Lakes EI	658		658	0	658	100%	100%	740	35 to North Twin Lakes EI Replac	660			658	0	658	100%	100%	North Twin Lakes Replac		
0425	2371	4	NW	1	WEST HIALEAH GARDENS ELEMENTARY	677	1,241	55%			1,017		1,241	0	1,241	82%	82%	1,239		1,239				1,241	0	1,241	100%	100%		
0416	91	4	NW	1	BOB GRAHAM EDUCATION CTR	2,022	1,402	144%	2,049		1,378	671	S/S "AA2"	1,402	0	1,402	98%	98%	2,046		1,375			1,402	0	1,402	98%	98%		
0207	6051	5	NE	1	CAROL CITY MIDDLE	871	1,039	84%	829		829		1,039	0	1,039	80%	80%	875		875				1,039	0	1,039	84%	84%		
0433	6611	5	NW	1	COUNTRY CLUB MIDDLE	1,081	1,493	72%	1,088	Add 8th grade and 100 to Lawton Chiles Mid	1,490		1,493	0	1,493	100%	100%	1,080		1,482				1,493	0	1,493	99%	99%	adjust	
0215	6171	5	NW	1	HENRY H FILER MIDDLE	1,207	1,128	107%	1,296		1,076	220	S/S "MM1"	1,128	79	1,207	95%	89%	1,250		1,030			1,128	0	1,128	91%	91%		
0218	6231	5	NW	1	HIALEAH MIDDLE	1,055	927	114%	1,079		905	174	S/S "MM1"	927	139	1,066	98%	85%	1,041		867			927	0	927	94%	94%		
0228	6421	5	NW	1	JOSE MARTI MIDDLE	1,254	1,024	122%	1,259		959	300	S/S "MM1"	1,024	218	1,242	94%	77%	1,212		912			1,024	0	1,024	89%	89%		
0224	6351	5	NE	1	LAKE STEVENS MIDDLE	908	875	104%	749		749		875	158	1,033	86%	72%	744		744				875	0	875	85%	85%		
0404	6161	5	NW	1	LAWTON CHILES MIDDLE	1,124	1,298	87%	1,056	100 from Country Club Mid	1,156		1,298	139	1,437	89%	80%	1,049		1,149				1,298	0	1,298	89%	89%		
0068	6501	5	NW	1	MIAMI LAKES MIDDLE	1,105	968	114%	1,155		1,155		968	178	1,146	119%	101%	1,140		1,140				968	178	1,146	118%	100%	adjust	
0186	6591	5	NE	1	NORTH DADE MIDDLE	829	769	108%	808		808		769	99	868	105%	93%	797		797				769	99	868	104%	92%		
0239	6681	5	NW	1	PALM SPRINGS MIDDLE	1,398	1,333	105%	1,430		1,330	100	S/S "MM1"	1,333	59	1,392	100%	96%	1,412		1,312			1,333	0	1,333	98%	98%		
0254	7011	7	NW	1	AMERICAN SENIOR HIGH	2,682	2,148	125%	2,480		1,980	500	to Barbara Goleman Sr	2,148	119	2,267	92%	87%	2,305	200 to Barbara Goleman Sr	1,805				2,148	0	2,148	84%	84%	adjust
0284	7751	7	NW	1	BARBARA GOLEMAN SENIOR	4,246	2,945	144%	4,395		2,345	2,550	S/S "JJU"	2,945	570	3,515	80%	67%	4,291		2,941			2,945	0	2,945	100%	100%	adjust	
0258	7111	7	NW	1	HIALEAH SENIOR HIGH	3,782	3,433	110%	3,502		3,302	200	S/S "WWW"	3,433	119	3,552	96%	93%	3,583		3,383				3,433	0	3,433	99%	99%	adjust
0259	7131	7	NW	1	HIALEAH-MIAMI LAKES SENIOR	2,569	2,960	87%	2,224		2,224		2,960	48	3,008	75%	74%	2,181		2,181				2,960	0	2,960	74%	74%		
0263	7231	7	NE	1	MIAMI CAROL CITY SENIOR	2,472	2,649	93%	2,039		2,039		2,649	71	2,720	77%	75%	1,778		1,778				2,649	0	2,649	67%	67%		
0144	321	4	NE	2	BISCAYNE ELEMENTARY	909	822	111%	963		963		822	194	1,016	117%	95%	1,017		1,017				822	194	1,016	124%	100%		
	361	4	NE	2	BISCAYNE GARDENS ELEMENTARY	722	691	104%	936		691	245	S/S "E1"	691	344	1,035	100%	67%	987	60 to Bunche Park EI	682			691	0	691	99%	99%	adjust	
0041	1161	4	NE	2	CRESTVIEW ELEMENTARY	858	884	97%	923	39 to North County EI	884		884	0	884	100%	100%	964	41 to North County EI	884			884	0	884	100%	100%	adjust		
0421	5005	4	NE	2	DAVID LAWRENCE JR K-8 CENTER	1,147	1,214	94%	884	Adding one more grd	1,054		1,214	0	1,214	87%	87%	1,160		1,160				1,214	0	1,214	96%	96%	adjust	
0028	761	4	NE	2	FIENBERG-FISHER ELEMENTARY	690	864	80%	689	Add 8th grade	789		864	0	864	91%	91%	749	120 from South Pointe EI and then to North Beach EI	849				864	0	864	98%	98%	adjust	
0073	2081	4	NE	2	FULFORD ELEMENTARY	666	500	133%	770	Adjustment with the opening of David Lawrence K-8 Center	600		500	106	606	120%	99%	823	50 to Natural Bridge EI	603				500	106	606	121%	99%	adjust	
0092	4801	4	NE	2	GERTRUDE K EDELMAN/SABAL PALM ELEMENTARY	887	696	127%	950	50 to Greynolds Park EI	900		696	218	914	129%	98%	1,030	70 Students to Greynolds Park EI	910				696	218	914	131%	100%	adjust	
0201	2241	4	NE	2	GRATIGNY ELEMENTARY	725	670	108%	714	50 from Miami Shores EI	764		670	178	848	114%	90%	754	34 from Miami Shores EI 10 from Linda Lentin K-8 Center	848				670	178	848	126%	100%	adjust	
0061	2281	4	NE	2	GREYNOLDS PARK ELEMENTARY	1,141	732	156%	1,336	50 from Gertrude/Sabal Palm EI	782	604	S/S "D"	732	262	994	107%	79%	1,423	70 Students from Gertrude/Sabal Palm EI	939				732	262	994	128%	94%	adjust
0095	2401	4	NE	2	HIBISCUS ELEMENTARY	544	643	85%	609	80 from Norland EI	689		643	44	687	107%	100%	642		722				643	88	731	112%	99%	adjust	
0408	5141	4	NE	2	HUBERT O SIBLEY ELEMENTARY	901	1,072	84%	1,074		1,074		1,072	0	1,072	100%	100%	1,130	60 to Arcola Lake EI	1,070				1,072	0	1,072	100%	100%	adjust	
0377	2911	4	NE	2	LINDA LENTIN K-8 CENTER	1,267	1,043	121%	1,373		994	379	S/S "E1"	1,043	0	1,043	95%	95%	1,439	10 to Gratigny EI and 10 to North Miami Mid	1,040				1,043	0	1,043	100%	100%	
0086	2581	4	NE	2	MADIE IVES COMMUNITY ELEMENTARY	1,091	647	169%	1,024		647	377	S/S "D"	647	270	917	100%	71%	1,103		726				647	270	917	112%	79%	
0124	3581	4	NE	2	MYRTLE GROVE ELEMENTARY	385	580	66%	440		440		580	40	620	76%	71%	468	110 to Brentwood EI	578				580	0	580	100%	100%	adjust	
0157	3661	4	NE	2	NATURAL BRIDGE ELEMENTARY	666	698	95%	869		869		698	270	968	124%	90%	914	50 from Fulford EI	964				698	270	968	138%	100%	adjust	
0260	3701	4	NE	2	NORLAND ELEMENTARY	653	598	109%	742	80 to Hibiscus EI	662		598	80	678	111%	98%	773	20 to North County EI	673				598	80	678	113%	99%	adjust	

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0128	3741	4	NE	2	NORTH BEACH ELEMENTARY	996	891	112%	1,082	200 to Treasure Island EI	882		891	72	963	99%	92%	1,133	120 from North Beach and 180 to Treasure Island EI	873			891	0	891	98%	98%	adjust	
0133	3941	4	NE	2	NORTH MIAMI ELEMENTARY	871	754	116%	989		754	235	S/S "E1"	754	424	1,178	100%	64%	1,044	55 to Modular (2)	754			754	0	754	100%	100%	Proposed Modular (2)
0135	4001	4	NE	2	NORWOOD ELEMENTARY	518	542	96%	470	72 from Parkway EI	542		542	0	542	100%	100%	495	30 to North County	537			542	0	542	99%	99%	adjust	
0410	4021	4	NE	2	OAK GROVE ELEMENTARY	753	656	115%	897		756	141	S/S "E1"	656	124	780	115%	97%	933	150 to Modular (2)	642			656	0	656	98%	98%	Proposed Modular (2)
0137	4061	4	NE	2	OJUS ELEMENTARY	983	892	110%	1,120		870	250	S/S "BB1"	1,142	0	1,392	76%	63%	1,207	75 to Modular (2)	882			1,142	0	1,142	77%	77%	Proposed Modular (2)
0146	4301	4	NE	2	PARKVIEW ELEMENTARY	427	414	103%	469	60 to Scott Lake EI	409		414	0	414	99%	99%	488	20 to Bunche Park EI	408			414	0	414	99%	99%	adjust	
0142	4341	4	NE	2	PARKWAY ELEMENTARY	454	460	99%	570	72 to Norwood EI	498		460	62	522	108%	95%	594		522			460	62	522	113%	100%	adjust	
0007	241	4	NE	2	RUTH K BROAD-BAY HARBOR ELEMENTARY	1,261	615	205%	1,344	600 to S/S "BB1"	1,094	496	S/S "BB1"	1,111	99	1,210	98%	90%	1,385		1,135			1,111	99	1,210	102%	94%	
0166	4881	4	NE	2	SCOTT LAKE ELEMENTARY	577	724	80%	656	60 from Parkview EI	716		724	80	804	99%	89%	697	40 to Bunche Park EI	717			724	0	724	99%	99%	adjust	
0252	5091	4	NE	2	SOUTH POINTE ELEMENTARY	481	428	112%	520		520		428	0	428	121%	121%	542	120 to Feinberg/Fisher EI	422			428	0	428	99%	99%		
0188	5481	4	NE	2	TREASURE ISLAND ELEMENTARY	760	897	85%	799	200 from North Beach EI	999		897	84	981	111%	102%	852	180 from North Beach EI	1,232	Modular (5)	400	1,297	0	1,297	95%	95%	adjust	
0127	2441	4	NE	2	VIRGINIA A BOONE/HIGHLAND OAKS ELEMENTARY	915	654	140%	884	358 to S/S "D" and 100 S/S "BB1"	426		654	138	792	65%	54%	953		495			654	0	654	76%	76%		
0020	561	4	NE	2	W J BRYAN ELEMENTARY	740	938	79%	916		916		938	278	1,216	98%	75%	971		971			938	278	1,216	104%	80%		
0219	6241	5	NE	2	HIGHLAND OAKS MIDDLE	1,449	1,020	142%	2,322		1,005	1,317	Broad/ Bay Harbor K-8 Center - S/S "D"	1,020	238	1,258	99%	80%	2,169		852			1,020	0	1,020	84%	84%	
0222	6301	5	NE	2	JOHN F KENNEDY MIDDLE	1,980	1,351	147%	1,937		1,308	629	S/S "BB1"	1,351	317	1,668	97%	78%	1,906		1,277			1,351	0	1,351	95%	95%	
0235	6541	5	NE	2	NAUTILUS MIDDLE	1,014	1,047	97%	977		977		1,047	0	1,047	93%	93%	960		960			1,047	0	1,047	92%	92%		
0236	6571	5	NE	2	NORLAND COMMUNITY MIDDLE	1,284	1,409	91%	1,301		1,301		1,409	158	1,567	92%	83%	1,320		1,320			1,409	0	1,409	94%	94%		
6631	5	NE	2	NORTH MIAMI MIDDLE	917	822	112%	685	100 to Horace Mann Mid	585	651	S/S "E1" - North Miami Mid Replac	651	0	651	90%	90%	741	100 to Horace Mann Mid and 10 from Linda Lentin K-8 Center	641			651	0	651	98%	98%		
0241	6721	5	NE	2	PARKWAY MIDDLE	475	807	59%	670		670		807	0	807	83%	83%	680		680			807	0	807	84%	84%		
0221	6281	5	NE	2	THOMAS JEFFERSON MIDDLE	746	858	87%	580		580		858	158	1,016	68%	57%	646		646			858	0	858	75%	75%		
0376	7141	7	NE	2	DR MICHAEL M KROP SENIOR	3,766	2,290	164%	3,463		2,063	1,400	S/S "QQQ1"/ Annex	2,290	214	2,504	90%	82%	3,570		2,143			2,290	0	2,290	94%	94%	
0262	7201	7	NE	2	MIAMI BEACH SENIOR	1,958	2,186	90%	1,665		1,665	189		2,375	0	2,375	70%	70%	1,489		1,489			2,375	0	2,375	63%	63%	
0270	7381	7	NE	2	MIAMI NORLAND SENIOR	1,851	2,354	79%	1,509		1,509		2,354	71	2,425	64%	62%	1,504		1,504			2,354	0	2,354	64%	64%		
0276	7541	7	NE	2	NORTH MIAMI BEACH SENIOR	2,836	2,575	110%	2,735		2,535	200	S/S "QQQ1"	2,575	24	2,599	98%	98%	2,664		2,464			2,575	0	2,575	96%	96%	
0277	7591	7	NE	2	NORTH MIAMI SENIOR	2,816	2,268	124%	2,604		2,604	772		3,040	214	3,254	86%	80%	2,444		2,444			3,040	214	3,254	80%	75%	
0003	101	4	NW	3	ARCOLA LAKE ELEMENTARY	532	802	66%	557		557		802	0	802	69%	69%	573	60 from Sibley EI	633			802	0	802	79%	79%		
0006	201	4	SE	3	BANYAN ELEMENTARY	353	540	65%	365		365		540	0	540	68%	68%	394	25 from Rockway EI; 30 from Olympia Heights EI	449			540	0	540	83%	83%	adjust	
0182	2041	4	NE	3	BENJAMIN FRANKLIN ELEMENTARY	595	590	101%	641		641		590	102	692	109%	93%	655		655			590	102	692	111%	95%		
0019	521	4	NW	3	BROADMOOR ELEMENTARY	444	708	63%	459		459		708	0	708	65%	65%	473		473			708	0	708	67%	67%		
0198	5901	4	NW	3	CARRIE P MEEK/WESTVIEW ELEMENTARY	458	580	79%	472	50 from Lakeview EI	522		580	43	623	90%	84%	483	30 from Nathan Young EI	563			580	0	580	97%	97%	adjust	
0048	1401	4	NW	3	CHARLES R DREW ELEMENTARY	441	645	68%	599		599		645	98	743	93%	81%	613		613			645	0	645	95%	95%		
2331	4	NW	3	CHARLES R HADLEY ELEMENTARY	1,042	868	120%	1,158	75 to Seminole EI	1,083		868	218	1,086	125%	100%	1,216	300 to S/S "F1"	841				868	0	868	97%	97%	Proposed Elem - S/S "F1"	
0136	1001	4	SE	3	CORAL PARK ELEMENTARY	1,000	760	132%	969	80 to Seminole EI	889		760	130	890	117%	100%	1,017	200 to S/S "F1"	737			760	0	760	97%	97%	Proposed Elem - S/S "F1"	
0197	5861	4	NW	3	DR HENRY W MACK/WEST LITTLE RIVER ELEMENTARY	365	646	57%	370	50 from Phyllis Miller EI	420		646	0	646	65%	65%	383	20 from Phyllis Miller EI	453			646	0	646	70%	70%	adjust	
0175	5381	4	NW	3	E W F STIRRUP ELEMENTARY	866	644	134%	877		877	300	Modular	944	98	1,042	93%	84%	917		917			944	0	944	97%	97%	
0052	1561	4	NW	3	EARLINGTON HEIGHTS ELEMENTARY	527	678	78%	535		535		678	18	696	79%	77%	548		548			678	0	678	81%	81%		
0080	71	4	NW	3	EUGENIA B THOMAS K-8 CENTER	2,069	1,441	144%	2,352	Add 8th grade	1,623		New K-8 Center (S/S "P1")	1,441	176	1,617	113%	100%	2,817	500 to S/S "T1"	1,588	500	S/S "T1"	1,441	176	1,617	110%	98%	Proposed future Elem
0056	1721	4	SE	3	EVERGLADES K-8 CENTER	1,172	1,047	112%	1,172	130 to Rockway Mid	1,042		1,047	101	1,148	100%	91%	1,198	40 to Rockway Mid	1,028			1,047	101	1,148	98%	90%	adjust	
0371	4491	4	NW	3	HENRY E S REEVES ELEMENTARY	810	721	112%	852	140 to Miami Park EI	712		721	0	721	99%	99%	866	10 Students to Miami Park EI	716			721	0	721	99%	99%		
0184	2361	4	NW	3	HIALEAH ELEMENTARY	911	908	100%	975		975		908	90	998	107%	98%	1,035	60 to Modular (3)	975			908	90	998	107%	98%	Proposed Modular (3)	

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010 AND 2013

June 29, 2007

Fac#	MDCPS	USE	SERVICE AREA	REG	Facility Name	Projected Enrollment at of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Adjustments and possible new schools)
0081	2501	4	SE	3	HOLMES ELEMENTARY	350	572	61%	349		349		572	0	572	61%	61%	361		361			572	0	572	63%	63%		
	5101	4	NW	3	JOHN I SMITH ELEMENTARY	1,278	1,205	106%	1,741		1,171	570	S/S "P1"	1,205	0	1,205	97%	97%	2,044	300 to S/S "T1"	1,173			1,205	0	1,205	97%	97%	Proposed future Elem (S/S "T1")
0025	2821	4	NW	3	LAKEVIEW ELEMENTARY	557	500	111%	544	50 to Carrie Meek/ Westview El	494		500	36	536	99%	92%	554	10 to Blanton El	494			500	0	500	99%	99%	adjust	
0102	2981	4	NW	3	LIBERTY CITY ELEMENTARY	241	620	39%	275		275		620	0	620	44%	44%	292		292			620	0	620	47%	47%		
0055	1681	4	NW	3	LILLIE C EVANS ELEMENTARY	375	696	54%	349		349		696	242	938	50%	37%	373		373			696	0	696	54%	54%		
0104	3041	4	NW	3	LORAH PARK ELEMENTARY	483	526	92%	577	85 to South Hialeah El	492		526	0	526	94%	94%	609		524			526	0	526	100%	100%	adjust	
0070	2761	4	NW	3	MARTIN L KING ELEMENTARY	194	212	92%	236		236		212	54	266	111%	89%	241		241			212	54	266	114%	90%		
0110	3181	4	NW	3	MELROSE ELEMENTARY	556	630	88%	622		622		630	0	630	99%	99%	633	10 to Olinda El	623			630	0	630	99%	99%	adjust	
0115	3301	4	NW	3	MIAMI PARK ELEMENTARY	469	758	62%	519	140 from Reeves El	659		758	126	884	87%	75%	537	10 from Reeves El	687			758	0	758	91%	91%	adjust	
0116	3381	4	NW	3	MIAMI SPRINGS ELEMENTARY	703	602	117%	785	25 to James Bright El	760		602	120	722	126%	105%	829	100 to Modular (3)	704			602	120	722	117%	97%	Proposed Modular (3)	
0138	4071	4	NW	3	OLINDA ELEMENTARY	356	432	82%	374		374		432	0	432	87%	87%	382	10 from Melrose El	392			432	0	432	91%	91%	adjust	
0141	4171	4	SE	3	ORCHARD VILLA ELEMENTARY	454	713	64%	591		591		713	0	713	83%	83%	604		604			713	0	713	85%	85%		
0153	4501	4	NW	3	POINCIANA PARK ELEMENTARY	445	734	61%	453		453		734	138	872	62%	52%	467		467			734	0	734	64%	64%	adjust	
0161	4721	4	SE	3	ROCKWAY ELEMENTARY	558	558	100%	554		554		558	0	558	99%	99%	584	25 to Banyan El	559			558	0	558	100%	100%	adjust	
0167	4921	4	NW	3	SEMINOLE ELEMENTARY	600	822	73%	651	75 from Charles Hadley El and 80 from Coral Park El	806		822	18	840	98%	96%	696	50 to S/S "F1"	801	NEW ELEM (S/S "F1")		50	822	0	822	97%	97%	Proposed Elem - S/S "F1"
0178	5201	4	NW	3	SOUTH HIALEAH COMMUNITY ELEMENTARY	1,133	1,274	89%	1,215	85 from Lorah Park El	1,300		1,274	0	1,274	102%	102%	1,271	100 to Modular (3)	1,256			1,274	0	1,274	99%	99%	Proposed Modular (3)	
0132	5361	4	NW	3	SPRINGVIEW ELEMENTARY	523	442	118%	708	Adjustment due to opening of West Hialeah El	533		442	98	540	121%	99%	741		541			442	98	540	122%	100%	adjust	
0169	5431	4	NW	3	SWEETWATER ELEMENTARY	925	931	99%	941		941		931	50	981	101%	96%	993		868	NEW ELEM (S/S "F1")	125	931	0	931	93%	93%	Proposed Elem - S/S "F1"	
0014	401	4	NW	3	VAN E BLANTON ELEMENTARY	582	634	92%	528		528		634	54	688	83%	77%	542	10 from Lakeview El	552			634	0	634	87%	87%	adjust	
0205	6031	5	NW	3	BROWNSVILLE MIDDLE	775	1,324	59%	872	310 from Miami Springs Mid	1,182		1,324	0	1,324	89%	89%	928	80 from Miami Springs Mid	1,318			1,324	0	1,324	100%	100%		
0214	6141	5	NW	3	CHARLES R DREW MIDDLE	704	849	83%	718		718		849	158	1,007	85%	71%	760		760			849	0	849	90%	90%		
0397	6151	5	NW	3	DORAL MIDDLE	1,265	1,039	122%	1,620		941	479	E.B. Thomas K-8 Conversion and S/S "P1"	1,039	0	1,039	91%	91%	1,864	150 to new proposed K-8 Center	985			1,039	0	1,039	95%	95%	
0226	6391	5	NW	3	MADISON MIDDLE	616	798	77%	714		714		798	218	1,016	89%	70%	690		690			798	0	798	86%	86%		
0346	6521	5	NW	3	MIAMI SPRINGS MIDDLE	1,848	1,288	143%	1,907	400 to Brownsville Mid	1,507		1,288	317	1,605	117%	94%	1,964		1,564			1,288	317	1,605	121%	97%	adjust	
0246	6821	5	SE	3	ROCKWAY MIDDLE	1,377	1,373	100%	1,189	130 from Everglades K-8 Center	1,319		1,373	0	1,373	96%	96%	1,130	40 from Everglades K-8 Center	1,300			1,373	0	1,373	95%	95%	adjust	
0213	6121	5	NW	3	RUBEN DARIO COMMUNITY MIDDLE	878	1,019	86%	878		878		1,019	158	1,177	86%	75%	830		830			1,019	0	1,019	81%	81%		
0253	6981	5	NW	3	WESTVIEW MIDDLE	661	1,007	66%	652		652		1,007	79	1,086	65%	60%	626		626			1,007	0	1,007	62%	62%		
0264	7251	7	NW	3	MIAMI CENTRAL SENIOR	2,082	2,404	87%	1,291		1,291		2,404	309	2,713	54%	48%	1,183		1,183			2,404	0	2,404	49%	49%		
0266	7271	7	SE	3	MIAMI CORAL PARK SENIOR	3,616	3,492	104%	3,101		3,101		3,492	618	4,110	89%	75%	2,957		2,957			3,492	0	3,492	85%	85%		
0271	7411	7	SE	3	MIAMI NORTHWESTERN SENIOR	2,439	2,413	101%	1,730		1,730		2,413	71	2,484	72%	70%	1,669		1,669			2,413	0	2,413	69%	69%		
0274	7511	7	NW	3	MIAMI SPRINGS SENIOR	2,740	2,065	133%	2,403		2,003	400	S/S "WWW"	2,065	499	2,564	97%	78%	2,528	200 to S/S "WWW"	1,928			2,065	0	2,065	93%	93%	adjust
0422	7241	7	NW	3	RONALD W. REAGAN/DORAL SR	1,413	1,764	80%	1,520		1,520		1,764	0	1,764	86%	86%	1,626		1,626			1,764	0	1,764	92%	92%		
0004	121	4	SE	4	AUBURNDALE ELEMENTARY	963	1,109	87%	1,045		1,045		1,109	72	1,181	94%	88%	1,083		1,083			1,109	0	1,109	98%	98%		
0093	801	4	SE	4	CITRUS GROVE ELEMENTARY	1,002	772	130%	1,051	Convert to K-3 and move 200 Students to Citrus Grove Mid	851		772	228	1,000	110%	85%	1,083	25 to Kensington Park El	858			772	228	1,000	111%	86%	adjust	
0238	841	4	SE	4	COCONUT GROVE ELEMENTARY	297	290	102%	325		325		290	44	334	112%	97%	336	10 to Tucker El	326			290	44	334	112%	98%	adjust	
0162	881	4	SE	4	COMSTOCK ELEMENTARY	597	513	116%	654	55 to Maya Angelou El	599		513	90	603	117%	99%	673	105 to Dunbar El	513			513	90	603	100%	85%	adjust	
0036	961	4	SE	4	CORAL GABLES ELEMENTARY	657	522	126%	694	95 to Fairchild El and 70 to Tucker El	529		522	18	540	101%	98%	711	25 to Tucker El	521			522	0	522	100%	100%	adjust	
0040	1121	4	SE	4	CORAL WAY K-8 CENTER	1,565	903	173%	1,571	70 from Silver Bluff El	1,641	675	1,578	283	1,861	104%	88%	1,601		1,671			1,578	88	1,666	106%	100%	adjust	
0053	1601	4	SE	4	EDISON PARK ELEMENTARY	406	642	63%	442		442		642	0	642	69%	69%	469		469			642	0	642	73%	73%		
0298	2351	4	SE	4	ENEIDA MASSAS HARTNER ELEMENTARY	693	703	99%	761	80 to Dunbar El	681		703	0	703	97%	97%	788	10 Students to Dunbar El	698			703	0	703	99%	99%	adjust	
0037	1801	4	SE	4	FAIRLAWN ELEMENTARY	640	630	102%	699	69 to Henry Flagler El	630		630	0	630	100%	100%	719	31 to Henry Flagler El	619			630	0	630	98%	98%	adjust	

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0190	5561	4	SE	4	FRANCES S TUCKER ELEMENTARY	379	552	69%	429	70 from Coral Gables EI	499		552	36	588	90%	85%	448	25 from Coral Gables EI and 10 from Coconut Grove EI	553			552	0	552	100%	100%	adjust	
0046		4	SE	4	FREDERICK DOUGLASS ELEMENTARY	523	772	68%	560		560		772	172	944	73%	59%	596		596			772	0	772	77%	77%	adjust	
0183	721	4	SE	4	GEORGE WASHINGTON CARVER ELEMENTARY	514	442	116%	541		541		442	44	486	122%	111%	557	75 to Sunset EI	482			442	44	486	109%	99%		
0060	1881	4	SE	4	HENRY M FLAGLER ELEMENTARY	813	956	85%	825	69 from Fairlawn EI	894		956	0	956	94%	94%	859	31 from Fairlawn EI	959			956	0	956	100%	100%	adjust	
0257	4401	4	NW	4	KELSEY L PHARR ELEMENTARY	439	454	97%	474		474		454	18	472	104%	100%	489	40 to Lenora B Smith EI	449			454	0	454	99%	99%	adjust	
0090	2661	4	SE	4	KENSINGTON PARK ELEMENTARY	1,185	1,454	81%	1,291		1,291		1,454	0	1,454	89%	89%	1,357	25 from Citrus Grove EI and 40 from Kinloch Park EI	1,422			1,454	0	1,454	98%	98%	adjust	
0083	2741	4	SE	4	KEY BISCAZYNE K-8 CENTER	1,077	981	110%	1,060		1,060		981	49	1,030	108%	103%	1,088	25 to Ponce de Leon and 35 to Shenandoah Mid	1,028			981	49	1,030	105%	100%		
0108	2781	4	SE	4	KINLOCH PARK ELEMENTARY	842	818	103%	888		888		818	50	868	109%	102%	908	40 to Kensington EI	868			818	50	868	106%	100%		
0002	81	4	SE	4	LENORA BRAYNON SMITH ELEMENTARY	496	736	67%	595		595		736	0	736	81%	81%	618	40 from Kelsey Pharr EI	658			736	0	736	89%	89%	adjust	
0103	3021	4	SE	4	LITTLE RIVER ELEMENTARY	566	656	86%	569		569		656	44	700	87%	81%	598		598			656	0	656	91%	91%		
0360	111	4	SE	4	MAYA ANGELOU ELEMENTARY	614	703	87%	650	55 from Comstock EI	705		703	0	703	100%	100%	672	25 to Santa Clara EI	702			703	0	703	100%	100%	adjust	
0242	3341	4	NE	4	MIAMI SHORES ELEMENTARY	761	714	107%	789	50 to Gratigny EI	739		714	36	750	104%	99%	820	34 Students to Gratigny EI	736			714	36	750	103%	98%	adjust	
0122	3501	4	SE	4	MORNINGSIDE ELEMENTARY	401	758	53%	456		456		758	58	816	60%	56%	490		490			758	0	758	65%	65%		
0049	1441	4	SE	4	PAUL LAURENCE DUNBAR ELEMENTARY	475	827	57%	542	80 from Hartner EI	622		827	0	827	75%	75%	565	10 from Hartner EI and 105 from Comstock EI	760			827	0	827	92%	92%	adjust	
0199	5931	4	SE	4	PHILLIS WHEATLEY ELEMENTARY	280	638	44%	333		333		638	0	638	52%	52%	357		357			638	0	638	56%	56%		
0058	3431	4	SE	4	PHYLLIS R MILLER ELEMENTARY	664	703	94%	736	50 to West Little River EI	686		703	0	703	98%	98%	765	20 to West Little River EI	695			703	0	703	99%	99%	adjust	
0191	4681	4	SE	4	RIVERSIDE ELEMENTARY	984	749	131%	1,053	310 to Southside EI Addition	743		749	0	749	99%	99%	1,082	25 to Southside EI	747			749	0	749	100%	100%	adjust	
0165	4841	4	SE	4	SANTA CLARA ELEMENTARY	553	703	79%	609		609		703	0	703	87%	87%	631	25 from Maya Angelou EI	656			703	0	703	93%	93%	adjust	
0168	4961	4	SE	4	SHADOWLAWN ELEMENTARY	333	434	77%	316		316		434	40	474	73%	67%	337		337			434	0	434	78%	78%		
0091	5001	4	SE	4	SHENANDOAH ELEMENTARY	941	882	107%	1,039		1,039		882	0	882	118%	118%	1,090	210 to Modular (8) @ Silver Bluff EI	880			882	0	882	100%	100%	adjust	
0079	5041	4	SE	4	SILVER BLUFF ELEMENTARY	580	522	111%	627	70 to Coral Way K-8	557		522	44	566	107%	98%	645	60 to Pinecrest EI	725	Modular (8)	242	764	0	764	95%	95%	adjust	
0181	5321	4	SE	4	SOUTHSIDE ELEMENTARY	465	234	199%	436	310 from Riverside EI	746	592	826	0	826	90%	90%	445	25 from Riverside EI	780			826	0	826	94%	94%	adjust	
0074	5401	4	SE	4	SUNSET ELEMENTARY	1,034	790	131%	1,096		1,096	500	1,290	252	1,542	85%	71%	1,129	75 from Carver EI	1,204			1,290	0	1,290	93%	93%	adjust	
0084	2531	4	SE	4	THENA CROWDER ELEMENTARY	172	304	57%	157		157		304	18	322	52%	49%	170		170			304	0	304	56%	56%		
0105	3051	4	SE	4	TOUSSAINT L'OUVERTURE ELEMENTARY	442	660	67%	467		467		660	62	722	71%	65%	497		497			660	0	660	75%	75%		
0203	6011	5	SE	4	ALLAPATTAH MIDDLE	656	1,116	59%	813		813		1,116	119	1,235	73%	66%	810		810			1,116	0	1,116	73%	73%		
0211	6091	5	SE	4	CITRUS GROVE MIDDLE	1,024	1,485	69%	1,135	200 from Citrus Grove EI and convert to 4-8	1,335		1,485	20	1,505	90%	89%	1,142	50 from Kinloch Park Mid	1,392			1,485	0	1,485	94%	94%		
0227	6411	5	NE	4	HORACE MANN MIDDLE	808	1,399	58%	743	100 from North Miami Mid	843		1,399	0	1,399	60%	60%	698		798			1,399	0	1,399	57%	57%	adjust	
0225	6361	5	SE	4	JOSE DE DIEGO MIDDLE	788	1,043	76%	613		613		1,043	0	1,043	59%	59%	585		585			1,043	0	1,043	56%	56%		
0223	6331	5	SE	4	KINLOCH PARK MIDDLE	1,127	1,273	89%	1,231		1,273		1,273	0	1,273	100%	100%	1,255		1,255			1,273	0	1,273	99%	99%	adjust	
0232	6481	5	SE	4	MIAMI EDISON MIDDLE	528	1,234	43%	465		465		1,234	0	1,234	38%	38%	426		426			1,234	0	1,234	35%	35%		
0237	6741	5	SE	4	PONCE DE LEON MIDDLE	1,184	1,313	90%	1,280		1,280		1,313	139	1,452	97%	88%	1,303	25 from Key Biscayne K-8	1,328			1,313	139	1,452	101%	91%	adjust	
0247	6841	5	SE	4	SHENANDOAH MIDDLE	1,098	1,204	91%	1,128		1,128		1,204	0	1,204	94%	94%	1,133	35 from Key Biscayne EI	1,168			1,204	0	1,204	97%	97%	adjust	
0251	7791	7	SE	4	BOOKER T WASHINGTON SENIOR	1,345	2,270	59%	1,030	260 from Miami Sr	1,290		2,270	0	2,270	57%	57%	924		1,184			2,270	0	2,270	52%	52%		
0256	7071	7	SE	4	CORAL GABLES SENIOR	3,492	2,799	125%	3,105	200 to Jackson Sr	2,705	200	I.S. SR	2,799	0	2,799	97%	97%	3,141		2,741			2,799	0	2,799	98%	98%	adjust
0267	7301	7	SE	4	MIAMI EDISON SENIOR	1,147	1,696	68%	764		764		1,696	0	1,696	45%	45%	642		642			1,696	0	1,696	38%	38%		
0268	7341	7	SE	4	MIAMI JACKSON SENIOR	1,550	2,160	72%	1,059	200 from Coral Gables Sr and 750 from Miami Sr	2,009	277	2,437	48	2,485	82%	81%	1,071		2,021			2,437	0	2,437	83%	83%		

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010 AND 2013

June 29, 2007

Fac#	MDCPS	USE	SERVICE AREA	REG	Facility Name	Projected Enrollment at of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/adjustments and possible new schools)
0131	7461	7	SE	4	MIAMI SENIOR	3,116	1,735	180%	3,087	200 to Young Men Academy, 750 to Miami Jackson Sr and 260 to Booker T Washington Sr	1,877		1,735	143	1,878	108%	100%	3,034		2,534	950		2,685	0	2,685	94%	94%		
0010	271	4	SW	5	BENT TREE ELEMENTARY	638	623	102%	673	75 to Kendale Lakes EI	598		623	0	623	96%	96%	712	25 Students to Kendale Lakes EI	612		623	0	623	98%	98%	adjust		
0015	441	4	SE	5	BLUE LAKES ELEMENTARY	453	724	63%	468		468		724	36	760	65%	62%	506	20 from Snapper Creek EI	526		724	0	724	73%	73%	adjust		
0033	861	4	SE	6	COLONIAL DRIVE ELEMENTARY	327	460	71%	353		353		460	0	460	77%	77%	376		376		460	0	460	82%	82%			
0038	1041	4	SE	5	CORAL REEF ELEMENTARY	890	1,005	89%	838		838		1,005	18	1,023	83%	82%	894		894		1,005	0	1,005	89%	89%			
0039	1081	4	SE	5	CORAL TERRACE ELEMENTARY	556	650	86%	573		573		650	62	712	88%	80%	605		605		650	0	650	93%	93%			
0044	1281	4	SE	5	CYPRESS ELEMENTARY	399	540	74%	432		432		540	18	558	80%	77%	460		460		540	18	558	85%	83%			
0370	1811	4	SW	5	DANTE B FASCEL ELEMENTARY	863	703	123%	935		685	250	S/S "W1"	703	98	801	97%	86%	991	40 to Oliver Hoover EI	701		703	98	801	100%	88%	adjust	
0057	1761	4	SE	5	DAVID FAIRCHILD ELEMENTARY	544	710	77%	600	95 from Coral Gables	695		710	18	728	98%	95%	632	25 to Sylvania Heights EI	702		710	0	710	99%	99%	adjust		
0077	1331	4	SW	5	DEVON AIRE K-8 CENTER	1,298	1,197	108%	1,484	125 from Arvida Mid	1,609		1,197	0	1,197	134%	134%	1,523	100 to Frank C. Martin, 310 to Sunset Park EI and 50 to Lehman EI	1,188		1,197	0	1,197	99%	99%	adjust		
	451	4	SW	5	DR BOWMAN FOSTER ASHE ELEMENTARY	1,313	1,157	113%	1,564	407 to S/S "W1"	1,157	407	S/S "W1"	1,157	170	1,327	100%	87%	1,658	94 to Modular (4)	1,157		1,157	0	1,157	100%	100%	Proposed modular (4)	
0172	5061	4	SE	5	DR CARLOS J FINLAY ELEMENTARY	622	614	101%	652	40 to Village Green EI	612		614	0	614	100%	100%	682	30 to Modular (4)	612		614	0	614	100%	100%	Proposed modular (4)		
0054	1641	4	SE	5	EMERSON ELEMENTARY	387	576	67%	443		443		576	18	594	77%	75%	469	100 from South Miami K-8 Center	569		576	0	576	99%	99%	adjust		
0158	4651	4	SE	5	ETHEL F BECKFORD-RICHMOND ELEMENTARY	337	470	72%	395		395		470	36	506	84%	78%	423		423		470	0	470	90%	90%			
0034	251	4	SW	5	ETHEL KOGER BECKHAM ELEMENTARY	731	703	104%	841		700	141	S/S "W1"	703	0	703	100%	100%	885	50 to Greenglade EI	694		703	0	703	99%	99%	adjust	
0114	1841	4	SE	5	FLAGAMI ELEMENTARY	508	504	101%	565		565		504	66	570	112%	99%	590	25 to Sylvania Heights EI	565		504	66	570	112%	99%	adjust		
0107	3101	4	SE	5	FRANK C MARTIN K-8 CENTER	1,004	1,115	90%	1,080	100 from Southwood Mid	1,180		1,115	16	1,131	106%	104%	900	100 from Devon Aire K-8 Center	1,100		1,115	0	1,115	99%	99%			
0064	2021	4	SE	5	GLORIA FLOYD ELEMENTARY	656	772	85%	695		695		772	18	790	90%	88%	734		734		772	0	772	95%	95%			
0159	2261	4	SW	5	GREENGLADE ELEMENTARY	703	528	133%	731		731		528	18	546	138%	134%	765	100 from Jane Roberts and then 100 to S/S "G1"; 50 from Beckham and 50 to G1	515	NEW EL (S/S "G1")	250	528	0	528	98%	98%		
0085	2541	4	SE	5	HOWARD DRIVE ELEMENTARY	584	764	76%	626		626		764	36	800	82%	78%	670		670		764	0	764	88%	88%			
0160	4691	4	SW	5	JANE S ROBERTS K-8 CENTER	1,318	1,180	112%	1,188		1,163	25	S/S "W1"	1,180	184	1,364	99%	85%	1,238	100 to Greenglade EI	1,113		1,180	0	1,180	94%	94%	adjust	
0066	2341	4	SW	5	JOE HALL ELEMENTARY	751	645	116%	814	180 to S/S "G1"	634	180	S/S "G1"	645	18	663	98%	96%	855		645		645	0	645	100%	100%		
0088	2641	4	SE	5	KENDALE ELEMENTARY	520	724	72%	551	75 from Sunset Park EI	626		724	36	760	86%	82%	588	10 from Sunset Park EI	673		724	0	724	93%	93%	adjust		
0417	2701	4	SE	5	KENWOOD K-8 CENTER	1,132	1,139	99%	1,166	50 to Pinecrest EI	1,116		1,139	16	1,155	98%	97%	1,210	25 to Pinecrest EI	1,135		1,139	0	1,139	100%	100%	adjust		
0147	2881	4	SE	5	LEEWOOD ELEMENTARY	554	515	108%	616	300 from Palmetto Mid	916	450	965	36	1,001	95%	92%	646		946		965	0	965	98%	98%			
0134	3061	4	SE	5	LUDLAM ELEMENTARY	518	464	112%	590		590		464	178	642	127%	92%	618		618		464	178	642	133%	96%			
0047	1371	4	NW	5	MARJORY S DOUGLAS ELEMENTARY	1,192	1,321	90%	1,158		1,158		1,321	0	1,321	88%	88%	1,216		1,216		1,321	0	1,321	92%	92%			
0139	4091	4	SE	5	OLYMPIA HEIGHTS ELEMENTARY	544	580	94%	573		573		580	62	642	99%	89%	606	30 to Banyan EI	576		580	0	580	99%	99%	adjust		
0193	4221	4	SE	5	PALMETTO ELEMENTARY	576	580	99%	608		608		580	84	664	105%	92%	645		645		580	84	664	111%	97%			
0148	4381	4	SE	5	PERRINE ELEMENTARY	809	840	96%	790		790		840	0	840	94%	94%	840		840		840	0	840	100%	100%			
0150	4421	4	SE	5	PINECREST ELEMENTARY	815	1,167	70%	852	50 from Kenwood K-8 Center	902		1,167	0	1,167	77%	77%	917	49 from Kenwood K-8 Center and 60 from Silver Bluff EI	1,076		1,167	0	1,167	92%	92%	adjust		
0123	3541	4	SE	5	ROBERT R MOTON ELEMENTARY	479	710	67%	645		645		710	0	710	91%	91%	684		684		710	0	710	96%	96%			
0008	4741	4	SW	5	ROYAL GREEN ELEMENTARY	780	722	108%	838		838		722	22	744	116%	113%	885	30 from Village Green EI and 200 to S/S "G1"	685		722	0	722	95%	95%	adjust		
0078	4761	4	SE	5	ROYAL PALM ELEMENTARY	612	568	108%	648	70 to Tropical Elem	578		568	18	586	102%	99%	677	50 to Tropical EI	557		568	0	568	98%	98%	adjust		
0176	5121	4	SE	5	SNAPPER CREEK ELEMENTARY	583	658	89%	636		636		658	0	658	97%	97%	669	20 to Blue Lakes EI	649		658	0	658	99%	99%	adjust		
0179	5241	4	SE	5	SOUTH MIAMI K-8 CENTER	708	804	88%	558	100 from South Miami Mid	628		804	198	1,002	78%	63%	765	100 to Emerson EI	765		804	0	804	95%	95%	adjust		
0185	5421	4	SE	5	SUNSET PARK ELEMENTARY	661	646	102%	692	75 to Kendale EI	617		646	36	682	96%	90%	726	310 from Devon Aire K-8 Center	961	330	Modular (1)	976	0	976	98%	98%	adjust	

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June 29, 2007

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0187	5441	4	SE	5	SYLVANIA HEIGHTS ELEMENTARY	572	826	69%	672	25 from Flagami EI	672			826	18	844	81%	80%	709	25 from Flagami EI and 25 from Fairchild EI	759			826	0	826	92%	92%	adjust
0189	5521	4	SE	5	TROPICAL ELEMENTARY	447	820	55%	428	70 from Royal Palm EI	498		820	22	842	61%	59%	470	50 from Royal Palm EI	590			820	0	820	72%	72%	adjust	
0192	5641	4	SW	5	VILLAGE GREEN ELEMENTARY	469	470	100%	457	40 from Finlay EI	497		470	36	506	106%	98%	489	30 to Royal Green EI	499			470	36	506	106%	99%	adjust	
0195	5671	4	SE	5	VINELAND ELEMENTARY	540	486	111%	607	275 from Palmetto Mid	882	436	922	101	1,023	96%	86%	643		918			922	0	922	100%	100%	K-8 Conversion	
0072	3111	4	SW	5	WESLEY MATTHEWS ELEMENTARY	683	693	99%	899	Adjustment due to opening of ECC#2 and 50 to Hurston EI	682		693	18	711	98%	96%	935	50 to Hurston EI	668			693	0	693	96%	96%	adjust	
0099	2891	4	SE	5	WILLIAM H. LEHMAN ELEMENTARY	728	935	78%	846		846		935	0	935	90%	90%	881	50 from Devon Aire K-8 Center	931			935	0	935	100%	100%		
0082	2511	4	SW	5	ZORA NEALE HURSTON ELEMENTARY	753	1,039	72%	826	50 from Wesley Mathews EI	876		1,039	0	1,039	84%	84%	891	50 from Wesley Mathews EI	991			1,039	0	1,039	95%	95%	adjust	
0204	6021	5	SW	5	ARVIDA MIDDLE	1,364	1,118	122%	1,303	125 to Devon Aire K-8	1,178	125	To Devon Aire K-8	1,118	79	1,197	105%	98%	1,321		1,196			1,118	79	1,197	107%	100%	adjust
0216	6211	5	SE	5	GLADES MIDDLE	1,256	804	156%	1,005		1,005	540	1,344	119	1,463	75%	69%	1,018	100 from West Miami Mid	1,118			1,344	0	1,344	83%	83%	adjust	
0363	6131	5	SW	5	HOWARD A DOOLIN MIDDLE	838	1,031	81%	891		891		1,031	79	1,110	86%	80%	888		888			1,031	0	1,031	86%	86%		
0230	6441	5	SW	5	HOWARD D MCMILLAN MIDDLE	1,145	1,229	93%	1,288	Adjustment due to Winston Park K-8 Conversion	1,232		1,229	40	1,269	100%	97%	1,317		1,261			1,229	40	1,269	103%	99%	adjust	
0418	6921	5	SW	5	LAMAR LOUIS CURRY MIDDLE	1,679	1,018	165%	1,563		963	600	S/S "UU1"	1,018	0	1,018	95%	95%	1,560		960			1,018	0	1,018	94%	94%	
0240	6701	5	SE	5	PALMETTO MIDDLE	1,595	1,165	137%	1,617		1,042	575	to Leewood & Vineland K-8 Conversions	1,165	99	1,264	89%	82%	1,569		994			1,165	0	1,165	85%	85%	
0206	6041	5	NW	5	PAUL W BELL MIDDLE	1,143	1,027	111%	1,364		964	400	S/S "UU1"	1,027	158	1,185	94%	81%	1,391		991			1,027	0	1,027	96%	96%	adjust
0245	6801	5	SE	5	RIVIERA MIDDLE	698	1,035	67%	608		608		1,035	0	1,035	59%	59%	580		580			1,035	0	1,035	56%	56%		
0249	6881	5	SE	5	SOUTH MIAMI COMMUNITY MID	1,055	762	138%	830	70 to South Miami EI	760		762	40	802	100%	95%	862	50 Students to South Miami EI	742			762	0	762	97%	97%	adjust	
0248	6861	5	SE	5	SOUTHWOOD MIDDLE	1,687	1,181	143%	1,718		1,718	540	1,721	0	1,721	100%	100%	1,673		1,673			1,721	0	1,721	97%	97%		
0250	6901	5	SW	5	W R THOMAS MIDDLE	964	897	107%	1,154		854	300	S/S "UU1"	897	0	897	95%	95%	1,175		875			897	0	897	97%	97%	adjust
0163	6961	5	SE	5	WEST MIAMI MIDDLE	1,123	1,217	92%	1,259		1,259		1,217	0	1,217	103%	103%	1,308	100 to Glades Mid	1,208			1,217	0	1,217	99%	99%	adjust	
0255	7051	7	SW	5	G HOLMES BRADDOCK SENIOR	3,856	2,943	131%	3,304	200 from Ferguson Sr	3,504	926	3,869	926	4,795	91%	73%	3,437		3,637			3,869	0	3,869	94%	94%		
0045	7121	7	SW	5	JOHN A FERGUSON SENIOR	4,084	3,054	134%	3,949	200 to Braddock Sr	3,749	760	3,814	0	3,814	98%	98%	2,913		2,713			3,814	0	3,814	71%	71%		
0269	7361	7	SE	5	MIAMI KILLIAN SENIOR	3,410	3,097	110%	3,570		3,070	500	S/S "YYY1"	3,097	238	3,335	99%	92%	3,337		2,837			3,097	0	3,097	92%	92%	
0272	7431	7	SE	5	MIAMI PALMETTO SENIOR	3,305	2,822	117%	3,342		2,842	500	S/S "YYY1"	2,822	214	3,035	101%	94%	3,221		2,721			2,822	0	2,822	96%	96%	
0281	7721	7	SE	5	SOUTH MIAMI SENIOR	2,686	2,369	113%	2,287		2,287		2,369	238	2,607	97%	88%	2,214		2,214			2,369	0	2,369	93%	93%		
0283	7741	7	SE	5	SOUTHWEST MIAMI SENIOR	3,035	2,721	112%	2,204		2,204		2,721	285	3,006	81%	73%	2,089		2,089			2,721	0	2,721	77%	77%		
0196	161	4	SW	6	AVOCADO ELEMENTARY	804	869	93%	1,233	Adjustment due to opening of South Dade Mid	918		869	66	935	106%	98%	1,233		918			869	66	935	106%	98%	adjust	
0009	261	4	SE	6	BEL-AIRE ELEMENTARY	500	736	68%	510		510		736	134	870	69%	59%	505		505			736	0	736	69%	69%		
0372	671	4	SW	6	CALUSA ELEMENTARY	784	792	99%	753		753		792	0	792	95%	95%	771		771			792	0	792	97%	97%		
0076	651	4	SW	6	CAMPBELL DRIVE ELEMENTARY	1,228	931	132%	1,051	240 from Florida City EI, 145 from Saunders EI and 100 from West Homestead EI	886	650	S/S "TT1"	931	36	967	95%	92%	1,066		901			931	0	931	97%	97%	adjust
0024	661	4	SW	6	CARIBBEAN ELEMENTARY	780	965	81%	897		897		965	22	987	93%	91%	891		891			965	0	965	92%	92%		
0273	1691	4	SW	6	CHRISTINA M EVE ELEMENTARY	756	710	106%	676		676		710	0	710	95%	95%	696		696			710	0	710	98%	98%		
	831	4	SW	6	CLAUDE PEPPER ELEMENTARY	949	922	103%	863		863		922	126	1,048	94%	82%	885		885			922	0	922	96%	96%		
0043	1241	4	SE	6	CUTLER RIDGE ELEMENTARY	893	960	93%	888		888		960	18	978	93%	91%	883		883			960	18	978	92%	90%		
0362	5981	4	SE	6	DR EDWARD L WHIGHAM ELEMENTARY	782	898	87%	1,116	Adjustment due to opening of Goulds EI	802		898	22	920	89%	87%	1,111		797			898	0	898	89%	89%		
0154	4511	4	SW	6	DR GILBERT L PORTER ELEMENTARY	886	919	96%	862		862		919	18	937	94%	92%	888		888			919	0	919	97%	97%		
0164	2001	4	SW	6	FLORIDA CITY ELEMENTARY	793	716	111%	939	240 to Campbell Drive EI	699		716	148	864	98%	81%	953		713			716	0	716	100%	100%	adjust	
0436	311	4	SE	6	GOULDS ELEMENTARY	538	802	67%	750		750		802	0	802	94%	94%	800		800			802	0	802	100%	100%		
0075	2321	4	SE	6	GULFSTREAM ELEMENTARY	673	717	94%	700		700		717	54	771	98%	91%	696		696			717	0	717	97%	97%		
0338	4391	4	SW	6	IRVING & BEATRICE PESKOE ELEMENTARY	1,065	915	116%	1,014		894	120	S/S "DD1"	915	18	933	98%	96%	1,029		909			915	0	915	99%	99%	
0145	2151	4	SW	6	JACK DAVID GORDON COMMUNITY SCHOOL	1,172	1,051	112%	1,102		1,102		1,051	162	1,213	105%	91%	1,095		1,095			1,051	162	1,213	104%	90%		

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010 AND 2013

June 29, 2007

Fac#	MDCPS	USE	SERVICE AREA	REG	Facility Name	Projected Enrollment at of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)	
0089	2651	4	SW	6	KENDALE LAKES ELEMENTARY	920	1,248	74%	817	75 from Bent Tree EI and 150 from Winston Park K-8 Center	1,042		1,248	76	1,324	83%	79%	846	25 from Bent Tree EI	1,096				1,248	0	1,248	88%	88%	adjust	
0106	2941	4	SW	6	LAURA C SAUNDERS ELEMENTARY	878	809	109%	938	145 to Campbell Drive EI	793		809	54	863	98%	92%	952		807				809	0	809	100%	100%	adjust	
0100	2901	4	SW	6	LEISURE CITY K-8 CENTER	1,316	1,131	116%	1,368	250 to S/S "DD1"	1,118	250	S/S "DD1"	97	1,228	99%	91%	1,399	50 to S/S "DD1"	1,099				1,131	0	1,131	97%	97%	adjust	
0098	3261	4	SW	6	MIAMI HEIGHTS ELEMENTARY	1,228	1,291	95%	1,311		1,311		1,291	152	1,443	102%	91%	1,303		1,303				1,291	152	1,443	101%	90%		
0125	3621	4	SW	6	NARANJA ELEMENTARY	607	522	116%	708	200 from Redland and 400 to S/S "CC1"	508	400	S/S "CC1"	522	138	660	97%	77%	708		508				522	0	522	97%	97%	
0429	125	4	SW	6	NORMA B BOSSARD ELEMENTARY	1,197	1,032	116%	929		929		1,032	0	1,032	90%	90%	924		924				1,032	0	1,032	89%	89%		
0094	2521	4	SW	6	OLIVER HOOVER ELEMENTARY	1,016	854	119%	943		943		854	172	1,026	110%	92%	972	40 from Dante Fascell EI	1,012				854	172	1,026	119%	99%	adjust	
0151	4441	4	SE	6	PINE LAKE ELEMENTARY	439	638	69%	596		596		638	18	656	93%	91%	592		592				638	0	638	93%	93%		
0152	4461	4	SE	6	PINE VILLA ELEMENTARY	562	834	67%	867	Adjustment due to opening of Goulds Elem	717		834	120	954	86%	75%	861		711				834	0	834	85%	85%	adjust	
0378	4581	4	SW	6	REDLAND ELEMENTARY	990	903	110%	1,212	Adjustment due to opening of Goulds EI and 200 to Naranja EI	862		903	0	903	95%	95%	1,213		863				903	0	903	96%	96%		
0234	4611	4	SW	6	REDONDO ELEMENTARY	724	749	97%	1,018		768		749	40	789	103%	97%	1,018	Adjustment due to opening of South Dade Middle	768				749	18	767	103%	100%		
0180	5281	4	SW	6	SOUTH MIAMI HEIGHTS ELEMENTARY	755	714	106%	705		705		714	62	776	99%	91%	701		701				714	62	776	98%	90%		
	5791	4	SW	6	WEST HOMESTEAD ELEMENTARY	744	824	90%	898	100 to Campbell Drive EI	798		824	36	860	97%	93%	899		799				824	0	824	97%	97%		
0200	5951	4	SE	6	WHISPERING PINES ELEMENTARY	732	708	103%	643		643		708	0	708	91%	91%	639		639				708	0	708	90%	90%		
0029	771	4	SW	6	WILLIAM A CHAPMAN ELEMENTARY	821	630	130%	802		602	200	S/S "DD1"	630	108	738	96%	82%	814		614				630	0	630	97%	97%	
0233	5961	4	SW	6	WINSTON PARK K-8 CENTER	1,216	1,117	109%	1,133	Add 8th grade and 150 to Kendale Lakes EI	1,113		1,117	32	1,149	100%	97%	1,131		1,111				1,117	0	1,117	99%	99%	adjust	
0208	6061	5	SW	6	CAMPBELL DRIVE MIDDLE	1,071	1,447	74%	1,689		1,489	200	S/S "DD1"	1,447	0	1,447	103%	103%	1,758	200 to S/S "TT1"	1,358				1,447	0	1,447	94%	94%	adjust
0210	6081	5	SE	6	CENTENNIAL MIDDLE	965	1,498	64%	1,539	150 from Mays Mid and 150 from Cutler Ridge Mid	1,489	350	S/S "CC1"	1,498	0	1,498	99%	99%	1,572	75 from Cutler Ridge Mid and 137 to S/S "CC1"	1,460				1,498	0	1,498	97%	97%	adjust
0212	6111	5	SE	6	CUTLER RIDGE MIDDLE	1,012	1,414	72%	1,554	150 to Centennial Mid	1,404		1,414	99	1,513	99%	93%	1,588	75 to Centennial Mid	1,363				1,414	0	1,414	96%	96%	adjust	
0217	6221	5	SW	6	HAMMOCKS MIDDLE	1,601	1,450	110%	1,972	Adjustment due to opening of Jorge Mas Canosa Mid	1,387		1,450	218	1,668	96%	83%	1,737		1,152				1,450	0	1,450	79%	79%	adjust	
0220	6251	5	SW	6	HOMESTEAD MIDDLE	976	848	115%	1,547	Adjustment due to opening of South Dade Mid	1,267		848	158	1,006	149%	126%	1,843	750 to South Dade Mid	813				848	158	1,006	96%	81%	adjust	
0229	6431	5	SE	6	MAYS COMMUNITY MIDDLE	672	940	72%	1,067	160 to Centennial	907		940	99	1,039	97%	87%	1,090		930				940	0	940	99%	99%		
0243	6761	5	SW	6	REDLAND MIDDLE	1,161	1,230	94%	1,952	400 to Mas Canosa Mid and 325 to S/S "CC1"	1,227	325	S/S "CC1"	1,230	79	1,309	100%	94%	2,337		1,212	400	New Middle	1,230	0	1,230	99%	99%	adjust	
0244	6781	5	SE	6	RICHMOND HEIGHTS MIDDLE	1,005	1,145	88%	1,339	200 to Mas Canosa Mid	1,139		1,145	158	1,303	99%	87%	1,367		1,167				1,145	158	1,303	102%	90%	adjust	
0434	5003	5	SW	6	SOUTH DADE MIDDLE	910	1,480	61%	1,410	Adding 7th and 8th grade	1,410		1,480	0	1,480	95%	95%	1,410	750 from Homestead Mid and then 750 to new Middle School	1,410	750	New Middle	1,480	0	1,480	95%	95%	adjust		
0409	7781	7	SW	6	FELIX VARELA SENIOR	3,588	2,888	124%	3,941		2,841	1,100	S/S "HHH1"	2,888	0	2,888	98%	98%	3,367		2,267				2,888	0	2,888	78%	78%	
0118	7151	7	SW	6	HOMESTEAD SENIOR	2,513	2,977	84%	3,742		3,742		2,977	190	3,167	126%	118%	4,719		2,919	1,800	S/S "TTT"	2,977	0	2,977	98%	98%	Proposed Senior S/S "TTT"		
0282	7731	7	SW	6	MIAMI SOUTHRIDGE SENIOR	3,453	2,662	130%	2,422		1,522	900	S/S "TTT"	2,662	190	2,852	57%	53%	2,981		2,081				2,662	0	2,662	78%	78%	
0275	7531	7	SW	6	MIAMI SUNSET SENIOR	3,043	2,506	121%	4,052		2,752	1,300	S/S "HHH1" and 500 to S/S "YYY1"	2,506	428	2,934	110%	94%	3,475		2,175				2,506	0	2,506	87%	87%	
0120	7701	7	SW	6	SOUTH DADE SENIOR	2,588	1,721	150%	3,243		3,243	1,738	3,459	404	3,863	94%	84%	4,036		4,036	760	Modular (6)	4,219	0	4,219	96%	96%			
0430	6771	6	SW	6	JORGE MAS CANOSA MIDDLE	1,283	2,024	63%	1,980		1,980		2,008	0	2,008	99%	99%	2,008		2,008				2,008	0	2,009	100%	100%		

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010 AND 2013

Fac#	MDCPS	USE	SERVICE AREA	REG	Facility Name	Projected Enrollment at of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)		
Projected New Permanent Capacity and Proposed New Schools																															
				6	Medical Technologies Senior High								640	0	640						326							51%	51%		
				5	New Modular (1)				330				330	0	330						339							103%			
				2	New Modular (2)				400				400	0	400						339							85%			
				3	New Modular (3)				186				186	0	186						180								97%		
				5	New Modular (4)				186				186	0	186																
				2	New Modular (5)				400				400	0	500						500							125%	100%		
				6	New Modular (6)				800				800	0	400																
				1	New Modular (7) @ Lake Stevens El				396				396	0	396																
				4	New Modular (8)				242				242	0	242																
				2	S/S "D"				1,468				1,478	0	1,478		99%	99%			1,468							99%	99%		
				2	S/S "E1"				1,644				1,651	0	1,651		100%	100%			1,644							100%	100%		
				3	S/S "F1"				675				826	0	826		82%	82%			675							82%	82%		
				5	S/S "G1"				780				826	0	826		94%	94%			780							94%	94%		
				3	S/S "P1"				1,462				1,462	0	1,462		100%	100%			1,462							100%	100%		
				3	S/S "T1"				800				1,200	0	1,200		67%	67%			800										
				5	S/S "W1"				826				826	0	826		100%	100%			826							100%	100%		
				1	S/S "AA2"				1,286				1,435	0	1,435		90%	90%			1,286							90%	90%		
				2	S/S "BB1"				1,437				1,440	0	1,440		100%	100%			1,437							100%	100%		
				6	S/S "CC1"				550				1,436	0	1,436		38%	38%			550							38%	38%		
				6	S/S "DD1"				1,112				1,436	0	1,436		77%	77%			1,112							77%	77%		
				1	S/S "MM1"				1,439				1,499	0	1,499		96%	96%			1,439							96%	96%		
				2	S/S "PP1"				618				1,396	0	1,396		44%	44%			618							44%	44%		
				6	S/S "TT1"				850				1,440	0	1,440		59%	59%			850							59%	59%		
				5	S/S "UU1"				1,300				1,495	0	1,495		87%	87%			1,300							87%	87%		
				6	S/S "TTT"				2,700				2,715	0	2,715		99%	99%			2,700							99%	99%		
				6	S/S "HHH1"				1,900				1,900	0	1,900		100%	100%			1,900							100%	100%		
				1	S/S "JJJ"				2,550				2,702	0	2,702		94%	94%			2,550							94%	94%		
				4	S/S "LLL1" - International Studies S				310				560	0	560		55%	55%			310							55%	55%		
				2	S/S "QQQ1"				944				1,513	0	1,513		62%	62%			944							62%	62%		
				3	S/S "WWW"				800				1,866	0	1,866		43%	43%			800							43%	43%		
				5	S/S "YYY1"				1,500				1,520	0	1,520		99%	99%			1,500							99%	99%		
				6	University of Miami Collaboration (S/S "FFF1")				1,283				1,283	0	1,283		100%	100%			1,283							100%	100%		
				4	Young Men's Academy				500				518	0	518		97%	97%			500							97%	97%		

MAGNET SCHOOLS

0231	3191	4	SE	4	ADA MERRITT K-8 CENTER	620	707	88%	613			763			707	0	707	108%	108%	642				792			707	0	707	112%	112%	Magnet
0001	41	4	SW	6	AIR BASE ELEMENTARY	650	874	74%	970			970			874	18	892	111%	109%	984				984			874	0	874	113%	113%	Magnet
0366	5131	4	NE	1	NORTH DADE CENTER FOR MODERN LANGUAGES	425	458	93%	499			499			458	0	458	109%	109%	525				525			458	0	458	115%	115%	Magnet
0101	5831	4	SE	4	WEST LABORATORY ELEMENTARY	277	318	87%	332			332			318	22	340	104%	98%	343				343			318	22	340	108%	101%	Magnet
0096	6071	5	SE	4	GEORGE WASHINGTON CARVER MIDDLE	911	874	104%	845			845			874	0	874	97%	97%	861				861			874	0	874	99%	99%	Magnet
0005	6001	5	SW	6	HERBERT A AMMONS MIDDLE	1,163	0	0%	863			863		990	990	0%	87%	812			812	Ammons Replacement	1,170	1,170	0	1,170	69%	69%	Magnet			
0431	7055	5	SE	4	YOUNG WOMEN'S ACADEMY	185	405	46%	401			401			405	0	405	99%	99%	225				225			405	0	405	56%	56%	Magnet
0365	7101	7	SE	6	CORAL REEF SENIOR	3,007	2,775	108%	4,043			4,043			2,775	0	2,775	146%	146%	3,497				3,497			2,775	0	2,775	126%	126%	Magnet
0027	7081	7	SE	3	DESIGN AND ARCHITECTURE SENIOR	483	270	179%	364			364			270	0	270	135%	135%	355				355			270	0	270	132%	132%	Magnet
0261	7161	7	SE	4	MARITIME & SCIENCE TECHNOLOGICAL	550	419	131%	470			470			419	0	419	112%	112%	477				477			419	0	419	114%	114%	Magnet
0030	7391	7	NW	1	MIAMI LAKES TECHNOLOGICAL SENIOR	1,589	1,229	129%	1,573			1,573			1,229	0	1,229	128%	128%	1,599				1,599			1,229	0	1,229	130%	130%	High school run as a magnet
0412	7371	7	SW	6	ROBERT MORGAN TECHNOLOGICAL SENIOR	2,429	2,042	119%	1,734			1,734			2,042	0	2,042	85%	85%	2,134				2,134			2,042	0	2,042	105%	105%	High school run as a magnet
0278	7601	7	NW	3	WILLIAM H TURNER TECH	1,801	1,956	92%	1,048			1,048			1,956	0	1,956	54%	54%	971				971			1,956	0	1,956	50%	50%	

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010, 2013 AND 2018

June 29, 2007

Fac#	USE	Facility Name	Projected Enrollment ad of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)	Projected Enrollment 2018	Notes on Projected Enrollment 2018	Adjusted Projected 2018 Enrollment	Projected 2018 % Utilization (Permanent)	Notes for 2018
0231	4	ADA MERRITT K-8 CENTER	584	786	74%	613	90 Students to Dunbar EI	763			786	0	786	97%	97%	642		792			786	0	786	101%	101%	Magnet	671	35 to English Center	786	100%	Elem at English Center
0001	4	AIR BASE ELEMENTARY	688	874	79%	970		870	100	S/S "DD1"	874	532	1,406	100%	62%	984		874			874	18	892	100%	98%		1,106		1,006	115%	Magnet
0051	4	AMELIA EARHART ELEMENTARY	556	556	100%	547		547			556	532	1,088	98%	50%	573	40 to Miami Park EI	533			556	0	556	96%	96%	adjust	596		556	100%	
0003	4	ARCOLA LAKE ELEMENTARY	594	802	74%	557		557			802	0	802	69%	69%	573		573			802	0	802	71%	71%		593		593	74%	
0004	4	AUBURNDALE ELEMENTARY	993	1,109	90%	1,045		1,045			1,109	90	1,199	94%	87%	1,083		1,083			1,109	0	1,109	98%	98%		1,130	25 to English Center	1,105	100%	Elem at English Center
0196	4	AVOCADO ELEMENTARY	869	869	100%	838	50 Students from West Homestead	888	395	S/S "SS1"	869	532	1,401	102%	63%	1,233	15 from Florida City EI	928			869	66	935	107%	99%	adjust	1,375	131 to S/S "TT1"	869	100%	S/S "TT1"
0006	4	BANYAN ELEMENTARY	471	540	87%	365	20 from Rockway EI; 30 from Olympia Heights EI	365			540	0	540	68%	68%	394	20 from Rockway EI; 30 from Olympia Heights EI	444			540	0	540	82%	82%	adjust	412	14 from Rockway EI and 41 from Everglades K-8 Center	517	96%	adjust
0129	4	BARBARA HAWKINS ELEMENTARY	432	510	85%	454	20 Students from Miami Gardens EI	482			510	18	528	95%	91%	469	20 Students from Miami Gardens EI	507			510	0	510	99%	99%	adjust	488	16 to North County EI	510	100%	adjust
0009	4	BEL-AIRE ELEMENTARY	472	736	64%	510		510			736	134	870	69%	59%	505		505			736	0	736	69%	69%		603	10 from Whispering Pines EI and 36 from Caribbean EI and 32 from Cutler Ridge EI	681	92%	adjust
0170	4	BEN SHEPPARD ELEMENTARY	766	802	96%	1,333	20 to S/S "V1"	783	570	S/S "V1"	802	532	1,334	98%	59%	1,358	20 to S/S "V1"	788			802	532	1,334	98%	59%	adjust	1,414	42 to S/S "V1"	802	100%	
0182	4	BENJAMIN FRANKLIN ELEMENTARY	647	590	110%	641		641			590	532	1,122	109%	57%	655		655			590	102	692	111%	95%		672	82 to Lakeview EI	590	100%	adjust
0010	4	BENT TREE ELEMENTARY	619	623	99%	673	25 Students to Kendale Lakes EI	598			623	0	623	96%	96%	712	25 Students to Kendale Lakes EI	612			623	0	623	98%	98%	adjust	742	19 to Modular (10)	623	100%	Modular (10)
0144	4	BISCAYNE ELEMENTARY	928	822	113%	963		963			822	532	1,354	117%	71%	1,017		1,017			822	194	1,016	124%	100%		1,051		822	100%	Proposed modular (6)
	4	BISCAYNE GARDENS ELEMENTARY	867	691	125%	936	60 to Bunche Park EI	691	245	S/S "E1"	691	532	1,223	100%	57%	987	60 to Bunche Park EI	682			691	344	1,035	99%	66%	adjust	1,013		691	100%	Proposed new Elem (2) NE
0015	4	BLUE LAKES ELEMENTARY	469	724	65%	468	20 from Snapper Creek EI	468			724	36	760	65%	62%	506	20 from Snapper Creek EI	526			724	0	724	73%	73%	adjust	535		555	77%	
0017	4	BRENTWOOD ELEMENTARY	939	886	106%	971	40 to Myrtle Grove EI	886	85	Modular at Lake Stevens EI	886	0	886	100%	100%	996	40 to Myrtle Grove EI	871			886	0	886	98%	98%	adjust	1,028	18 to North County EI	886	100%	adjust
0019	4	BROADMOOR ELEMENTARY	471	708	67%	459		459			708	0	708	65%	65%	473		473			708	0	708	67%	67%		491		491	69%	
0022	4	BUNCHE PARK ELEMENTARY	323	691	47%	344	20 from Rainbow Park EI; 20 from Golden Glades EI; 40 from Scott Lake EI; 20 from Parkview EI; 60 from Biscayne Gardens EI	394			691	36	727	57%	54%	385	20 from Rainbow Park EI; 20 from Golden Glades EI; 40 from Scott Lake EI; 20 from Parkview EI; 60 from Biscayne Gardens EI	595			691	36	727	86%	82%	adjust	414	10 from Rainbow Park EI and 20 from Nathan B Young EI and 7 from Scott Lake EI	661	96%	adjust
0372	4	CALUSA ELEMENTARY	798	792	101%	753		753			792	0	792	95%	95%	771		771			792	0	792	97%	97%		864	72 to S/S "M1"	792	100%	S/S "M1"
0076	4	CAMPBELL DRIVE ELEMENTARY	1,136	931	122%	1,051	75 Students from Florida City EI	967	200	S/S "DD1"	931	532	1,463	104%	66%	1,066	50 to S/S "DD1"	932			931	36	967	100%	96%	adjust	1,199	159 to S/S "TT1"	931	100%	S/S "TT1"
0024	4	CARIBBEAN ELEMENTARY	851	965	88%	897		897			965	22	987	93%	91%	891		891			965	0	965	92%	92%		1,001	36 to Bel-Aire EI	965	100%	adjust

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0026	4	CAROL CITY ELEMENTARY	615	776	79%	640		640			776	0	776	82%	82%	663		683			776	0	776	88%	88%		692	712	92%		
0198	4	CARRIE P MEEK/WESTVIEW ELEMENTARY	464	580	80%	472	50 Students from Lakeview EI	522			580	18	598	90%	87%	483	30 from Nathan Young EI	563			580	0	580	97%	97%	adjust	499	579	100%		
0343	4	CHARLES DAVID WYCHE JR ELEMENTARY	924	937	99%	1,123		937	186	ECC #1	937	0	937	100%	100%	1,166	50 to N. Twin Lakes EI Replac	930	NORTH TWIN LAKES ELEM REPLACE MENT	50	937	0	937	99%	99%	North Twin Lakes Replac	1,204	937	100%	adjust	
0048	4	CHARLES R DREW ELEMENTARY	569	645	88%	599		599			645	98	743	93%	81%	613		613			645	0	645	95%	95%		630	630	98%		
	4	CHARLES R HADLEY ELEMENTARY	1,127	868	130%	1,158		1,083			868	218	1,086	125%	100%	1,216		841	NEW ELEM (S/S "F1")	300	868	218	1,086	97%	77%	Proposed Elem - S/S "F1"	1,251		866	100%	S/S "F1"
0273	4	CHRISTINA M EVE ELEMENTARY	761	710	107%	676		676			710	0	710	95%	95%	696		696			710	0	710	98%	98%		781	710	100%	S/S "M1"	
0093	4	CITRUS GROVE ELEMENTARY	1,002	608	165%	1,051	Convert to K-3 and move 225 Students to Citrus Grove Mid	851			608	532	1,140	140%	75%	1,083	25 to Kensington Park EI	858			608	250	858	141%	100%	adjust	1,115	608	100%	adjust	
	4	CLAUDE PEPPER ELEMENTARY	854	922	93%	863		863			922	126	1,048	94%	82%	885		885			922	0	922	96%	96%		1,009	922	100%	S/S "M1"	
0238	4	COCONUT GROVE ELEMENTARY	318	290	110%	325	10 students to Tucker EI	325			290	532	822	112%	40%	336	10 to Tucker EI	326			290	44	334	112%	98%	adjust	349	290	100%	English Center	
0033	4	COLONIAL DRIVE ELEMENTARY	326	460	71%	353		353			460	0	460	77%	77%	376		376			460	0	460	82%	82%		396	460	100%	adjust	
0162	4	COMSTOCK ELEMENTARY	649	513	127%	654	160 Stud to Dunbar EI	599			513	90	603	117%	99%	673	105 to Dunbar EI	513			513	90	603	100%	85%	adjust	694	513	100%	adjust	
0036	4	CORAL GABLES ELEMENTARY	670	522	128%	694	100 Students to Fairchilc EI and 70 Student to Tucker EI	524			522	532	1,054	100%	50%	711	25 to Tucker EI	516			522	18	540	99%	96%	adjust	732	522	100%	Elem at English Center	
0136	4	CORAL PARK ELEMENTARY	938	760	123%	969	127 Stud to Seminole EI	889			760	532	1,292	117%	69%	1,017		737	ELEM (S/S "F1")	210	760	130	890	97%	83%	Elem - S/S "F1"	1,045	755	99%	S/S "F1"	
0038	4	CORAL REEF ELEMENTARY	802	983	82%	838		838			983	18	1,001	85%	84%	894		894			983	0	983	91%	91%		933	961	98%	adjust	
0039	4	CORAL TERRACE ELEMENTARY	520	650	80%	573		573			650	62	712	88%	80%	605		605			650	0	650	93%	93%		632	648	100%	adjust	
0040	4	CORAL WAY K-8 CENTER	1,527	1,003	152%	1,571	80 Students from Silver Bluff EI	1,641	675	1,678	1,678	532	2,210	98%	74%	1,601	50 to Shenandoah EI	1,621			1,678	88	1,766	97%	92%	adjust	1,653	1,633	97%	Elem at English Center	
0041	4	CRESTVIEW ELEMENTARY	857	884	97%	923	80 Student to North County EI	843			884	0	884	95%	95%	964	41 to North County EI	884			884	0	884	100%	100%	adjust	978	884	100%	Proposed ECC at BellSouth	
0043	4	CUTLER RIDGE ELEMENTARY	1,005	960	105%	888		888			960	18	978	93%	91%	883		883			960	18	978	92%	90%		992	960	100%		
0044	4	CYPRESS ELEMENTARY	422	540	78%	432		432			540	18	558	80%	77%	460		460			540	18	558	85%	83%		482	494	91%	adjust	
0370	4	DANTE B FASCEL ELEMENTARY	1,018	703	145%	935		685	250	S/S "W1"	703	532	1,235	97%	55%	991	40 to Oliver Hoover EI	701			703	98	801	100%	88%	adjust	1,032	663	94%	Modular (10)	
0057	4	DAVID FAIRCHILD ELEMENTARY	559	710	79%	600	95 Students from Coral	700			710	532	1,242	99%	56%	632	25 to Sylvania	707			710	0	710	100%	100%	adjust	661	710	100%	adjust	
0421	4	DAVID LAWRENCE JR K-8 CENTER	1,158	1,153	100%	884	8 to Natural Bridge EI	1,054			1,153	0	1,153	91%	91%	1,160	20 to Natural Bridge EI	1,140			1,153	0	1,153	99%	99%	adjust	1,199	1,153	100%	Proposed new Elem (1) NE	

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0077	4	DEVON AIRE K-8 CENTER	1,547	658	235%	1,484	125 Students to Arvida Mid	1,359	705	1,363	1,363	532	1,895	100%	72%	1,602	300 to F.C. Martin K-8 Center and 200 to	1,302				16	1,379	96%	94%		1,602	1,302	96%	
	4	DR BOWMAN FOSTER ASHE ELEMENTARY	1,233	1,157	107%	1,564		1,157	407	S/S "W1"	1,157	532	1,689	100%	69%	1,658		1,157	MODULAR (4)	94	1,157	170	1,327	100%	87%	Proposed modular (4)	1,727	1,157	100%	Modular (10)
0172	4	DR CARLOS J FINLAY ELEMENTARY	647	614	105%	652		612			614	0	614	100%	100%	682		612	MODULAR (4)	30	614	0	614	100%	100%	Proposed modular (4)	706	614	100%	Modular (10)
0362	4	DR EDWARD L WHIGHAM ELEMENTARY	1,097	898	122%	1,116		681	435	S/S "A1"	898	22	920	76%	74%	1,111		676				22	920	75%	73%		1,213	843	94%	adjust
0154	4	DR GILBERT L PORTER ELEMENTARY	978	919	106%	862		862			919	18	937	94%	92%	888		888				18	937	97%	95%		1,000	919	100%	S/S "M1"
0197	4	DR HENRY W MACK/WEST LITTLE RIVER ELEMENTARY	371	646	57%	370	50 Students from Phillis Miller EI	420			646	0	646	65%	65%	383	20 from Phyllis Miller EI	443				0	646	69%	69%	adjust	399	544	84%	adjust
0175	4	E W F STIRRUP ELEMENTARY	854	644	133%	877		877	300	944	944	98	1,042	93%	84%	917		917				98	1,042	97%	88%		940	940	100%	
0052	4	EARLINGTON HEIGHTS ELEMENTARY	498	678	73%	535		535			678	18	696	79%	77%	548		548				0	678	81%	81%		563	563	83%	
0053	4	EDISON PARK ELEMENTARY	421	642	66%	442		442			642	0	642	69%	69%	469		469				0	642	73%	73%		490	490	76%	
0054	4	EMERSON ELEMENTARY	403	576	70%	443		443			576	18	594	77%	75%	469	100 from South Miami	569				0	576	99%	99%	adjust	492	576	100%	adjust
0298	4	ENEIDA MASSAS HARTNER ELEMENTARY	743	703	106%	761		681			703	0	703	97%	97%	788	10 Students to Dunbar EI	698				0	703	99%	99%	adjust	816	701	100%	adjust
0173	4	ERNEST R GRAHAM ELEMENTARY	1,635	1,624	101%	2,119		1,619	530	S/S "V1"	1,624	532	2,156	100%	75%	2,140	30 to S/S "V1"	1,610				392	2,016	99%	80%		2,221	1,624	100%	
0158	4	ETHEL F BECKFORD-RICHMOND ELEMENTARY	375	470	80%	395		395			470	36	506	84%	78%	423		423				0	470	90%	90%		443	443	94%	
0034	4	ETHEL KOGER BECKHAM ELEMENTARY	782	703	111%	841		700	141	S/S "W1"	703	0	703	100%	100%	885	50 to Greenglade EI	694				0	703	99%	99%	adjust	919	703	100%	Modular (10)
0080	4	EUGENIA B THOMAS K-8 CENTER	1,691	925	183%	2,352		1,578	479	K-8 Conversion and S/S "P1"	1,404	176	1,580	112%	100%	2,817		1,406	New K-8 Doral	637			1,580	100%	89%	Proposed future K-8	2,817	1,406	100%	Proposed K-
0056	4	EVERGLADES K-8 CENTER	1,173	1,047	112%	1,172	130 to Rockway Mid	1,042			1,047	532	1,579	100%	66%	1,198	40 to Rockway Mid	1,028				101	1,148	98%	90%	adjust	1,258	1,047	100%	adjust
0037	4	FAIRLAWN ELEMENTARY	683	630	108%	699	100 Students to Henry Flagler EI	630			630	0	630	100%	100%	719	31 to Henry Flagler EI	619				0	630	98%	98%	adjust	744	629	100%	Elem at English Center
0028	4	FIENBERG-FISHER ELEMENTARY	643	1,014	63%	689	188 Students from North Beach EI and 115 from South Pointe EI	989			1,014	532	1,546	98%	64%	749	35 to Frederick Douglass EI	1,014				0	1,014	100%	100%		779	1,014	100%	Proposed modular (6)
0114	4	FLAGAMI ELEMENTARY	526	504	104%	565	25 Stud to Sylvania Heights EI	565			504	532	1,036	112%	55%	590	25 to Sylvania Heights EI	565				66	570	112%	99%	adjust	613	504	100%	adjust
	4	FLAMINGO ELEMENTARY	903	866	104%	929	83 Students to Mae	879	50		916	532	1,448	96%	61%	967	40 to North Hialeah EI	877				18	884	96%	99%	adjust	999	866	95%	Proposed modular (5)
0164	4	FLORIDA CITY ELEMENTARY	751	716	105%	939	90 Students to Campbell Drive EI	864			716	532	1,248	121%	69%	953	15 to Avocado	863					864	120%	100%	adjust	1,071	716	100%	S/S "TT1"
0190	4	FRANCES S TUCKER ELEMENTARY	405	552	73%	429	80 Students from Coral Gables EI and 10 from Coconut Grove EI	499			552	36	588	90%	85%	448	25 from Coral Gables EI and 10 from Coconut Grove EI	553				0	552	100%	100%	adjust	471	551	100%	Modular (9)
0107	4	FRANK C MARTIN K-8 CENTER	879	742	118%	1,080	100 Stud from Southwood Mid	1,180	608	1,350	1,350	76	1,426	87%	83%	900	300 from Devon Aire K-8 Center	1,300				0	1,350	96%	96%		963	1,112	82%	adjust
0046	4	FREDERICK DOUGLASS ELEMENTARY	569	772	74%	560		560			772	172	944	73%	59%	596	35 from Southpointe EI and 15 from Feinberg/Fisher EI	646	MODULAR (4)	60		0	772	84%	84%		633	760	98%	adjust

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0073	4	FULFORD ELEMENTARY	694	500	139%	770	50 Stud to Natural	600	170	Lawrence K 8 Center	500	532	1,032	120%	58%	823	50 to Natural Bridge El	603			500	106	606	121%	99%	adjust	836	500	100%	new Elem (1) NE	
0183	4	GEORGE WASHINGTON CARVER ELEMENTARY	509	442	115%	541	75 Stud to Sunset El	541			442	532	974	122%	56%	557	75 to Sunset El	482			442	44	486	109%	99%		576	442	100%	59 to English Center	
0092	4	GERTRUDE K EDELMAN/SABAL PALM ELEMENTARY	847	696	122%	950	120 to Greynolds Park El	900			696	532	1,228	129%	73%	1,030	70 Students to Greynolds Park El	910			696	218	914	131%	100%	adjust	1,050	696	100%	Proposed new Elem (1) NE	
0064	4	GLORIA FLOYD ELEMENTARY	678	772	88%	695		695			772	0	772	90%	90%	734		734			772	0	772	95%	95%		768	768	100%		
0069	4	GOLDEN GLADES ELEMENTARY	371	406	91%	396		396			406	532	938	98%	42%	416	20 to Bunche Park El	396			406	0	406	98%	98%	adjust	436	406	100%	10 to Myrtle Grove El	
0201	4	GRATIGNY ELEMENTARY	664	670	99%	714	84 Stud from Miami Shores El	764			670	532	1,202	114%	64%	754	34 Stud from Miami Shores El	838			670	178	848	125%	99%	adjust	773	670	100%	Proposed new Elem (2) NE	
0159	4	GREENGLADE ELEMENTARY	698	528	132%	731		521		S/S "G1"	528	18	546	99%	95%	765	100 from Jane Roberts and then 100 to S/S "G1"; 50 from Beckham and 50 to G1	515	NEW EL (S/S "G1")	400	528	18	546	98%	94%		791	528	100%	13 to Modular (10)	
0061	4	GREYNOLDS PARK ELEMENTARY	1,204	732	164%	1,336	120 Students from Gertrude/Sabal Palm El	782	604	S/S "D"	732	532	1,264	107%	62%	1,423	70 Students from Gertrude/Sabal Palm El	939			732	262	994	128%	94%	adjust	1,445	732	100%	Proposed new Elem (1) NE	
0075	4	GULFSTREAM ELEMENTARY	676	717	94%	700		700			717	54	771	98%	91%	696		696			717	0	717	97%	97%		782	717	100%	65 to Whigham El	
0371	4	HENRY E S REEVES ELEMENTARY	830	721	115%	852	150 Students to Miami Park El	712			721	0	721	99%	99%	866	10 Students to Miami Park El	716			721	0	721	99%	99%		885	721	100%	85 to Miami Park El	
0060	4	HENRY M FLAGLER ELEMENTARY	780	956	82%	825	100 Students from Fairlawn El	894			956	98	1,054	94%	85%	859	31 from Fairlawn El	959			956	0	956	100%	100%	adjust	900	955	100%	45 to Coral Gables and then to English Center	
0184	4	HIALEAH ELEMENTARY	879	908	97%	975		998			908	532	1,440	110%	69%	1,035		998	MODULAR (3)	60	908	90	998	110%	100%	Proposed Modular (3)	1,073	908	100%	128 and 90 to Poinciana Park El 30 from S Hialeah El and then 30 to Olinda El	
0337	4	HIALEAH GARDENS ELEMENTARY	1,480	865	171%	1,451		836	615	S/S "AA2"	865	66	931	97%	90%	1,468		853			865	66	931	99%	92%		1,507	865	100%	27 to S/S "AA2"	
0095	4	HIBISCUS ELEMENTARY	560	643	87%	609	80 from Norland El	689			643	532	1,175	107%	59%	642		722			643	88	731	112%	99%		654	643	100%	ECC at BellSouth	
0081	4	HOLMES ELEMENTARY	317	620	51%	349		349			620	22	642	56%	54%	361		361			620	0	620	58%	58%		375	375	61%		
0085	4	HOWARD DRIVE ELEMENTARY	601	764	79%	626		626			764	36	800	82%	78%	670		670			764	0	764	88%	88%		701	764	100%	63 from Palmetto El	
0408	4	HUBERT O SIBLEY ELEMENTARY	991	1,072	92%	1,074		1,074			1,072	0	1,072	100%	100%	1,130	45 to Treasure Island El	1,070			1,072	0	1,072	100%	100%	adjust	1,160	1,072	100%	Proposed new Elem (2) NE	
0338	4	IRVING & BEATRICE PESKOE ELEMENTARY	1,292	915	141%	1,014		894	120	S/S "DD1"	915	18	933	98%	96%	1,029		909			915	18	933	99%	97%		1,157	915	100%	65 to S/S "DD1" and 57 to S/S "TT1"	
0145	4	JACK DAVID GORDON COMMUNITY SCHOOL	1,099	1,051	105%	1,102		1,102			1,051	532	1,583	105%	70%	1,095		1,095			1,051	162	1,213	104%	90%		1,231	1,051	100%	180 to Quantum	
0018	4	JAMES H BRIGHT ELEMENTARY	829	684	121%	827	30 Students from Miami Springs El	1,052	186		870	870	532	1,402	121%	75%	858		1,058			870	196	1,066	122%	99%		883	870	100%	Proposed modular (5)
0160	4	JANE S ROBERTS K-8 CENTER	976	1,163	84%	1,188		883	28	ECC #3/ S/S "W1"	1,163	532	1,695	76%	52%	1,238	100 to Grenglade El	1,110			1,163	184	1,347	95%	82%	adjust	1,323	1,163	100%	32 to Modular (10)	
0066	4	JOE HALL ELEMENTARY	760	645	118%	814		634		S/S "G1"	645	18	663	98%	96%	855	250 to S/S "G1"	645	NEW EL (S/S "G1")	210	645	18	663	100%	97%		887	637	99%	Modular (10)	

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0280	4	JOELLA C GOOD ELEMENTARY	903	933	97%	1,515		955	560	ECC #1/ S/S "U1"	933	532	1,465	102%	65%	1,573		1,013			933	336	1,269	109%	80%		1,626		933	100%	New Elem (1)
0050	4	JOHN G DUPUIS ELEMENTARY	861	623	138%	884		884	300		923	532	1,455	96%	61%	928	5 to Twin Lakes El	923			923	32	955	100%	97%	adjust	958		913	99%	New Elem (1)
	4	JOHN I SMITH ELEMENTARY	1,225	891	137%	1,741		1,741	279	S/S "P1"	1,170	0	1,170	149%	149%	2,044	200 from Doral Mid	1,118	New K-8 Doral	100	1,170	0	1,170	96%	96%	Proposed future K-8	2,110	100 to New El	1,084	93%	Proposed El
0257	4	KELSEY L PHARR ELEMENTARY	460	454	101%	474		474			454	18	472	104%	100%	489	40 to Lenora B Smith El	449			454	18	472	99%	95%	adjust	506	12 to Lenora B Smith El	454	100%	adjust
0088	4	KENDALE ELEMENTARY	538	724	74%	551	75 Students from Sunset Park El	626			724	36	760	86%	82%	588	10 from Sunset Park El	673			724	0	724	93%	93%	adjust	621	18 from Kenwood El	724	100%	adjust
0089	4	KENDALE LAKES ELEMENTARY	901	1,248	72%	817	100 Students from Bent Tree El	892		1,248	1,248	76	1,324	71%	67%	846	25 from Bent Tree El	946			1,248	0	1,248	76%	76%	adjust	1,002	88 from Winston Park K-8 Center	1,190	95%	adjust
0090	4	KENSINGTON PARK ELEMENTARY	1,229	1,454	85%	1,291		1,291			1,454	332	1,786	89%	72%	1,357	25 from Citrus Grove El	1,382			1,454	0	1,454	95%	95%	adjust	1,423		1,448	100%	
0417	4	KENWOOD K-8 CENTER	1,108	1,139	97%	1,166	80 Students to Pinecrest El	1,155			1,139	16	1,155	101%	100%	1,210	49 Students to Pinecrest El	1,150			1,139	16	1,155	101%	100%	adjust	1,285	69 to Modular at Sunset El and 18 to Kendale El	1,138	100%	Modular (9)
0083	4	KEY BISCAIYNE K-8 CENTER	1,027	981	105%	1,060	25 Students to Ponce de Leon Mid and 35 to Shenandoah	1,060			981	532	1,513	108%	70%	1,088	25 to Ponce de Leon and 35 to Shenandoah Mid	1,028			981	49	1,030	105%	100%		1,135	94 to English Center	981	100%	Elem at English Center
0108	4	KINLOCH PARK ELEMENTARY	852	440	194%	888		888	418		858	532	1,390	103%	64%	908		908			858	184	1,042	106%	87%		932	74 to English Center	858	100%	Elem at English Center
	4	LAKE STEVENS ELEMENTARY	487	362	135%	485		794	460		822	18	840	97%	95%	503		812			822	32	854	99%	95%		518	5 to Myrtle Grove El	822	100%	adjust
0025	4	LAKEVIEW ELEMENTARY	558	500	112%	544	50 Students to Carrie Meek/ Westview El	494			500	532	1,032	99%	48%	554	10 to Blanton El	494			500	36	536	99%	92%	adjust	568	82 from Franklin and 90 to Blanton El	500	100%	adjust
0106	4	LAURA C SAUNDERS ELEMENTARY	854	809	106%	938	90 Stud to Avocado El	863			809	532	1,341	107%	64%	952	25 to Avocado El	852			809	54	863	105%	99%	adjust	1,070	161 to S/S "TT1"	809	100%	S/S "TT1"
0147	4	LEEWOOD ELEMENTARY	590	572	103%	616	300 Stud from Palmetto Mid	941	343		915	532	1,447	103%	65%	646		946			915	40	955	103%	99%		673	34 to Lehman and 24 to F.C. Martin K-8	915	100%	adjust
0100	4	LEISURE CITY K-8 CENTER	1,441	1,131	127%	1,368		1,118	250	S/S "DD1"	1,131	532	1,663	99%	67%	1,399	50 to S/S "DD1"	1,099			1,131	97	1,229	97%	89%	adjust	1,517	36 to S/S "TT1"	1,131	100%	S/S "TT1"
0002	4	LENORA BRAYNON SMITH ELEMENTARY	565	736	77%	595	40 Stud from Kelsey Pharr El	595			736	0	736	81%	81%	618	40 from Kelsey Pharr El	658			736	0	736	89%	89%	adjust	644	12 from Kelsey Pharr El	696	95%	adjust
0102	4	LIBERTY CITY ELEMENTARY	265	620	43%	275		275			620	0	620	44%	44%	292		292			620	0	620	47%	47%		310	35 from Martin L King El	345	56%	adjust
0055	4	LILLIE C EVANS ELEMENTARY	310	708	44%	349		349			708	296	1,004	49%	35%	373		373			708	0	708	53%	53%		399		399	56%	
0377	4	LINDA LENTIN K-8 CENTER	1,206	1,001	121%	1,373		1,001	372	S/S "E1"	1,001	0	1,001	100%	100%	1,439		997	MODULAR (2)	70	1,001	0	1,001	100%	100%	Proposed Modular (2)	1,487		1,001	100%	Proposed new Elem (2) NE
0103	4	LITTLE RIVER ELEMENTARY	571	656	87%	569	60 Stud from Phyllis Miller Elem	569			656	44	700	87%	81%	598		598			656	0	656	91%	91%		620		620	95%	
0104	4	LORAH PARK ELEMENTARY	528	526	100%	577	85 Student to South Hiialeah El	502			526	532	1,058	95%	47%	609	20 to Poinciana Park El	514			526	0	526	98%	98%	adjust	628	7 to Poinciana Park El	526	100%	adjust
0134	4	LUDLAM ELEMENTARY	558	464	120%	590		590			464	532	996	127%	59%	618		618			464	178	642	133%	96%		643	179 to Modular (12)	464	100%	Modular (12)
0119	4	M A MILAM K-8 CENTER	1,424	1,004	142%	1,394		994	400	S/S "MM1"	1,004	128	1,132	99%	88%	1,394		994			1,004	128	1,132	99%	88%		1,437		1,004	100%	New Elem (1)

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0086	4	MADIE IVES COMMUNITY ELEMENTARY	1,083	647	167%	1,024		647	377	S/S "D"	647	532	1,179	100%	55%	1,103		647	MODULAR (2)	79	647	270	917	100%	71%	Proposed Modular (2)	1,121	647	100%	Proposed ECC at BellSouth
0194	4	MAE M WALTERS ELEMENTARY	823	721	114%	830	83 Students from Flamingo El and 145 from Meadowlane El	1,059	366	1,087	1,087	54	1,141	97%	93%	863		1,092			1,087	16	1,103	100%	99%		891	1,087	100%	Proposed modular (5)
0047	4	MARJORY S DOUGLAS ELEMENTARY	881	925	95%	1,158		1,321	396	ECC #2	925	532	1,457	143%	91%	1,216		1,319			925	0	1,321	143%	100%	Proposed modular (4)	1,260	1,321	143%	Modular (10)
0070	4	MARTIN L KING ELEMENTARY	220	212	104%	236		236			212	532	744	111%	32%	241		241			212	54	266	114%	90%		247	212	100%	adjust
0360	4	MAYA ANGELOU ELEMENTARY	662	703	94%	650		705			703	0	703	100%	100%	672	25 to Santa Clara El	702			703	0	703	100%	100%	adjust	697	703	100%	adjust
0109	4	MEADOWLANE ELEMENTARY	1,211	1,052	115%	1,231	145 Students to Mae Walters El	1,052	179	Modular at Mae Walters El	1,052	532	1,584	100%	66%	1,280	50 to N. Twin Lakes El Replac	1,051	NORTH TWIN LAKES ELEM REPLACE	50	1,052	88	1,140	100%	92%	North Twin Lakes Replac	1,322	1,052	100%	Proposed modular (5)
0110	4	MELROSE ELEMENTARY	589	630	93%	622	10 Students to Olinda El	622			630	0	630	99%	99%	633	10 to Olinda El	623			630	0	630	99%	99%	adjust	647	627	100%	adjust
0112	4	MIAMI GARDENS ELEMENTARY	351	316	111%	369	28 Students to Barbara Hawkins El	316	25	Modular at Lake Stevens El	316	532	848	100%	37%	378	10 to Barbara Hawkins El	315			316	18	334	100%	94%	adjust	390	316	100%	adjust
0098	4	MIAMI HEIGHTS ELEMENTARY	1,307	1,291	101%	1,311		1,311			1,291	532	1,823	102%	72%	1,303		1,303			1,291	152	1,443	101%	90%		1,464	1,291	100%	Quantum
0149	4	MIAMI LAKES K-8 CENTER	1,450	508	286%	1,253	50 Students to Country Club Mid	1,303	664		1,172	532	1,704	111%	76%	1,282	160 to Country Club Mid	1,172			1,172	196	1,368	100%	86%	adjust	1,318	1,171	100%	New Elem (1)
0115	4	MIAMI PARK ELEMENTARY	530	758	70%	519	140 Students from Reeves El	659			758	126	884	87%	75%	537	10 Students from Reeves El	687			758	0	758	91%	91%	adjust	559	723	95%	adjust
0242	4	MIAMI SHORES ELEMENTARY	766	714	107%	789	84 Students to Gratigny El	739			714	532	1,246	104%	59%	820	34 Students to Gratigny El	736			714	36	750	103%	98%	adjust	844	710	99%	adjust
0116	4	MIAMI SPRINGS ELEMENTARY	719	602	119%	785	30 Students to James Bright El and 80 Stud to South Hialeah El	734			602	532	1,134	122%	65%	829		718	MODULAR (3)	60	602	120	722	119%	99%	Proposed Modular (3)	856	595	99%	Proposed modular (8)
0122	4	MORNINGSIDE ELEMENTARY	439	758	58%	456		456			758	58	816	60%	56%	490		490			758	0	758	65%	65%		516	586	77%	adjust
0124	4	MYRTLE GROVE ELEMENTARY	407	580	70%	440		440			580	40	620	76%	71%	468		468			580	0	580	81%	81%		478	560	97%	adjust
0125	4	NARANJA ELEMENTARY	604	522	116%	708		508	200	S/S "CC1"	522	138	660	97%	77%	708		508			522	138	660	97%	77%		808	522	100%	S/S "CC1"
0202	4	NATHAN B YOUNG ELEMENTARY	458	482	95%	479		479			482	0	482	99%	99%	506	30 to Carrie Meek El	476			482	0	482	99%	99%	adjust	525	475	99%	adjust
0157	4	NATURAL BRIDGE ELEMENTARY	760	698	109%	869	50 Stud from Fulford El and 8 from David Lawrence K-8	869			698	532	1,230	124%	71%	914	50 from Fulford and 8 from David Lawrence K-8 Center	972			698	270	968	139%	100%	adjust	931	698	100%	Proposed new Elem (2) NE
0260	4	NORLAND ELEMENTARY	689	598	115%	742	80 Students to Hibiscus El and 20 to North County El	662			598	532	1,130	111%	59%	773	20 to North County El	673			598	80	678	113%	99%	adjust	784	598	100%	Proposed ECC at BellSouth

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0429	4	NORMA B BOSSARD ELEMENTARY	1,023	1,023	100%	929		929			1,023	0	1,023	91%	91%	924		924			1,023	0	1,023	90%	90%		1,038	1,023	100%	Elem at Quantum
0128	4	NORTH BEACH ELEMENTARY	1,054	891	118%	1,082	188 Students to Feinberg/ Fisher EI	882			891	532	1,423	99%	62%	1,133	60 to Blanton EI	888			891	54	945	100%	94%	adjust	1,168	891	100%	Proposed modular (6)
0130	4	NORTH COUNTY ELEMENTARY	390	720	54%	432	80 Students from Crestview EI and 20 from Norland EI	512			720	170	890	71%	58%	473	41 from Crestview EI ; 20 from Norland EI; 30 from Norwood EI and 20 from Skyway EI	593			720	170	890	82%	67%	adjust	509	690	96%	adjust
0366	4	NORTH DADE CENTER FOR MODERN LANGUAGES	481	458	105%	499		499			458	0	458	109%	109%	525		525			458	0	458	115%	115%	Magnet	543	543	119%	Magnet
0209	4	NORTH GLADE ELEMENTARY	542	508	107%	563		508	55	Modular at Lake Stevens EI	508	18	526	100%	97%	586	25 to Lake Stevens EI	506			508	18	526	100%	96%	adjust	612	508	100%	adjust
0113	4	NORTH HIALEAH ELEMENTARY	659	580	114%	686		686	44		624	532	1,156	110%	59%	718	40 from Flamingo EI	758			624	214	838	122%	90%	adjust	745	580	93%	Proposed modular (5)
0133	4	NORTH MIAMI ELEMENTARY	853	754	113%	989		754	235	S/S "E1"	754	532	1,286	100%	59%	1,044		754	MODULAR (2)	55	754	424	1,178	100%	64%	Proposed Modular (2)	1,064	754	100%	Proposed new Elem (2) NE
0126	4	NORTH TWIN LAKES ELEMENTARY	680	529	129%	696	200 to Twin Lakes EI	547	297		826	532	1,358	66%	40%	723		783	NORTH TWIN LAKES ELEM REPLACE MENT	529	826	18	547	95%	95%	North Twin Lakes Replac	742	803	97%	
0135	4	NORWOOD ELEMENTARY	448	542	83%	470	45 Stud from Parkway EI	542			542	0	542	100%	100%	495	30 to North County	537			542	0	542	99%	99%	adjust	504	542	100%	Proposed ECC at BellSouth
0410	4	OAK GROVE ELEMENTARY	844	656	129%	897		756	141	S/S "E1"	656	532	1,188	115%	64%	933		777	MODULAR (2)	15	656	124	780	118%	100%	Proposed Modular (2)	951	656	100%	Proposed new Elem (2) NE
0137	4	OJUS ELEMENTARY	853	376	227%	1,120		870	538	Addition and S/S "BB1"	914	98	1,550	95%	56%	1,207		912	MODULAR (2)	45	914	0	914	100%	100%	Proposed Modular (2)	1,226	914	100%	Proposed new Elem (1) NE
0138	4	OLINDA ELEMENTARY	351	432	81%	374	10 Stud from Melrose EI.	374			432	0	432	87%	87%	382	10 from Melrose EI	392			432	0	432	91%	91%	adjust	392	432	100%	adjust
0094	4	OLIVER HOOVER ELEMENTARY	1,094	854	128%	943		943			854	532	1,386	110%	68%	1,012		972			854	172	1,026	114%	95%	adjust	1,095	845	99%	S/S "M1"
0139	4	OLYMPIA HEIGHTS ELEMENTARY	563	580	97%	573		573			580	532	1,112	99%	52%	606	40 from Dante Fascell EI	576			580	0	580	99%	99%	adjust	630	580	100%	adjust
0140	4	OPA-LOCKA ELEMENTARY	510	558	91%	533		533			558	532	1,090	96%	49%	562	10 to Carol City EI	542			558	0	558	97%	97%	adjust	588	558	100%	adjust
0141	4	ORCHARD VILLA ELEMENTARY	555	713	78%	591		591			713	0	713	83%	83%	604		604			713	0	713	85%	85%		620	620	87%	
0143	4	PALM LAKES ELEMENTARY	895	620	144%	928	90 Students from Twin Lakes EI	1,122	506		1,126	138	1,264	100%	89%	1,001	69 to North Twin Lakes EI Replac	1,126	NORTH TWIN LAKES ELEM REPLACE MENT	69	1,126	0	1,126	100%	100%	North Twin Lakes Replac	1,001	1,126	100%	
0023	4	PALM SPRINGS ELEMENTARY	859	842	102%	878		878			842	532	1,374	104%	64%	919		919			842	102	944	109%	97%		953	842	100%	New Elem (1)
0402	4	PALM SPRINGS NORTH ELEMENTARY	791	790	100%	1,698		809	889	S/S "U1"	790	532	1,322	102%	61%	1,741		852			790	324	1,114	108%	76%		1,780	790	100%	New Elem (1)
0193	4	PALMETTO ELEMENTARY	595	580	103%	608		608			580	532	1,112	105%	55%	645		645			580	84	664	111%	97%		671	580	100%	adjust
0146	4	PARKVIEW ELEMENTARY	439	414	106%	469	75 Students to Scott Lake EI	409			414	532	946	99%	43%	488	20 to Bunche Park EI	408			414	0	414	99%	99%	adjust	495	414	100%	Proposed ECC at BellSouth
0142	4	PARKWAY ELEMENTARY	540	460	117%	570	50 Students to Norwood EI and 50 to Scott Lake EI	498			460	532	992	108%	50%	594		522			460	62	522	113%	100%		602	460	100%	Proposed ECC at BellSouth

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0049	4	PAUL LAURENCE DUNBAR ELEMENTARY	512	827	62%	542	90 Students from Hartner EI and 160 from Comstock EI	622			827	0	827	75%	75%	565	10 from Hartner EI and 105 from Comstock EI	760				827	0	827	92%	92%	adjust	594	2 to Santa Clara EI	812	98%	adjust
0148	4	PERRINE ELEMENTARY	760	840	90%	790		790			840	40	880	94%	90%	840		840				840	0	840	100%	100%		874	34 to Colonial Park EI	840	100%	adjust
0199	4	PHILLIS WHEATLEY ELEMENTARY	309	638	48%	333		333			638	0	638	52%	52%	357		357				638	0	638	56%	56%		383		383	60%	
0058	4	PHYLLIS R MILLER ELEMENTARY	722	703	103%	736	60 Students to Little River EI	686			703	0	703	98%	98%	765	20 Students to West Little River EI	695				703	0	703	99%	99%	adjust	787	50 from Miami Shores EI and 70 to Morningside EI and 21 from Comstock EI	697	99%	adjust
0151	4	PINE LAKE ELEMENTARY	567	638	89%	596		596			638	18	656	93%	91%	592		592				638	0	638	93%	93%		665		638	100%	Elem at Quantum
0152	4	PINE VILLA ELEMENTARY	756	834	91%	867		817	50	S/S "A1"	834	120	954	98%	86%	861		811				834	120	954	97%	85%		968	32 to S/S "A1" and 52 to S/S "TT1"	834	100%	S/S "A1" & S/S "TT1"
0150	4	PINECREST ELEMENTARY	809	1,167	69%	852	165 Students from Sunset Elem and 60 from Kenwood K-8 Center	938			1,167	0	1,167	80%	80%	917	90 Students from Sunset Elem and 49 from Kenwood K-8 Center	1,142				1,167	0	1,167	98%	98%	adjust	962	20 to Modular at Sunset EI	1,167	100%	Modular (9) at Sunset EI
0153	4	POINCIANA PARK ELEMENTARY	419	734	57%	453		453			734	138	872	62%	52%	467	20 from Lorah Park EI	487				734	0	734	66%	66%	adjust	484	7 from Lorah Park EI and 128 + 90 from Hialeah EI	729	99%	adjust
0155	4	RAINBOW PARK ELEMENTARY	557	550	101%	578	50 Students to Bunche Park EI	528			550	532	1,082	96%	49%	610	20 to Bunche Park EI	540				550	18	568	98%	95%	adjust	632	12 to Myrtle Grove EI and 10 from Opa-Locka EI and then to Bunche Park EI	550	100%	adjust
0378	4	REDLAND ELEMENTARY	898	903	99%	1,212		903	309	S/S "A1"	903	0	903	100%	100%	1,213		904				903	0	903	100%	100%		1,350	138 to Elem at Quantum site	903	100%	Elem at Quantum
0234	4	REDONDO ELEMENTARY	759	759	100%	1,018		777	241	S/S "SS1"	759	532	1,291	102%	60%	1,018		777				759	18	777	102%	100%		1,136	136 to S/S "TT1"	759	100%	S/S "TT1"
0191	4	RIVERSIDE ELEMENTARY	1,043	749	139%	1,053	310 Students to Southside EI	743	310	Southside EI Addition	749	0	749	99%	99%	1,082	25 to Southside EI	747				749	0	749	100%	100%	adjust	1,111	30 to Douglass EI	746	100%	adjust
0123	4	ROBERT R MOTON ELEMENTARY	639	710	90%	645		645			710	0	710	91%	91%	684		684				710	0	710	96%	96%		712	2 to Colonial EI	710	100%	adjust
0161	4	ROCKWAY ELEMENTARY	535	568	94%	554	20 Students to Banyan EI	554			568	0	568	98%	98%	584	20 to Banyan EI	564				568	0	568	99%	99%	adjust	602	14 to Banyan EI	568	100%	adjust
0008	4	ROYAL GREEN ELEMENTARY	773	722	107%	838		718		S/S "G1"	722	22	744	99%	97%	885	30 from Village Green EI and 96 to S/S "G1"	705 (S/S "G1")	NEW EL (S/S "G1")	213		722	22	744	98%	95%		921	13 to Modular (10)	722	100%	Modular (10)
0078	4	ROYAL PALM ELEMENTARY	638	568	112%	648	120 Students to Tropical Elem	578			568	18	586	102%	99%	677	50 to Tropical EI	557				568	18	586	98%	95%	adjust	700	12 to Cypress EI	568	100%	adjust
0007	4	RUTH K BROAD-BAY HARBOR ELEMENTARY	1,320	665	198%	1,344		1,094	496	S/S "BB1"	665	532	1,197	165%	91%	1,385		1,135				665	98	1,259	171%	90%		1,411		1,161	175%	
0165	4	SANTA CLARA ELEMENTARY	576	703	82%	609		609			703	0	703	87%	87%	631	25 from Maya Angelou EI	656				703	0	703	93%	93%	adjust	656	24 from Maya Angelou EI and 2 to Dunbar EI	703	100%	adjust
0166	4	SCOTT LAKE ELEMENTARY	593	724	82%	656	75 Students from Parkview EI and 50 from Parway EI	716			724	532	1,256	99%	57%	697	40 to Bunche Park EI	717				724	0	724	99%	99%	adjust	711	7 to Bunche Park EI	724	100%	adjust

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0167	4	SEMINOLE ELEMENTARY	616	822	75%	651	127 from Coral Park EI	806			822	18	840	98%	96%	696		801	NEW ELEM (S/S "F1")	50	822	18	840	97%	95%	Proposed Elem - S/S "F1"	723	822	100%	adjust	
0168	4	SHADOWLAWN ELEMENTARY	312	459	68%	316		316			459	40	499	69%	63%	337		337				0	459	73%	73%		353	25 from Hartner EI	378	82%	adjust
0091	4	SHENANDOAH ELEMENTARY	996	882	113%	1,039		1,039			882	532	1,414	118%	73%	1,090	50 from Coral Way K-8 Center and 20 from Silver Bluff EI	1,160				476	1,358	132%	85%	adjust	1,140	328 to English Center	882	100%	Elem at English Center
0079	4	SILVER BLUFF ELEMENTARY	624	522	120%	627	70 Students to Coral Way K-8	557			522	532	1,054	107%	53%	645	90 Students to Pinecrest EI	555				44	566	106%	98%	adjust	667	55 to English Center	522	100%	Elem at English Center
0174	4	SKYWAY ELEMENTARY	695	572	122%	716		572	144	Modular at Lake Stevens EI	572	0	572	100%	100%	732	20 to North County EI	568				0	572	99%	99%	adjust	753	17 to North County EI	572	100%	adjust
0176	4	SNAPPER CREEK ELEMENTARY	608	658	92%	636	20 stud to Blue Lakes EI	636			658	0	658	97%	97%	669	20 to Blue Lakes EI	649				0	658	99%	99%	adjust	697	20 to Tropical EI	657	100%	adjust
0178	4	SOUTH HIALEAH COMMUNITY ELEMENTARY	1,133	682	166%	1,215	80 from Miami Springs EI and 40 from Hialeah EI and 85 from Lorah Park EI	1,318	636	1,318	1,318	532	1,850	100%	71%	1,271		1,314	MODULAR (3)	60	1,318	0	1,318	100%	100%	Proposed Modular (3)	1,305	30 to Hialeah EI	1,318	100%	adjust
0180	4	SOUTH MIAMI HEIGHTS ELEMENTARY	730	714	102%	705		705			714	62	776	99%	91%	701		701				62	776	98%	90%		787	22 to Blue Lakes EI	714	100%	Elem at Quantum
0179	4	SOUTH MIAMI K-8 CENTER	942	300	314%	558	70 students from South Miami Mid	628	495	795	532	1,327	79%	47%	765	100 to Emerson EI	785				214	1,009	99%	78%	adjust	797		795	100%	adjust	
0252	4	SOUTH POINTE ELEMENTARY	505	428	118%	520	75 to Feinberg/ Fisher EI	420			428	0	428	98%	98%	528	14 to Frederick Douglass EI	428				0	428	100%	100%		560		428	100%	Proposed modular (6)
0181	4	SOUTHSIDE ELEMENTARY	433	234	185%	436	335 Stud from Riverside EI	746	592	826	826	0	826	90%	90%	445	25 from Riverside EI	780				32	858	94%	91%	adjust	455	36 from Coral Way K 8	826	100%	adjust
0132	4	SPRINGVIEW ELEMENTARY	648	442	147%	708	30 to James Bright EI	438	70	S/S "V1"	442	532	974	99%	45%	741		471				32	474	107%	99%		761		441	100%	Proposed modular (8)
0074	4	SUNSET ELEMENTARY	1,045	790	132%	1,096	165 Students to Pinecrest EI	1,021			790	532	1,322	129%	77%	1,129	75 from Carver EI and 10 to Kendale EI	1,039				252	1,042	132%	100%	adjust	1,170	Add 440 S.S. modular	790	100%	Modular (9)
0185	4	SUNSET PARK ELEMENTARY	668	646	103%	692	75 Students to Kendale EI	617			646	532	1,178	96%	52%	726		641				36	682	99%	94%	adjust	756	25 to Lehman EI	646	100%	adjust
0169	4	SWEETWATER ELEMENTARY	893	931	96%	941		969			931	40	971	104%	100%	993		921	NEW ELEM (S/S "F1")	125	931	40	971	99%	95%	Proposed Elem - S/S "F1"	1,025	25 to S/S "F1"	928	100%	S/S "F1"
0187	4	SYLVANIA HEIGHTS ELEMENTARY	624	826	76%	672	25 Stud from Flagami EI	672			826	18	844	81%	80%	709	25 from Flagami EI and 25 from Fairchild EI	759				0	826	92%	92%	adjust	742	26 from Fairchild EI	818	99%	adjust
0084	4	THENA CROWDER ELEMENTARY	146	304	48%	157		157			304	18	322	52%	49%	170		170				0	304	56%	56%		180		180	59%	
0105	4	TOUSSAINT L'OUVERTURE ELEMENTARY	472	660	72%	467		467			660	62	722	71%	65%	497		497				0	660	75%	75%		520		520	79%	
0188	4	TREASURE ISLAND ELEMENTARY	762	897	85%	799		799			897	84	981	89%	81%	852	45 from North Beach EI	897				0	897	100%	100%	adjust	883		897	100%	Proposed modular (6)
0189	4	TROPICAL ELEMENTARY	441	820	54%	428	120 Students from Royal Palm EI	498			820	22	842	61%	59%	470	50 from Royal Palm EI	590				0	820	72%	72%	adjust	502	20 from Snapper Creek EI and 20 from Olympia Heights EI	642	78%	adjust
0177	4	TWIN LAKES ELEMENTARY	669	658	102%	703		658			658	0	658	100%	100%	740	40 to North Twin Lakes EI Replac	655				0	658	100%	100%	North Twin Lakes Replac	766	63 to New EI (1)	618	94%	New Elem (1)
0014	4	VAN E BLANTON ELEMENTARY	538	634	85%	528	60 Students from Sibley EI	528			634	54	688	83%	77%	542	60 from Sibley EI; 10 from Lakeview EI	612				0	634	97%	97%	adjust	559	82+8 from Lakeview and then 85 to West Little River EI	634	100%	adjust
0192	4	VILLAGE GREEN ELEMENTARY	434	470	92%	457	40 Students from Finlay EI	497			470	532	1,002	106%	50%	489	30 to Royal Green EI	499				36	506	106%	99%	adjust	514	54 to Modular 10	470	100%	Modular (10)

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0195	4	VINELAND ELEMENTARY	582	540	108%	607	200 from Palmetto Mid	807	300	840	840	532	1,372	96%	59%	643		843		840	112	952	100%	89%		668	28 to Colonial Drive EI	840	100%	adjust	
0127	4	VIRGINIA A BOONE/HIGHLAND OAKS ELEMENTARY	962	654	147%	884		784	100	S/S "BB1"	654	532	1,186	120%	66%	953	25 to S/S "BB1"	788	MODULAR (2)	40	654	138	792	120%	99%	Proposed Modular (2)	968		654	100%	Proposed new Elem (2) NE
0020	4	W J BRYAN ELEMENTARY	788	938	84%	916		916			938	532	1,470	98%	62%	971		936	MODULAR (2)	35	938	0	938	100%	100%	Proposed Modular (2)	992		938	100%	Proposed new Elem (2) NE
0072	4	WESLEY MATTHEWS ELEMENTARY	694	693	100%	899		708	191	ECC #2	693	18	711	102%	100%	935	50 to Hurston EI	694			18	711	100%	98%	adjust	962	28 to Modular (10)	693	100%	Modular (10)	
	4	WEST HOMESTEAD ELEMENTARY	802	824	97%	898	50 Students to Avocado EI	848			824	532	1,356	103%	63%	899		849				36	860	103%	99%		1,029	155 to S/S "TT1"	824	100%	S/S "TT1"
0101	4	WEST LABORATORY ELEMENTARY	291	318	92%	332		332			318	22	340	104%	98%	343		343				22	340	108%	101%	Magnet	357		357	112%	Magnet
0200	4	WHISPERING PINES ELEMENTARY	793	708	112%	643		643			708	0	708	91%	91%	639		639				0	708	90%	90%		718	10 to Bel Aire EI	708	100%	adjust
0029	4	WILLIAM A CHAPMAN ELEMENTARY	614	630	97%	802		602	200	S/S "DD1"	630	108	738	96%	82%	814		614				108	738	97%	83%		915	85 to S/S "DD1"	630	100%	S/S "DD1"
0099	4	WILLIAM H. LEHMAN ELEMENTARY	817	703	116%	846		846	242		945	0	945	90%	90%	881		881				0	945	93%	93%		911	25 from Sunset Park EI and 9 from Leewood EI	945	100%	adjust
0233	4	WINSTON PARK K-8 CENTER	1,083	649	167%	1,133		1,233	555		1,204	532	1,736	102%	71%	1,131		1,231				32	1,237	102%	100%		1,192	88 to Kendale Lakes EI	1,204	100%	
0082	4	ZORA NEALE HURSTON ELEMENTARY	765	1,039	74%	826		826			1,039	0	1,039	79%	79%	891	50 from Wesley Matthews EI	941				0	1,039	91%	91%	adjust	941		991	95%	
0203	5	ALLAPATTAH MIDDLE	797	1,127	71%	813		813			1,127	158	1,285	72%	63%	810		810				0	1,127	72%	72%		868		868	77%	
0204	5	ARVIDA MIDDLE	1,119	1,118	100%	1,303	125 Students to Devon Aire K-8	1,103	200	To Devon Aire K-8	1,118	532	1,650	99%	67%	1,321		1,121				79	1,197	100%	94%	adjust	1,452	124 to Glades and 10 to Hammocks Mid	1,118	100%	adjust
0416	5	BOB GRAHAM EDUCATION CTR	2,073	1,402	148%	2,049		1,378	671	S/S "AA2"	1,402	0	1,402	98%	98%	2,046		1,375				0	1,402	98%	98%		2,100	27 to S/S "AA2"	1,402	100%	
0205	5	BROWNSVILLE MIDDLE	917	1,324	69%	872		872			1,324	0	1,324	66%	66%	928		928				0	1,324	70%	70%		974	350 from Miami Springs Mid	1,324	100%	adjust
0208	5	CAMPBELL DRIVE MIDDLE	1,087	1,447	75%	1,689		1,447	242	S/S "DD1"	1,447	0	1,447	100%	100%	1,758	140 from Homestead Mid and 240 to S/S "DD1"	1,416				0	1,447	98%	98%	adjust	1,775		1,433	99%	
0207	5	CAROL CITY MIDDLE	980	1,039	94%	829		829			1,039	0	1,039	80%	80%	875		875				0	1,039	84%	84%		919	116 from North Dade Mid	1,035	100%	adjust
0210	5	CENTENNIAL MIDDLE	959	1,498	64%	1,539	150 Students from Mays Mid and 150 Stud from Cutler Ridge Mid	1,489	350	S/S "CC1"	1,498	0	1,498	99%	99%	1,572	75 from Cutler Ridge Mid and 137 to S/S "CC1"	1,460				0	1,498	97%	97%	adjust	1,539		1,427	95%	
0214	5	CHARLES R DREW MIDDLE	757	849	89%	718		718			849	98	947	85%	76%	760		760				0	849	90%	90%		795	50 from Miami Springs Mid	845	100%	adjust
0211	5	CITRUS GROVE MIDDLE	1,119	1,642	68%	1,135	225 from Citrus Grove EI and convert to 4-8	1,335			1,642	20	1,662	81%	80%	1,142	50 from Kinloch Park Mid	1,392				0	1,642	85%	85%		1,256	50 from Kinloch Park Mid and then 100 to Jose de Diego Mid and 185 from Citrus Grove EI	1,641	100%	adjust
0433	5	COUNTRY CLUB MIDDLE	991	1,500	66%	1,088	50 from Miami Lakes Mid and 50 from Miami Lakes K-8	1,088			1,500	0	1,500	73%	73%	1,080	160 from Miami Lakes K-8 and 130 from Miami Lakes Mid	1,370				0	1,500	91%	91%	adjust	1,170	40 from Miami Lakes Mid	1,500	100%	adjust

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0212	5	CUTLER RIDGE MIDDLE	1,109	1,414	78%	1,554	150 Students to Centennial Mid	1,404			1,414	532	1,946	99%	72%	1,588	75 to Centennial Mid	1,363			1,414	99	1,513	96%	90%	adjust	1,554	1,329	94%	
0397	5	DORAL MIDDLE	906	1,039	87%	1,620	200 Students to Eugenia B. Thomas k-8	941	479	E.B. Thomas K-8 Conversion and S/S "P1"	1,039	0	1,039	91%	91%	1,864	150 to new proposed K-8 Center	985	New K-8 Doral	487	1,039	0	1,039	95%	95%	Proposed future school	2,577	969	93%	Proposed modular (7)
0096	5	GEORGE WASHINGTON CARVER MIDDLE	956	874	109%	845		845			874	0	874	97%	97%	861		861			874	0	874	99%	99%		914	914	105%	Magnet
0216	5	GLADES MIDDLE	1,368	804	170%	1,005	100 stud from West Miami Mid	1,005	540	1,344	1,344	119	1,463	75%	69%	1,018	100 from West Miami Mid	1,118			1,344	119	1,463	83%	76%	adjust	1,119	1,343	100%	adjust
0217	5	HAMMOCKS MIDDLE	1,457	1,450	100%	1,972		1,450	450	S/S "YY1"	1,450	218	1,668	100%	87%	1,737		1,287			1,450	218	1,668	89%	77%		1,804	1,292	89%	adjust
0215	5	HENRY H FILER MIDDLE	1,177	1,128	104%	1,296	310 Students from Miami Springs Mid	1,086	530	S/S "MM1"	1,128	79	1,207	96%	90%	1,250	80 fom Miami Springs Mid	1,110			1,128	79	1,207	98%	92%	adjust	1,358	1,127	100%	adjust
0005	5	HERBERT A AMMONS MIDDLE **	986	0	0%	863		863	0	S/S "YY1"	850	532	1,382	0%	62%	812		812			850	990	990	96%	82%	Magnet	837	837	99%	
0218	5	HIALEAH MIDDLE	1,101	927	119%	1,079		905	174	S/S "MM1"	927	139	1,066	98%	85%	1,041		867			927	139	1,066	94%	81%		1,131	927	100%	adjust
0219	5	HIGHLAND OAKS MIDDLE	1,520	1,020	149%	2,322		998	1,324	Broad/ Bay Harbor K-8 Center - S/S "D"	1,020	238	1,257	98%	79%	2,169		845			1,020	238	1,257	83%	67%		2,529	1,020	100%	S/S "PP1"
0220	5	HOMESTEAD MIDDLE	848	848	100%	1,547		847	700	S/S "SS1"	848	532	1,380	100%	61%	1,843	160 to S/S "SS1"	843			848	158	1,006	99%	84%	adjust	1,822	822	97%	
0227	5	HORACE MANN MIDDLE	899	1,399	64%	743	100 Stud from Miami Mid	743			1,399	0	1,399	53%	53%	698	100 from N Miami Mid	798			1,399	0	1,399	57%	57%	adjust	779	914	65%	adjust
0363	5	HOWARD A DOOLIN MIDDLE	1,011	1,031	98%	891		891			1,031	79	1,110	86%	80%	888		888			1,031	0	1,031	86%	86%		1,039	1,032	100%	Addition at Curry Mid
0230	5	HOWARD D MCMILLAN MIDDLE	1,173	1,229	95%	1,288		1,232	175	S/S "YY1"	1,229	532	1,761	100%	70%	1,317	100 to S/S "YY1"	1,161			1,229	40	1,269	94%	91%	adjust	1,485	1,229	100%	Addition at Curry Mid
0222	5	JOHN F KENNEDY MIDDLE	1,969	1,351	146%	1,937		1,319	618	S/S "PP1"	1,351	317	1,668	98%	79%	1,906		1,288			1,351	317	1,668	95%	77%		2,250	1,351	100%	S/S "PP1"
0225	5	JOSE DE DIEGO MIDDLE	905	1,043	87%	613		613			1,043	0	1,043	59%	59%	585		585			1,043	0	1,043	56%	56%		640	1,014	97%	adjust
0228	5	JOSE MARTI MIDDLE	1,306	1,024	128%	1,259		1,024	235	S/S "MM1"	1,024	218	1,242	100%	82%	1,212		977			1,024	218	1,242	95%	79%		1,250	1,015	99%	
0223	5	KINLOCH PARK MIDDLE	1,158	1,273	91%	1,231		1,273			1,273	0	1,273	100%	100%	1,255	50 to Citrus Grove Mid	1,247			1,273	0	1,273	98%	98%	adjust	1,331	1,273	100%	adjust
0224	5	LAKE STEVENS MIDDLE	875	875	100%	749		749			875	158	1,033	86%	72%	744		744			875	158	1,033	85%	72%		806	874	100%	adjust
0418	5	LAMAR LOUIS CURRY MIDDLE	1,686	1,018	166%	1,563		1,018	545	S/S "UU1"	1,018	0	1,018	100%	100%	1,560		1,015			1,018	0	1,018	100%	100%		1,699	1,018	100%	Addition
0404	5	LAWTON CHILES MIDDLE	1,298	1,298	100%	1,056		1,056			1,298	158	1,456	81%	73%	1,049		1,049			1,298	158	1,456	81%	72%		1,135	1,135	87%	
0226	5	MADISON MIDDLE	774	798	97%	714		714			798	218	1,016	89%	70%	690		690			798	0	798	86%	86%		723	799	100%	adjust

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010, 2013 AND 2018

Fac#	USE	Facility Name	Projected Enrollment ad of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)	Projected Enrollment 2018	Notes on Projected Enrollment 2018	Adjusted Projected 2018 Enrollment	Projected 2018 % Utilization (Permanent)	Notes for 2018
0229	5	MAYS COMMUNITY MIDDLE	773	940	82%	1,067	150 Students to Centennial	917			940	99	1,039	98%	88%	1,090		940			940	99	1,039	100%	91%		1,067		917	98%	
0232	5	MIAMI EDISON MIDDLE	600	1,194	50%	465		465			1,194	0	1,194	39%	39%	426		426			1,194	0	1,194	36%	36%		495		495	41%	
0068	5	MIAMI LAKES MIDDLE	965	968	100%	1,155	50 Students to Country Club Mid	1,105			968	532	1,500	114%	74%	1,140	130 Students to Country Club Mid	960			968	178	1,146	99%	84%	adjust	1,256	68 to Lake Stevens Mid and 40 to Country Club Mid	968	100%	adjust
0346	5	MIAMI SPRINGS MIDDLE	1,821	1,288	141%	1,907	375 Students to Filer Mid	1,597			1,288	532	1,820	124%	88%	1,964	to Filer Mid	1,574			1,288	317	1,605	122%	98%	adjust	2,180	350 To Brownsville; 50 to Drew and 102 to Madison	1,288	100%	adjust
0235	5	NAUTILUS MIDDLE	1,112	1,047	106%	977		977			1,047	0	1,047	93%	93%	960		960			1,047	0	1,047	92%	92%		1,082	35 to Horace Mann Mid	1,047	100%	adjust
0236	5	NORLAND COMMUNITY MIDDLE	1,458	1,409	104%	1,301		1,301	0	S/S "PP1"	1,409	158	1,567	92%	83%	1,320		1,320			1,409	158	1,567	94%	84%		1,464	55 to S/S "PP1"	1,409	100%	S/S "PP1"
0186	5	NORTH DADE MIDDLE	829	769	108%	808		808			769	532	1,301	105%	62%	797		797			769	99	868	104%	92%		885	116 to Carol City Mid	769	100%	adjust
	5	NORTH MIAMI MIDDLE	822	651	126%	685	100 Stud to Horace Mann	685		S/S "E1"	651	40	690	105%	99%	741	100 to Horace Mann Mid	641			651	40	690	98%	93%		800	50 to Jefferson Mid	650	100%	adjust
0239	5	PALM SPRINGS MIDDLE	1,463	1,333	110%	1,430		1,330	100	S/S "MM1"	1,333	59	1,392	100%	96%	1,412		1,312			1,333	59	1,392	98%	94%		1,552	120 to Hialeah Mid	1,332	100%	adjust
0240	5	PALMETTO MIDDLE	1,690	1,165	145%	1,617		1,092	525	to Leewood & Vineland K-8 Conversions	1,165	99	1,264	94%	86%	1,569		1,069			1,165	99	1,264	92%	85%		1,759	95 to Modular (11)	1,164	100%	Modular (11)
0241	5	PARKWAY MIDDLE	531	807	66%	670		670			807	0	807	83%	83%	680		680			807	0	807	84%	84%		754		754	93%	
0206	5	PAUL W BELL MIDDLE	1,266	1,027	123%	1,364		1,027	337	S/S "UU1"	1,027	532	1,559	100%	66%	1,391	50 to S/S "UU1"	1,004			1,027	158	1,185	98%	85%	adjust	1,548	134 to S/S "UU1"	1,027	100%	S/S "UU1"
0237	5	PONCE DE LEON MIDDLE	1,219	1,184	103%	1,280	25 from Key Biscayne EI	1,280			1,184	532	1,716	108%	75%	1,303	25 from Key Biscayne K-8	1,328			1,184	139	1,323	112%	100%	adjust	1,383	224 to Jose de Diego Mid	1,184	100%	adjust
0243	5	REDLAND MIDDLE	1,230	1,230	100%	1,952		1,230	722	S/S "YY1"	1,230	532	1,762	100%	70%	2,337	312 to S/S "YY1" and 100 to S/S "CC1"	1,203			1,230	79	1,310	98%	92%	adjust	2,310		1,176	96%	
0244	5	RICHMOND HEIGHTS MIDDLE	1,147	1,145	100%	1,339		1,139	200	S/S "YY1"	1,145	532	1,677	99%	68%	1,367	50 to S/S "YY1"	1,117			1,145	158	1,303	98%	86%	adjust	1,339		1,089	95%	
0245	5	RIVIERA MIDDLE	684	1,035	66%	608		608			1,035	0	1,035	59%	59%	580		580			1,035	0	1,035	56%	56%		649	62 from Rockway Mid	711	69%	adjust
0246	5	ROCKWAY MIDDLE	1,264	1,373	92%	1,189	130 Stud from Everglades K-8 Center	1,319			1,373	0	1,373	96%	96%	1,130	40 from Everglades K-8 Center	1,300			1,373	0	1,373	95%	95%	adjust	1,265	62 to Riviera Mid	1,373	100%	adjust
0213	5	RUBEN DARIO COMMUNITY MIDDLE	945	1,019	93%	878		878			1,019	158	1,177	86%	75%	830		830			1,019	0	1,019	81%	81%		939	76 from West Miami Mid	1,015	100%	adjust
0247	5	SHENANDOAH MIDDLE	1,113	1,204	92%	1,128	35 from Key Biscayne K-8 Center	1,128			1,204	0	1,204	94%	94%	1,133	35 from Key Biscayne EI	1,168			1,204	0	1,204	97%	97%	adjust	1,216	50 to Jose de Diego Mid	1,201	100%	adjust
0249	5	SOUTH MIAMI COMMUNITY MID	757	762	99%	830	70 Students to South Miami EI	760			762	532	1,294	100%	59%	862	50 Students to South Miami EI	742			762	40	802	97%	93%	adjust	945	63 to Modular (11)	762	100%	Modular (11)
0248	5	SOUTHWOOD MIDDLE	1,788	1,181	151%	1,718	100 Stud to Frank C Martin K-8 Center	1,618	540		1,721	0	1,721	94%	94%	1,673		1,673			1,721	32	1,753	97%	95%		1,851	130 to Modular (11)	1,721	100%	Modular (11)
0221	5	THOMAS JEFFERSON MIDDLE	742	858	87%	580		580			858	158	1,016	68%	57%	646		646			858	0	858	75%	75%		716	50 from North Miami Mid	766	89%	adjust
0250	5	W R THOMAS MIDDLE	1,059	897	118%	1,154		897	257	S/S "UU1"	897	0	897	100%	100%	1,175	50 to S/S "UU1"	868			897	0	897	97%	97%	adjust	1,294	89 to S/S "UU1"	898	100%	S/S "UU1"
0163	5	WEST MIAMI MIDDLE	1,226	1,217	101%	1,259	100 Stud to Glades Mid	1,217			1,217	0	1,217	100%	100%	1,308	100 to Glades Mid	1,166			1,217	0	1,217	96%	96%	adjust	1,435	76 to Ruben Dario Mid	1,217	100%	adjust
0253	5	WESTVIEW MIDDLE	616	1,007	61%	652		652			1,007	79	1,086	65%	60%	626		626			1,007	0	1,007	62%	62%		661	30 from Hialeah Mid and another 120 from Hialeah Mid and 57 from Madison Mid	868	86%	adjust
0431	5	YOUNG WOMEN'S ACADEMY	131	401	33%	401		401			401	0	401	100%	100%	225		225			401	0	401	56%	56%		246		246	61%	

PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010, 2013 AND 2018

June 29, 2007

Fac#	USE	Facility Name	Projected Enrollment ad of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)	Projected Enrollment 2018	Adjusted Projected 2018 Enrollment	Projected 2018 % Utilization (Permanent)	Notes for 2018
0254	7	AMERICAN SENIOR HIGH	2,822	2,148	131%	2,480	700 Students to Barbara Goleman Sr	1,780	400	to Barbara Goleman Sr	2,148	119	2,267	83%	79%	2,305	200 from Barbara Goleman Sr	2,105				119	2,267	98%	93%	adjust	2,355	2,155	100%	
0284	7	BARBARA GOLEMAN SENIOR	4,290	2,963	145%	4,395		2,795	2,300	S/S "JJJ"	2,963	594	3,557	94%	79%	4,291	200 to American Sr	2,891				594	3,557	98%	81%	adjust	4,150	2,050	69%	
0251	7	BOOKER T WASHINGTON SENIOR	1,550	2,270	68%	1,030		1,030			2,270	0	2,270	45%	45%	924		924				0	2,270	41%	41%		936	936	41%	
0256	7	CORAL GABLES SENIOR	3,528	2,799	126%	3,105		2,795	310	I.S. SENIOR	2,799	0	2,799	100%	100%	3,141	45 to I.S.	2,786				0	2,799	100%	100%	adjust	3,310	2,795	100%	adjust
0365	7	CORAL REEF SENIOR	3,154	2,775	114%	4,043		2,760	1,283	S/S "FFF1"	2,775	0	2,775	99%	99%	3,497		2,214				0	2,775	80%	80%	Magnet	3,216	2,478	89%	545 from South Dade Sr
0027	7	DESIGN AND ARCHITECTURE SENIOR	470	342	137%	364		364			342	0	342	106%	106%	355		355				0	342	104%	104%	Magnet	379	379	111%	Magnet
0376	7	DR MICHAEL M KROP SENIOR	3,727	2,290	163%	3,463		2,036	1,427	S/S "QQQ1"/ Annex	2,290	190	2,480	89%	82%	3,570		2,143				190	2,480	94%	86%		3,711	2,284	100%	
0409	7	FELIX VARELA SENIOR	3,782	2,888	131%	3,941		2,888	1,053	S/S "HHH1"	2,888	0	2,888	100%	100%	3,367		2,314				0	2,888	80%	80%		2,844	1,791	62%	
0255	7	G HOLMES BRADDOCK SENIOR	4,062	2,943	138%	3,304	200 Students from Ferguson Sr	3,504	926		3,869	3,869	926	4,795	91%	73%	3,437		3,637			261	4,130	94%	88%		3,732	3,798	98%	adjust
0258	7	HIALEAH SENIOR HIGH	4,181	3,434	122%	3,502		3,402	100	S/S "WWW"	3,434	532	3,966	99%	86%	3,583	100 to S/S "WWW"	3,383				119	3,553	99%	95%	adjust	3,592	3,392	99%	
0259	7	HIALEAH-MIAMI LAKES SENIOR	2,774	2,960	94%	2,224		2,224			2,960	48	3,008	75%	74%	2,181		2,181				48	3,008	74%	72%		2,246	2,246	76%	
0118	7	HOMESTEAD SENIOR	2,793	2,977	94%	3,742		3,167	575		2,977	190	3,167	106%	100%	4,719		2,944				190	190	3,167	93%	Proposed Senior S/S "TTT"	4,762	2,977	100%	S/S "TTT"
0045	7	JOHN A FERGUSON SENIOR	3,625	3,051	119%	3,949	200 Students to Braddock Sr	3,749	760		3,811	3,811	0	3,811	98%	98%	2,913		2,713			0	3,811	71%	71%		2,635	2,569	67%	adjust
0261	7	MARITIME & SCIENCE TECHNOLOGICAL	549	531	103%	470		470			531	0	531	89%	89%	477		477				0	531	90%	90%		509	509	96%	
0262	7	MIAMI BEACH SENIOR	2,107	2,186	96%	1,665		1,665	189		2,375	0	2,375	70%	70%	1,489		1,489				32	2,407	63%	62%		1,565	1,565	66%	
0263	7	MIAMI CAROL CITY SENIOR	2,587	1,872	138%	2,039		2,039	788		2,660	71	2,731	77%	75%	1,778		1,778				71	2,731	67%	65%		1,894	1,894	71%	
0264	7	MIAMI CENTRAL SENIOR	2,257	2,423	93%	1,291		1,291			2,423	309	2,732	53%	47%	1,183		1,183				0	2,423	49%	49%		1,142	1,142	47%	
0266	7	MIAMI CORAL PARK SENIOR	3,767	3,492	108%	3,101		3,101			3,492	784	4,276	89%	73%	2,957		2,957				784	4,276	85%	69%		3,051	3,330	95%	adjust
0267	7	MIAMI EDISON SENIOR	1,050	1,696	62%	764		764			1,696	166	1,862	45%	41%	642		642				0	1,696	38%	38%		646	646	38%	
0268	7	MIAMI JACKSON SENIOR	1,579	2,160	73%	1,059		1,059			2,160	48	2,208	49%	48%	1,071		1,071				0	2,160	50%	50%		1,104	1,104	51%	
0269	7	MIAMI KILLIAN SENIOR	3,602	3,097	116%	3,570		3,065	505	S/S "YYY1"	3,097	238	3,335	99%	92%	3,337		2,832				238	3,335	91%	85%		3,478	2,973	96%	284 from Palmetto Sr and then 590 to Southwest Sr
0030	7	MIAMI LAKES TECHNOLOGICAL SENIOR	1,573	1,298	121%	1,573		1,573			1,298	0	1,298	121%	121%							0	1,298	0%	0%	High school run as a magnet			0%	Magnet
0270	7	MIAMI NORLAND SENIOR	2,247	2,090	108%	1,509		1,509			2,090	71	2,161	72%	70%	1,504		1,504				0	2,090	72%	72%		1,657	1,657	79%	
0271	7	MIAMI NORTHWESTERN SENIOR	2,523	2,413	105%	1,730		1,730			2,413	71	2,484	72%	70%	1,669		1,669				71	2,484	69%	67%		1,846	1,846	76%	
0272	7	MIAMI PALMETTO SENIOR	3,457	2,822	123%	3,342		2,822	520	S/S "YYY1"	2,822	214	3,035	100%	93%	3,221		2,701				214	3,035	96%	89%		3,292	2,772	98%	284 to Miami Killian Sr
0131	7	MIAMI SENIOR	3,287	1,735	189%	3,087	500 Students to Young Men Academy	2,587	950		2,685	2,685	95	2,780	96%	93%	3,034		2,624			16	2,701	98%	97%		3,163	2,663	99%	
0282	7	MIAMI SOUTHRIDGE SENIOR	3,682	2,662	138%	2,422		2,422	0	S/S "HHH1"	2,662	190	2,852	91%	85%	2,981		2,581				190	2,852	97%	90%	Proposed Senior S/S "TTT"	2,968	2,662	100%	S/S "TTT"
0274	7	MIAMI SPRINGS SENIOR	3,400	2,075	164%	2,403		2,053	350	S/S "WWW"	2,075	532	2,607	99%	79%	2,528	200 to S/S "WWW"	1,978				475	2,550	95%	78%	adjust	2,832	2,075	100%	S/S "WWW"
0275	7	MIAMI SUNSET SENIOR	3,111	2,506	124%	4,052		2,506	1,546	S/S "HHH1"	2,506	428	2,934	100%	85%	3,475		1,929				428	2,934	77%	66%		3,178	2,506	100%	
0276	7	NORTH MIAMI BEACH SENIOR	2,821	2,575	110%	2,735		2,535	200	S/S "QQQ1"	2,575	48	2,623	98%	97%	2,664		2,464				0	2,575	96%	96%		2,861	2,574	100%	S/S "QQQ1"
0277	7	NORTH MIAMI SENIOR	2,926	2,268	129%	2,604		2,604	772		3,040	238	3,277	86%	79%	2,444		2,444				238	3,277	80%	75%		2,840	2,840	93%	
0412	7	ROBERT MORGAN TECHNOLOGICAL SENIOR	2,512	2,042	123%	1,734		1,734			2,042	0	2,042	85%	85%	2,134		2,134				0	2,042	105%	105%	High school run as a magnet	2,125	2,125	104%	High school run as a magnet

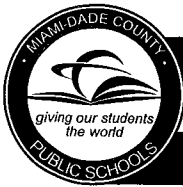
PROJECTED LEVEL OF SERVICE FOR MIAMI-DADE COUNTY PUBLIC SCHOOL FACILITIES, 2010, 2013 AND 2018

Fac#	USE	Facility Name	Projected Enrollment ad of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)	Projected Enrollment 2018	Notes on Projected Enrollment 2018	Adjusted Projected 2018 Enrollment	Projected 2018 % Utilization (Permanent)	Notes for 2018	
0422	7	RONALD W. REAGAN/DORAL SR	814	1,791	45%	1,520		1,520			1,791	0	1,791	85%	85%	1,626		1,626				1,791	0	1,791	91%	91%		2,070	279 to Coral Park Sr	1,791	100%	adjust
0120	7	SOUTH DADE SENIOR	2,721	1,721	158%	3,243	200 Stud to Medical Technologies	3,492	1,738	3,459	3,459	532	3,991	101%	87%	4,036		3,335				3,459	32	3,492	96%	96%	Proposed Senior S/S "TTT"	4,705	703 to S/S "TTT"	3,459	100%	S/S "TTT"
0281	7	SOUTH MIAMI SENIOR	2,679	2,369	113%	2,287		2,287			2,369	238	2,607	97%	88%	2,214		2,214				2,369	238	2,607	93%	85%		2,398	28 to Southwest Miami Sr	2,370	100%	adjust
0283	7	SOUTHWEST MIAMI SENIOR	3,096	2,721	114%	2,204		2,204			2,721	285	3,006	81%	73%	2,089		2,089				2,721	285	3,006	77%	70%		2,102	28 from South Miami Sr	2,130	78%	adjust
0278	7	WILLIAM H TURNER TECH	1,729	1,956	88%	1,048		1,048			1,956	0	1,956	54%	54%	971		971				1,956	0	1,956	50%	50%		942		942	48%	

Projected New Permanent Capacity and Proposed new schools

Fac#	USE	Facility Name	Projected Enrollment ad of Dec. 31, 2007	Perm. Capacity as of 2007	Projected 2007 % Utilization (Permanent)	Projected 2010 Enrollment	Notes on Projected Enrollment 2010	Adjusted Projected 2010 Enrollment	Projects to open by 2010 and dist of new schools	Projected New Perm Capacity 2010	Projected 2010 Perm Capacity	Reloc Cap 2010	Total Cap 2010	Projected 2010 % Utilization (Permanent)	Projected 2010 % Utilization (Total)	Projected Enrollment 2013	Notes on Projected Enrollment 2013	Adjusted Projected 2013 Enrollment	Projects to open by 2013 and dist of new schools	Projected New Perm Capacity 2013	Projected 2013 Perm Capacity	Reloc Cap 2013	Total Cap 2013	Projected 2013 % Utilization (Permanent)	Projected 2013 % Utilization (Total)	Notes (Additions/ adjustments and possible new schools)	Projected Enrollment 2018	Notes on Projected Enrollment 2018	Adjusted Projected 2018 Enrollment	Projected 2018 % Utilization (Permanent)	Notes for 2018	
		ECC #1		396				396			396	0	396	100%	100%			396							100%	100%				396	100%	
		ECC #2		396				396			396	0	396	100%	100%			396							100%	100%				396	100%	
		Elem @ English Center									0	0	826																	798	97%	
		Elem @ Quantum									0	0	826																	506	61%	
		International Studies Sr		665				310			665	0	665	47%	47%			470							71%	71%				605	91%	
		Jorge Mas Canosa Mid (S/S "YY1")		2,009				1,619			2,009	0	2,009	81%	81%			1,969							98%	98%				1,969	98%	
		Lamar Curry Mid - Addition									0	0	286																	243	85%	
		Medical Technologies Senior High		760				326			760	0	760	43%	43%			326							43%	43%				500	66%	
		New ECC									396	0	396												0%					284	72%	
		New Elem									826	0	826												100%	100%				735	89%	
		New Elem - Doral/convert to K-8									1,239	0	1,239	100%	100%			1,239							100%	100%				1,239	100%	
		New Elem (1)									826	0	826												0%					771	93%	
		New Elem (2)									965	0	962												0%					894	93%	
		New K-8 Doral									1,462	0	1,462	50%	50%			737							50%	50%				1,374	94%	
		New Modular (10)									0	0	418																	396	95%	
		New Modular (11)									0	0	330																	288	87%	
		New Modular (12)									0	0	242																	179	74%	
		New Modular (2)									400	0						339							85%					339	85%	
		New Modular (3)									0	0	186					180								97%				180	97%	
		New Modular (4)									0	0	186																	184	99%	
		New Modular (5)									500	0	500					500							100%	100%				491	98%	
		New Modular (6)									400	0	400																	340	85%	
		New Modular (7)									0	0	242																	242	100%	
		New Modular (8)									0	0	242																	193	80%	
		New Modular (9) @ Sunset El									0	0	418																	404	97%	
		S/S "A1"		826				794			826	0	826	96%	96%			826							100%	100%				826	100%	
		S/S "AA2"		1,435				1,286			1,435	0	1,435	90%	90%			1,286							90%	90%				1,286	90%	
		S/S "BB1"		1,462				1,437			1,462	0	1,462	98%	98%			1,462							100%	100%				1,462	100%	
		S/S "CC1"		1,462				550			1,462	0	1,462	38%	38%			787							54%	54%				873	60%	
		S/S "D"		1,478				1,468			1,478	0	1,478	99%	99%			1,468							99%	99%				1,468	99%	
		S/S "DD1"		1,462				1,112			1,462	0	1,462	76%	76%			1,462							100%	100%				1,462	100%	
		S/S "E1"		1,651				1,644			1,651	0	1,651	100%	100%			1,644							100%	100%				1,644	100%	
		S/S "F1"									826	0	826	0%				785							95%	95%				785	95%	
		S/S "G1"		826				510			826	0	826	62%	62%			826							100%	100%				826	100%	
		S/S "HHH1"		2,715				2,599			2,715	0	2,715	96%	96%			2,599							96%	96%				2,599	96%	
		S/S "JJJ"		2,702				2,300			2,702	0	2,702	85%	85%			2,300							85%	85%				2,300	85%	
		S/S "M1"									0	0	826																	552	67%	
		S/S "MM1"		1,499				1,439			1,499	0	1,499	96%	96%			1,439							96%	96%				1,439	96%	
		S/S "P1"		1,462				1,174			1,462	0	1,462	80%	80%			1,174							80%	80%				1,174	80%	
		S/S "PP1"		1,256				618			1,256	0	1,256	49%	49%			618							49%	49%				1,139	91%	
		S/S "QQQ1"		1,513				944			1,513	0	1,513	62%	62%			944							62%	62%				1,031	68%	
		S/S "SS1"		1,496				1,336			1,496	0	1,496	89%	89%			1,496							100%	100%				1,496	100%	
		S/S "TT1"									0	0	1,239																	1,152	93%	
		S/S "TTT"									0	0	2,715																	2,088	77%	
		S/S "U1"		1,239				1,239			1,239	0	1,239	100%	100%			1,239							100%	100%				1,239	100%	
		S/S "UU1"		1,495				1,139			1,495	0	1,495	76%	76%			1,467														

Appendix 10D
Interlocal Agreement for Public School Facility Planning



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Miami-Dade County School Board

Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Díaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

June 24, 2008

Ms. Beatris M. Arguelles, CMC
Town Clerk
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

Re: Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County, Florida

Dear Ms. Arguelles:

In response to your letter dated June 20, 2008, attached please find an original Interlocal Agreement for Public School Facility Planning in Miami-Dade County (Interlocal Agreement) executed by the School Board, as authorized at its November 20, 2007 meeting. As requested, the document is being shipped via Federal Express with the return label you provided.

Thank you for your assistance and we look forward to implementing school concurrency with the Town of Surfside. Should you have any questions or comments, please do not hesitate to contact me at (305) 995-7287.

Sincerely,


Vivian G. Villaamil
Director

VGv:mo
L616

Enclosures

cc: Ms. Ana Rijo-Conde, AICP
Mr. Fernando Albuerne
Mr. Ivan R. Rodriguez, R.A.

RESOLUTION No. 2008-1808

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AUTHORIZING THE TOWN MANAGER TO EXECUTE A MUTUAL AID AGREEMENT WITH THE MIAMI DADE COUNTY SCHOOL BOARD FOR PUBLIC SCHOOL FACILITY PLANNING IN MIAMI DADE COUNTY

WHEREAS, the Town of Surfside recognizes the mutual obligation and responsibility between the County, the School Board and the Town for the education, nurturing and general well-being of the children within the Town; and

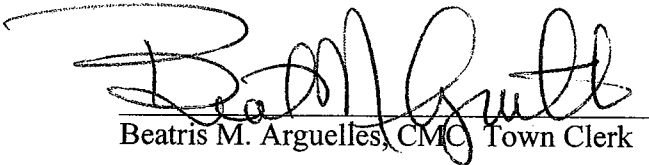
WHEREAS, it is in the best interest of the residents of the Town of Surfside to enter into an agreement with the Miami Dade County School Board for Facility Planning in Miami Dade County;

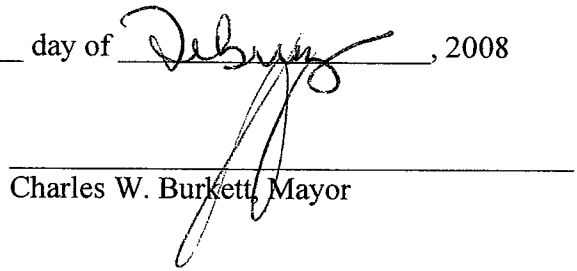
NOW, THEREFORE, THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, HEREBY RESOLVES:

Section 1. That the above and foregoing recitals are true and correct.

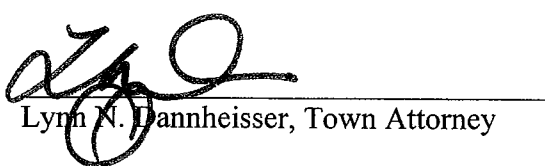
Section 2. That the Town Manager is hereby authorized and directed to execute the attached interlocal agreement for public school facility planning.

PASSED AND ADOPTED this 12th day of February, 2008


Beatris M. Arguelles, CMC Town Clerk


Charles W. Burkett, Mayor

Approved as to form and legal sufficiency:


Lynn N. Dannheisser, Town Attorney

**AMENDED AND RESTATED
INTERLOCAL AGREEMENT
FOR
PUBLIC SCHOOL FACILITY PLANNING
IN MIAMI-DADE COUNTY**

This Amended and Restated Agreement is entered into between Miami-Dade County, a political subdivision of the State of Florida (hereinafter referred to as "County"), the Municipalities of City of Aventura, Town of Bay Harbor Islands, City of Coral Gables, Town of Cutler Bay, City of Doral, Village of El Portal, City of Florida City, City of Hialeah, City of Hialeah Gardens, City of Homestead, 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 Miami Gardens, 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 School Board has the statutory and constitutional responsibility to provide a uniform system of free and adequate public schools on a countywide basis; 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, the County has jurisdiction over land use and growth management decisions within its unincorporated boundaries, including the authority to approve or deny comprehensive plan amendments and rezonings, or other development orders that generate students and impact the school system, and the Cities have similar jurisdiction within their boundaries; 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, the 2005 Florida Legislature adopted Chapter 2005-98, Laws of Florida, codified at Sections 163.31777, 163.3180(13) and 1013.33, Florida Statutes, which, in relevant part, required that all school interlocal agreements be updated to reflect a new statutory mandate to implement public school concurrency; and

WHEREAS, the School Board, County and Cities have further determined that it is necessary and appropriate to cooperate with each other to coordinate the approval of residential development with the provision of adequate public school facilities in a timely manner and at appropriate locations, to eliminate any deficit of capacity and provide capacity for projected new growth, as further specified herein; and

WHEREAS, the County and Cities are entering into this Amended and Restated Agreement in reliance on the School Board's obligation to prepare, adopt and implement a financially feasible capital facilities program that will result in public

schools operating at the adopted Level of Service Standard consistent with the timing specified in the School Board's adopted five-year district educational facilities plan (hereinafter referred to as the "District Facilities Work Program"); and

WHEREAS, the School Board has further committed to update and adopt the District Facilities Work Program yearly to add enough capacity in the new fifth year to address projected growth and to adjust the District Facilities Work Program in order to maintain the adopted Level of Service Standard and to demonstrate that the utilization of school capacity is maximized to the greatest extent possible pursuant to Sections 163.3180(13)(d)2 and 1013.35, Florida Statutes; and

WHEREAS, by entering into this Amended and Restated 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 Staff Working Group: 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 (5), ten (10) and twenty (20) 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), the implementation of public school concurrency, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. Representatives from the South Florida Regional Planning Council, the Latin Builders Association and the Builders Association of South Florida will also be invited to attend and participate. Meetings of the working group shall be held upon at least thirty (30) days written advance notice, and shall be coordinated by the School Board Superintendent, or designee. The Staff Working Group shall meet no later than March 31 each year to address student enrollment projections, and by April 30 and

October 31 of each year to address the public school concurrency management system, and any proposed amendments to the school-related comprehensive plan provisions. The April 30 deadline shall apply where changes are proposed for the County's first comprehensive plan amendment cycle of the following year, and the October 31 deadline shall apply for changes proposed in the second cycle of the following year.

1.2 Elected Officials Forum: The School Board Superintendent and/or designee shall coordinate a joint workshop session at least annually and invite one or more representatives of the County Commission or their designee(s), the governing body of each City or their designee(s), and the School Board or their designee(s). A representative of the South Florida Regional Planning Council will also be invited to attend. The School Board shall provide the meeting invitations with at least thirty (30) days advance written notice of such meeting to the person designated as a contact in this Amended and Restated Agreement. Modifications and amendments shall be considered by each party to this Amended and Restated Agreement in accordance with Section 15, and may be discussed at the joint workshop sessions. 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, public school concurrency, 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 (5)-year population projections shall be updated at least once every two (2) 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 (2) 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 using the COHORT Projection Waiver available on the Florida Department of Education website. 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 Amended and Restated Agreement, to allocate projected student enrollment by Minor Statistical Areas.

Section 3. Coordinating and Sharing of Information

3.1 *Tentative District Educational Facilities Work Plan:* By May 31 of each year, the School Board shall submit to the County and Cities the tentative district educational facilities prior to adoption by the Board. The tentative 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 five (5), ten (10), and twenty (20) year time periods, and options to reduce the need for additional permanent student stations. The tentative plan will also include a financially feasible district facilities work program for a five (5) year period. The Cities and County shall review and evaluate the tentative plan and comment to the School Board by June 30 on the consistency of the tentative 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. The School Board shall provide the District's adopted Facilities Work Program to the County and Cities no later than October 20, and it shall be adopted into the County's and Cities' comprehensive plans each year no later than December 1.

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 8.1 of this Amended and Restated Agreement.

3.3 Educational Facilities Impact Fee Ordinance: The County and the School Board shall perform a review at least every three (3) years of 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. The first review shall be performed within three (3) years after the effective date of the impact fee ordinance, as amended. Among the goals of this 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, the County and School Board shall employ their best efforts to evaluate a more equitable distribution of impact fee assessments. The School Board and County will provide for local government, industry and citizen participation and input, prior to submitting recommendations to the Board of County Commissioners for substantive revisions to the Educational Facilities Impact Fee Ordinance, its formula, and/or the Educational Facilities Impact Fee Methodology and Technical Report, including the adjustment of impact fee structure or benefit district boundaries.

3.4 Growth and Development Trends: By September 30 of each year, local governments will provide the School Board with a report on growth and development trends within their jurisdiction, based on the most current available data. 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, plat 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. This report shall include the amount of the fee collected and location of the proposed residential development. The School Board shall report to the County and 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 contain a requirement for the provision of a public school site as a condition of development approval.

If at all possible, data required to be submitted in this section should also be sent in a format that can be loaded into the Geographic Information Systems (GIS) database maintained by the School Board.

3.5 New, Expanded and Renovated School Facilities: The Staff Working Group shall provide recommendations on the planning of new facilities, additions or renovations for consideration by School Board staff and the School Site Planning and Construction Committee ("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.

CALENDAR OF KEY ANNUAL DATES

March 31 Staff Working Group meeting re enrollment projections

April 30 Staff Working Group Meeting re any proposed amendments to the school-related comprehensive plan provisions proposed for the first County transmittal cycle

May 31 Planning Forum to review Tentative Capital Plan including but not limited to, new schools, additions, closures, and significant renovations, at a Joint Meeting of the Staff Working Group and the School Site Planning and Construction Committee (SSPCC)

June 30 Cities and County provide School Board with written comments on Tentative Educational Facilities Plan introduced at Planning Forum

August 31 School Board provides final proposed Tentative Educational Facilities Plan to County and Cities

September 30 Cities' and County's Growth Reports to School Board

September 30 School Board adoption of District's updated Five Year Plan as a part of the Tentative Educational Facilities Plan

October 20 School Board's provision of copy of adopted version District's updated Five Year Plan to County and Cities

October 31 Staff Working Group meeting re any proposed amendments to the school-related comprehensive plan provisions proposed for the second County transmittal cycle

December 1 District's Updated Five Year Plan adopted into Cities' and County's comprehensive plans, and provision of adopted versions to School Board

3.6 *Public School Facilities Element:*

(a) *Initial comprehensive plan amendments related to the Public Schools Facilities Element to satisfy the requirements of Chapter 2005-98, Laws of Florida:* The amendments to the Public School Facilities Element and related amendments to the Capital Improvements Element and the Intergovernmental Coordination Element in the County's and Cities' comprehensive plans ("school-related element amendments" or "school-related element provisions") required to satisfy Chapter 2005-98, Laws of Florida are being adopted into the comprehensive plans of the County and Cities concurrently with the execution of this Amended and Restated Agreement by the County and Cities. Some provisions relevant to public schools may remain in the Future Land Use Element or other elements as may be appropriate.

(b) *Subsequent school-related element amendments:* Thereafter, the experience with implementing the revised comprehensive plans and the School Board's District Facilities Work Program shall be reviewed by the County and Cities each year, at a Staff Working Group meeting to be held no later than April 30 (County's first comprehensive plan amendment cycle) or October 31 (County's second comprehensive plan amendment cycle), to determine whether updates to the comprehensive plans are required. At a minimum, the District Facilities Work Program shall be updated annually by the addition of a new fifth year as provided in Section 9.3. Any other amendments to the comprehensive plans shall be transmitted in time to allow their adoption concurrently with the update to the District Facilities Work Program, where feasible. Amendments to the comprehensive plans shall be considered in accordance with the County's comprehensive planning cycle.

(c) *School Board review of school-related element amendments:* All school-related element amendments shall be provided to the School Board at least ninety (90) days prior to transmittal (or adoption if no transmittal is required). The School Board shall review the school-related element amendments and provide comments, if any, to the relevant local government either (i) in writing at least thirty (30) days prior to the local planning agency meeting on the school-related element amendment, or (ii) by attending and providing comments at the local planning agency meeting.

(d) *Countywide consistency of school-related element amendments:* The County's and Cities' school-related element provisions must be consistent with the uniform district-wide public school concurrency system, with each other, and with the School Board's facilities, plans and policies. Each City may choose to adopt all or a portion of the County's school-related element provisions into its comprehensive plan by reference, or it may

adopt its own school-related element provisions. If a City adopts its own school-related element provisions, any goal, objective, policy or other provision relevant to the establishment and maintenance of a uniform district-wide public school concurrency system shall be substantially the same as its counterpart in the County comprehensive plan and other Cities' comprehensive plans. If any school-related element amendment is proposed that deviates from the uniform district-wide public school concurrency system, it shall not become effective until the last party adopts it into its comprehensive plan. Such proposals shall be forwarded to the Staff Working Group for review, and the adoption of any such changes shall be timed to coincide with the County's comprehensive plan amendment cycle. Once each City and the County have adopted such a plan amendment and these amendments have all become effective, then the new requirement shall apply countywide. Each City and the County may adopt the District Facilities Work Program into its comprehensive plan either by reference or by restatement of the relevant portions of that Facilities Work Program, but in no event shall a City or the County attempt to modify that Facilities Work Program. The County and Cities agree to coordinate the timing of approval of school-related element amendments, to the extent that it is feasible to do so. To the extent that a proposed school-related element amendment is inconsistent with this Amended and Restated Agreement, an amendment to this Agreement shall also be required before the amended element becomes effective.

(d) Evaluation and Appraisal Report: In addition to the other coordination procedures provided for in this Amended and Restated Agreement, at the time of the Evaluation and Appraisal Report, the County and Cities shall schedule at least one Staff Working Group meeting with the School Board to address needed updates to the school-related comprehensive plan provisions.

Section 4. School Site Selection, Significant Renovations, and Potential School Closures

4.1 The School Board staff has amended 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. 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, by May 31, as a joint meeting of the Staff Working Group and School Site Planning and Construction Committee 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 Amended and Restated 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 (1,500) 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 thirty (30) days advance written notice of such meeting to the person designated as a contact in this Amended and Restated Agreement. The Superintendent or designee shall forward the SSPCC recommendations referenced in this Amended and Restated 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 Facilities Work Program, the SSPCC will review 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 Facilities Work Program 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 1. Any proposed amendments to this rule, which may impact upon the terms of this Amended and Restated 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 sixty (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 forty-five (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 Amended and Restated 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 expansion of an existing school, in those instances where capacity is being added to accommodate new student populations. Significant expansion shall include construction improvements that result in a greater than five (5) percent increase in student capacity, the location of relocatables, or additions to existing buildings for high schools with a capacity of more than 2,000 students. For significant expansions to high schools with a capacity of less than 2,000 and for middle schools, the applicable percentage shall be ten (10) percent, and for significant expansions to elementary schools (including K-8 centers), the applicable percentage

shall be fifteen (15) percent. 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 related to the expansions and new schools referenced above, 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-678-06, as adopted on June 6, 2006.

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 Sections 1013.33(12) through (15), Florida Statutes. The affected City shall provide all of its comments to the School Board as expeditiously as feasible, and not later than sixty (60) days after receipt of the complete site plan.

Section 7. Local Planning Agency, Comprehensive Plan Amendments, Rezoning, and Developments of Regional Impact

7.1 In accordance with the requirements of and to the extent required by Section 163.3174(1), Florida Statutes, the County and Cities will invite a staff representative appointed by the School Board to attend meetings, on an as needed basis, of their local planning agencies or equivalent agencies that first consider comprehensive plan amendments and rezonings at which comprehensive plan amendments, rezonings, or Development of Regional Impact proposals or amendments are considered that would, if approved, increase residential density. The County and Cities may appoint such School Board representative to the planning agency, and, at their sole discretion, may grant voting status to the School Board representative.

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 comprehensive plan amendments, rezonings or Development of Regional Impact proposals or amendments are proposed that would create an increase in the number of residential units. It shall be the responsibility of School Board staff to be prepared to comment in writing to the local staff development review committees at least five (5) days prior to the meeting or development review committee review, for their consideration. These comments shall include a statement that the application will be subject to public school concurrency review at the plat, site plan or functional equivalent stage, consistent with Section 9 of this Amended and Restated Agreement. A copy of the application shall be delivered to the School Board representative at least fifteen (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 agreed upon procedures to be developed through a collaborative process with the Staff Working Group.

7.3 The County and the Cities agree to transmit to the School Board copies of proposed comprehensive plan amendments, rezonings, and Development of Regional Impact proposals or amendments that may affect student enrollment, enrollment projections, or school facilities

7.4 Within thirty (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 comprehensive plan amendment, rezoning, or Development of Regional Impact proposals or amendments. The School Board will also include capacity information on approved charter schools that provide relief in the area of impact. The School Board may charge a non-refundable application fee payable to the School Board to reimburse the cost to review comprehensive plans, rezonings and Development of Regional Impact proposals or amendments pursuant to this Section. In that event, payment may be required prior to the commencement of review.

7.5 The review by the School Board staff regarding comprehensive plan amendments, rezonings and Development of Regional Impact proposals or amendments containing residential units shall be classified as "Public Schools Planning Level Review (Schools Planning Level Review)". The Schools Planning Level Review does not constitute public school concurrency review. This Section shall not be construed to obligate a City or County to deny or approve (or to preclude a City or County from approving or denying) an application.

7.6 In the review and consideration of comprehensive plan amendments, rezonings, and Development of Regional Impact proposals

or amendments, 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. Failure of the School Board to provide comments to the County or Cities within thirty (30) days as specified in Section 7.4 may be considered by the parties as a response of “no comment.” In such a scenario, the County and Cities shall not be obligated to delay final action by the County Commission or City Council;
- 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; and
- g. The general location of public schools proposed in the District Facilities Work Program as well as other available information over a ten (10) and twenty (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 District Facilities Work Program;
- 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;

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

e. Approval and funding of community development districts (CDD) 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, Cities and County will work together, via the Staff Working Group, the SSPCC, and the Citizens Oversight Committee to look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Facilities Work Program. 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.

8.3 Collocation and shared use as provided for in this Amended and Restated Agreement may include the sharing of county and municipal facilities for student use, such as use of a park for park purposes by students from a neighboring public school, and similarly may include the use of public school facilities by the community.

8.4 In order to maximize the efficient utilization of public funding and to further the collocation and shared use of county and municipal facilities with School Board-owned and operated public schools, local governments are strongly encouraged not to require the provision or enhancement of charter school facilities as a condition of local development approval.

Section 9. Implementation of Public School Concurrency

9.1 This section establishes the mechanisms for coordinating the development, adoption, and amendment of the District Facilities Work Program, as well as the Public School Facilities Elements and the Intergovernmental Coordination and Capital Improvements Elements of the County and Cities' comprehensive plans, in order to implement a uniform districtwide public school concurrency system as required by law.

9.2 The School Board, County and Cities agree to the following principles for public school concurrency in Miami-Dade County:

(a) *Capacity Methodology and Formula for Availability:* The uniform methodology for determining if a particular school is overcapacity shall be determined by the School Board and adopted into the County's and Cities' comprehensive plans. The School Board hereby selects Florida Inventory of School Houses (FISH) capacity as the uniform methodology to determine the capacity of each school. The capacity and enrollment numbers for a school shall be determined once a year, in October.

The School Board will issue an evaluation report determining whether adequate school capacity exists for a proposed development, based on the adopted Level of Service Standards, concurrency service areas, and other standards set forth in this Amended and Restated Agreement, as follows:

1. Calculate **total school facility capacity** by adding the capacity provided by an existing school facility to the capacity of any planned school facilities programmed to provide relief to that school facility, listed in the first three (3) years of the District Facilities Work Program.
2. Calculate **available school facility capacity** by subtracting from the total school facility capacity the sum of:
 - a. Current student enrollment (school facility capacity consumed by preexisting development);
 - b. The portion of reserved capacity having a valid unexpired certificate of concurrency from the School Board; and
 - c. The portion of previously approved development (vested from concurrency) projected to be developed within three (3) years.

3. Calculate the **proposed development's demand for school facility capacity** by:

- a. Applying the student generation rate to the proposed development to determine its total demand; and
- b. Subtracting a credit for the total district-wide enrollment of magnet and charter school facilities.

4. Subtract the **proposed development's demand for school facility capacity** from the **available school facility capacity** to determine if there is a deficit. If so, repeat the process to determine if school facility capacity is available in any contiguous Concurrency Service Area ("CSA") in the same Geographic Area (Northwest, Northeast, Southwest, or Southeast), which map is attached hereto as Exhibit 2.

The School Board may charge a non-refundable application fee payable to the School Board to reimburse the cost to review matters related to public school concurrency. In that event, payment may be required prior to the commencement of review.

In evaluating a final subdivision, site plan, or functional equivalent for concurrency, any relevant programmed improvements in the current year, or Years 2 or 3 of the District Facilities Work Program shall be considered available capacity for the project and factored into the Level of Service analysis. Any relevant programmed improvements in Years 4 or 5 of the District Facilities Work Program shall not be considered available capacity for the project unless funding to accelerate the improvement is assured through the School Board, through proportionate share mitigation or some other means of assuring adequate capacity will be available within three (3) years. Relocatable classrooms may be used by the Miami-Dade County Public School System as an operational solution during replacement, renovation, remodeling or expansion of a public school facility; and in the event of a disaster or emergency which prevents the School Board from using a portion of the affected school facility.

(b) *Level of Service Standards:* Public school concurrency shall be applied on a less than district-wide basis, to concurrency service areas as described in subsection (c), except for Magnet Schools where public school concurrency shall be applied on a district wide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their

established concurrency service area. Level of Service standards do not apply to charter schools. However, the actual enrollment (October Full Time Equivalent (FTE)) of both magnet and charter schools as a percentage of the total district enrollment will be credited against the impact of development.

The uniform, district-wide Level of Service Standards for Public School Facilities are initially set as follows, and shall be adopted in the County's and Cities' Public School Facilities Elements and Capital Improvements Elements:

1. The adopted Level of Service (LOS) Standard for all Miami-Dade County Public School facilities is 100% FISH Capacity (With Relocatable Classrooms). This LOS Standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

2. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms) which shall be calculated on a district-wide basis.

3. It is the goal of Miami-Dade County Public Schools and Miami-Dade County for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) by January 1, 2018. To help achieve the desired 100% of permanent FISH utilization by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Beginning January 1, 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

By December 2010, Miami-Dade County in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (No Relocatable Classrooms) for all CSAs.

4. Relocatable classrooms may be used by the Miami-Dade County Public School System as an operational solution during replacement, renovation, remodeling or expansion of a public school facility; and in the event of a disaster or emergency which

prevents the School Board from using a portion of the affected school facility.

Potential amendments to these LOS Standards shall be considered at least annually at the Staff Working Group meeting to take place no later than April 30 or October 31 of each year. If there is a consensus to amend any LOS Standard, it shall be accomplished by the execution of an amendment to this Amended and Restated Agreement by all parties and the adoption of amendments to the County's and each City's comprehensive plan. The amended LOS Standard shall not be effective until all plan amendments are effective and the amendment to this Amended and Restated Agreement is fully executed. No LOS Standard shall be amended without a showing that the amended LOS Standard is financially feasible and can be achieved and maintained over the five years of the District Facilities Work Program.

After adoption of the District's first Facilities Work Program which was relied on for public school concurrency requirements, capacity shall be maintained within each year of the District's subsequent Facilities Work Program. If the impact of the project will not be felt until Years 2 or 3 of the District Facilities Work Program, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the Level of Service analysis. If the impact of the project will not be felt until Years 4 or 5 of the District Facilities Work Program, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is assured, through School Board funding, the proportionate share mitigation process, or some other means, and the project is accelerated into the first three (3) years of the District Facilities Work Program.

(c) *Concurrency Service Areas*: The Concurrency Service Area (CSA) shall be the student attendance boundaries for elementary, middle and high schools. The concurrency service area boundaries shall be part of the data and analysis in support of the County's and Cities' comprehensive plans. Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving socio-economic, racial, cultural and diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity.

The School Board shall address how capacity has been maximized in the affected concurrency service area. For purposes of this Amended and Restated Agreement, maximization of capacity shall mean any operational or physical adjustment that increases the available capacity of a school or

a concurrency service area. Maximization may take into account several factors, including transportation costs, student travel times, socio-economic objectives, and recognition of the timing of capacity commitments. These adjustments may include, but are not limited to, physical changes to the school facility such as expansions or renovations, and operational changes such as staggered schedules, floating teachers, or reassignment of students. The types of physical and operational adjustments to school capacity that will be used in Miami-Dade County, and the circumstances under which they are appropriate, will be determined by the School Board's policy on maximization of capacity, as set forth in the Public School Facilities Element.

Potential amendments to the concurrency service areas, other than periodic adjustments to student attendance boundaries, or to redefine the concurrency service area as a different type of boundary or area shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, and shall take into account the issue of maximization of capacity. Other considerations for amending the concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity, and geographic or manmade constraints to travel. If there is a consensus to change the concurrency service area to a different type of service area or geographic configuration, it shall be accomplished by the execution of an amendment to this Amended and Restated Agreement. The changed concurrency service area shall not be effective until the amendment to this Amended and Restated Agreement is fully executed and related amendments to the County and Cities' comprehensive plans are adopted. Proposed amendments to the concurrency service areas shall be presented to the Staff Working Group and incorporated as updated data and analysis in support of the County's and Cities' comprehensive plans. No concurrency service area shall be amended or redefined without a showing that the amended or redefined concurrency service area boundaries are financially feasible and can be achieved and that the adopted LOS Standard can be maintained over the five years of the District Facilities Work Program.

If maximization of capacity has not resulted in sufficient capacity, so that the adoption of the development proposal would result in a failure to meet the Level of Service Standard, and if capacity is available in one or more contiguous concurrency service areas within the first three years of the District Facilities Work Program in the same Geographic Area (Northwest, Northeast, Southwest, Southeast) as the development, the School Board, at its discretion, shall determine the contiguous concurrency service area to which the development impacts will be shifted. If there is still not enough capacity to absorb the impacts of the development proposal after maximization of capacity and shifting of impacts, then the School Board

will notify the local government in writing of the finding, and the local government shall then notify the applicant of the finding.

(d) *Student Generation Multipliers:* The School Board staff, working with the County staff and Cities' staffs, have developed and applied student generation multipliers for residential units by type and Minor Statistical Area for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every three (3) years inasmuch as possible, and shall be adopted into the County's and Cities' comprehensive plans. The school enrollment projections will be included in the tentative district educational facilities plan provided to the County and Cities each year as specified in Subsection 3.1 of this Amended and Restated Agreement.

(e) *Concurrency Management System:* The County and Cities shall amend the concurrency management systems in their land development regulations to require that all non-exempt new residential units be reviewed for public school concurrency at the time of final plat or site plan (or functional equivalent), using the coordination processes specified in Section 7 above, within one hundred and twenty (120) days of the effective date of the Comprehensive Plan amendment(s) implementing public school concurrency. In the event that the Comprehensive Plan amendment(s) or amendment(s) to this Amended and Restated Agreement, which are necessary to implement public school concurrency are challenged, the land development regulations shall be adopted within one hundred and twenty (120) days after the resolution of such challenge. The County or any City may choose to request from the School Board's staff and provide an informational assessment of public school concurrency at the time of preliminary plat or subdivision, but the test of concurrency shall be at final subdivision, site plan (or functional equivalent). The assessment of available capacity by the School Board shall consider maximization of capacity and shifting of impacts as further detailed above. The County and Cities shall not deny a final subdivision or site plan (or functional equivalent) for the failure to achieve and maintain the adopted Level of Service Standard for public school capacity where:

- (i) adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the final subdivision or site plan (or functional equivalent); or
- (ii) the developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of

the property subject to the final plat or site plan (or functional equivalent) as provided in Section 9.2(g) below.

However, this Amended and Restated Agreement shall not be construed to limit the authority of any City or the County to deny the final plat or site plan (or functional equivalent) for reasons other than failure to achieve and maintain the adopted Level of Service Standard for public school capacity. The County and Cities, in consultation with the School Board, shall also amend their concurrency management systems in their land development regulations to address public school facilities, so that the annual monitoring reports provided to their governing bodies shall cover schools as well as the other concurrency facilities within one hundred and twenty (120) days of the effective date of this Amended and Restated Agreement.

Upon final action by the City or County regarding the application for final plat, site plan or functional equivalent, the City or County shall send written notice to the School Board indicating that the application was granted final approval or denied. If the application received final approval, the school concurrency approval for the development and anticipated students shall be valid for up to two (2) years, beginning from the date the application received final approval from the City or County, except as may be provided by federal law and as further specified in the applicable concurrency management system regulations, unless otherwise released by the appropriate governing body in which case, within ten (10) business days of the release the appropriate governing body shall notify the School Board of such and request the capacity reservation be cancelled. An extension of the reservation period may be granted when the applicant demonstrates that development has commenced on a timely basis and is continuing in good faith, provided that the total reservation period does not exceed six (6) years, as further specified in the applicable concurrency management system regulations. If the application was denied, the School Board's staff shall deduct from its database the students associated with the application.

(f) *Proportionate Share Mitigation:* The School Board shall establish within the District Facilities Work Program the following standards for the application of proportionate share mitigation:

1. *Student Generation Multipliers* for single family, multi family and mobile home housing types for elementary, middle and high schools. Student Generation Multipliers shall be based upon the best available district-specific data and derived by a professionally acceptable methodology acceptable to the School Board;

2. *Cost per Student Station estimates* for elementary, middle and high schools. Such estimates shall include all cost of providing instructional and core capacity including, without limitation, land, design, buildings, equipment and furniture, and site improvements. The cost of ancillary facilities that generally support the School Board and the capital costs associated with the transportation of students shall not be included in the Cost per Student Station estimate used for proportionate share mitigation;

3. The *capacity* of each school; and

4. The current and reserved *enrollment* of each school.

The above factors shall be reviewed annually and certified for application for proportionate share mitigation purposes during the period that the District Facilities Work Program is in effect.

In the event that there is not sufficient capacity in the affected or contiguous concurrency service area to address the impacts of a proposed development, the following steps shall apply. Either (i) the project must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or (ii) a condition of approval of the site plan or final plat (or functional equivalent) shall be that the project's impacts shall be phased and building permits shall be delayed to a date when capacity enhancement and Level of Service can be assured; or (iii) the project must not be approved. The school board and the affected local government shall coordinate on the possibility of mitigation.

Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure to meet the Level of Service Standard for public school capacity will be specified in the County's and Cities' Public School Facilities Elements. Options shall include the following:

1. Money – Contribute full capital cost of a planned project, or project proposed to be added to the first three (3) years of the District Facilities Work Program, in the affected concurrency service areas, providing sufficient capacity to absorb the excess impacts of the development, on land owned by the School Board or donated by another development.
2. Land - Donate land to and/or capital dollars equal to the cost of impact to the School Board needed for construction of a planned project, or project proposed to be added to the first three (3) years of the District Facilities Work Program in the affected concurrency service areas, and

the School Board or some other entity funds the construction of or constructs the project.

3. Construction - Build a planned project, or project proposed to be added to the first three (3) years of the District Facilities Work Program, on land owned by the School Board or donated by another development, with sufficient capacity to absorb the excess impact of the development in the affected concurrency service area. (Usually, projects are more than one classroom).
4. Mix and Match - Combine two or more of these options to provide sufficient capacity to mitigate the estimated impact of the residential development on the affected concurrency service areas.
5. Mitigation banking - Mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall only be transferred to developments within the same concurrency service area or a contiguous concurrency service area. Mitigation banking shall be administered by the School Board in accordance with the requirements of the concurrency mitigation system.

Proportionate-share mitigation must be acceptable to the School Board. Mitigation shall be directed to projects in the first three (3) years of the District Facilities Work Program that the School Board agrees will satisfy the demand created by that development approval.

The amount of mitigation required shall be calculated based on the cost per student station, as defined above, and for each school type (elementary, middle and high) for which there is not sufficient capacity. The Proportionate Share for a development shall be determined by the following formulas:

Number Of New Student Stations Required For Mitigation (By School Type) =
[Number Of Dwelling Units Generated By Development Proposal, By Housing Type x
Student Generation Multiplier (By Housing Type And School Type)] –
Credit for Districtwide Capacity of Magnet Schools and Charter Schools –
Number of Available Student Stations

Cost of Proportionate Share Mitigation =
Number Of New Student Stations Required For Mitigation (By School Type) x Cost Per Student Station (By School Type).

The full cost of proportionate share mitigation shall be required from the proposed development.

The local government and the School Board shall consider the evaluation report and the options that may be available for proportionate share mitigation including the amendment of the District Facilities Work Program. If the local government and the School Board find that options exist for proportionate share mitigation, they shall authorize the preparation of a development agreement and other documentation appropriate to implement the proportionate share mitigation option(s). A legally binding development agreement shall be entered into between the School Board, the relevant local government, and the applicant and executed prior to issuance of the final plat, site plan or functional equivalent. In that agreement, if the School Board accepts the mitigation, the School Board must commit to place the improvement required for mitigation on the first three (3) years of the Five Year Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement until the mitigation is completed as determined by the School Board. This agreement shall also address the amount of the impact fee credit that may be due for the mitigation, and the manner in which it will be credited.

Upon execution of a development agreement among the applicant, the local government and the School Board, the local government may issue a development order for the development. The development order shall condition approval upon compliance with the development agreement.

9.3 Updates to Public School Concurrency: The School Board, County and Cities shall use the processes and information sharing mechanisms outlined in this Amended and Restated Agreement to ensure that the uniform district-wide public school concurrency system is updated, the District Facilities Work Program remains financially feasible in the future, and any desired modifications are made. The District's updated Five-Year Plan will be adopted into the County's and Cities' capital improvement elements no later than December 1 of each year.

The School Board shall not amend the District Facilities Work Program as to modify, delay or delete any project that affects student capacity in the first three (3) years of the Five Year Plan unless the School District staff, with the concurrence of a majority of the School Board members, provides written confirmation that:

1. The modification, delay or deletion of a project is required in order to meet the School Board's constitutional obligation to provide

a county-wide uniform system of free public schools or other legal obligations imposed by state or federal law; or

2. The modification, delay or deletion of a project is occasioned by unanticipated change in population projections or growth patterns or is required in order to provide needed capacity in a location that has a current greater need than the originally planned location and does not cause the adopted LOS standard to be exceeded in the Concurrency Service Area from which the originally planned project is modified, delayed or deleted; or

3. The project schedule or scope has been modified to address local government concerns, and the modification does not cause the adopted LOS standard to be exceeded in the Concurrency Service Area from which the originally planned project is modified, delayed or deleted; and

4. The Staff Working Group has had the opportunity to review the proposed amendment and has submitted its recommendation to the Superintendent or designee.

The School Board may amend the District Facilities Work Program at any time to add necessary capacity projects to satisfy the provisions of this Agreement. For additions to the District Facilities Work Program, the School Board must demonstrate its ability to maintain its financial feasibility.

9.4 *Exemptions and Vested Development:* The following types of developments shall be exempt from the requirements of public school concurrency:

a. Developments that result in a total impact of less than one (1) student in any level or type of school; and

b. Development with covenants restricting occupancy to exclude school age children (e.g., 55 and over).

The following types of developments shall be considered vested from the requirements of public school concurrency:

a. Developments with a valid, unexpired site plan or final plat or functional equivalent, as of December 31, 2007;

b. Developments that have executed and recorded covenants or have provided monetary mitigation payments, as of December 31,

2007, under the School Board's current voluntary mitigation procedures;

c. Any Development of Regional Impact for which a development order was issued, pursuant to Chapter 380, Florida Statutes, prior to July 1, 2005. Also, any Development of Regional Impact for which an application was submitted prior to May 1, 2005.

Section 10. Resolution of Disputes

10.1 If the parties to this Amended and Restated Agreement are unable to resolve any issue in which they may be in disagreement covered in this Amended and Restated 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 and costs.

Section 11. Oversight Process

11.1 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 this Amended and Restated Agreement. The School Board shall organize and staff the meetings of this Citizens Oversight Committee, calling on the Staff Working Group for assistance as needed. It shall provide no less than seven (7) days written notice of any meeting to the members of the Citizens Oversight Committee, the Staff Working Group, the SSPCC, County, Cities and to the public. Citizens Oversight 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 Amended and Restated Agreement. The Citizens Oversight 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. At least sixty (60) days prior to the annual meeting of the Citizens Oversight Committee, the Staff Working Group and the SSPCC shall each submit an annual report regarding the status of the implementation and effectiveness of the Agreement. These annual reports shall additionally be distributed to all parties to this Amended and Restated Agreement. Meetings of the Citizens Oversight Committee shall be conducted as public meetings, and provide opportunities for public participation. The Citizens Oversight Committee shall adopt bylaws that shall govern its operation.

Section 12. Effective Date and Term

This Amended and Restated Agreement shall take effect upon the date of publication of a Notice of Intent to find it consistent with the requirements of Section 163.31777(2), Florida Statutes. This Amended and Restated may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument and be the agreement between the parties. The failure of any party to execute the Agreement by January 1, 2008 may subject that party to penalties as provided by statute. This Amended and Restated Agreement may be amended by mutual adoption by all parties, at the yearly joint meeting or as the situation warrants. This Amended and Restated 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. In such a case, the withdrawing party/ies and the School Board may be subject to sanctions from the Administration Commission and the Florida Department of Education, unless they enter into a separate agreement within 30 days that satisfies all of the relevant requirements of Florida Statutes. Any separate agreement must be consistent with the uniform district-wide public school concurrency system.

Section 13. Severability

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

Section 14. Notice and General Conditions

- A. All notices which may be given pursuant to this Amended and Restated Agreement, except notices for meetings provided for elsewhere herein, 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

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

Town Manager
Town of Cutler Bay
10720 Caribbean Blvd., Suite 105
Cutler Bay, FL 33189

City Manager
City of Doral
8300 NW 53rd Street, Suite 100
Doral, FL 33166

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 Official
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 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

City Manager
City of Miami Gardens
1515 NW 167th Street, Suite 200
Miami Gardens, FL 33169

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
12645 Pinecrest Parkway
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 Amended and Restated Agreement.

Section 15. Merger Clause

This Amended and Restated 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 Amended and Restated Agreement shall be effective unless contained in a written document executed with the same formality and of equal dignity herein. The Exhibits to this Amended and Restated Agreement will be deemed to be incorporated by reference as though set forth in full herein. In the event of a conflict or inconsistency between this Amended and Restated Agreement and the provisions in the incorporated Exhibits, then Amended and Restated Agreement will prevail.

Any amendment to this Amended and Restated Agreement requested by a local legislative body of the County or a participating municipality will be placed on a School Board Agenda for consideration within sixty (60) days of the School Board's receipt of such request. Likewise, any amendments to this Amended and Restated Agreement requested by the School Board will be placed on the agenda of the local legislative body of the County and participating municipalities for consideration, within sixty (60) days of receipt of the request.

Section 16. Counterparts Clause

This Amended and Restated Agreement may be executed in counterparts and facsimiles shall constitute best evidence for all purposes.

Section 17. Supplementary Agreements

All parties to this Amended and Restated Agreement stipulate that the School Board may enter into Supplementary Agreements with individual municipalities to address individual circumstances. Any such Supplementary Agreement shall be consistent with the statutes governing this Amended and Restated Agreement.

Section 18. Favored Nations

Should the School Board enter into an agreement with another municipality or County, separate or otherwise, which provides more beneficial terms than those agreed to herein, the School Board shall offer the same terms to all other parties to this Amended and Restated Agreement.

Section 19. Exempt or Waived Municipalities

19.1. In cases where a municipality or other unit of local government (that is not a party to this Amended and Restated Agreement by virtue of statutory exemption or waiver) and whose decisions and/or actions with respect to development within the municipality's or unit of local government's jurisdiction, may impact on municipalities or units of local government which are parties to this Amended and Restated Agreement, the School Board agrees to contact, through its representatives or appropriate designees, these non-parties and invite them to become signatories to this Amended and Restated Agreement. Failure to secure a response or to have non-signatories become signatories to this Amended and Restated Agreement shall neither constitute, nor be considered, a breach of this Amended and Restated Agreement.

19.2 This section shall not be interpreted to prevent exempt or waived municipalities from participating in the processes under this Amended and Restated Agreement as they may relate to any public school facilities located in unincorporated Miami-Dade County.

Section 20. No Third Party Beneficiaries.

The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Amended and Restated Agreement. None of the parties intend to directly or substantially benefit a third party by this Amended and Restated

Agreement. The parties agree that there are no third party beneficiaries to this Amended and Restated Agreement, and that no third party shall be entitled to assert a claim against any of the parties based upon this Amended and Restated Agreement. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of any contract.

IN WITNESS WHEREOF, this Amended and Restated 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, Town of Cutler Bay, City of Doral, Village of El Portal, City of Florida City, City of Hialeah, City of Hialeah Gardens, City of Homestead, Village of Key Biscayne, City of Miami, City of Miami Beach, City of Miami Gardens, 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 12 day of December, 2007.

The School Board of Miami Dade County, Florida

Attest: IVAN M. RODRIGUEZ (print)

Attest: Unguis (print) By: Agustin J. Barrera, Chair
Agustin J. Barrera, Chair

Attest: Rudolph F. Crew (print)

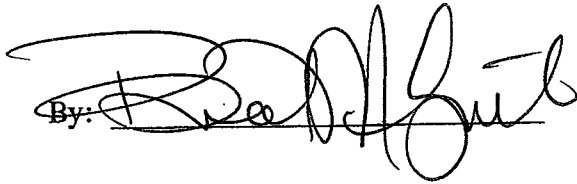
By: Dr. Rudolph F. Crew, Secretary
Dr. Rudolph F. Crew, Superintendent

Approved as to form and legal sufficiency:

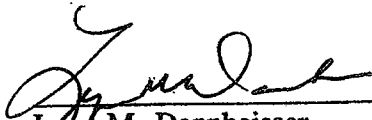
[Signature]
School Board Attorney

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective and duly authorized officers the day and year first above written.

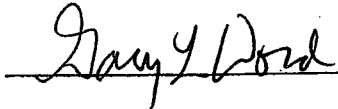
ATTEST:

By: 

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


Lynn M. Dannheisser
Town Attorney

TOWN OF SURFSIDE, FLORIDA
Municipal Corporation of the
State of Florida

By: 

GLOSSARY

Contiguous Concurrency Service Areas: Concurrency Service Areas which are contiguous and touch along one side of their outside geographic boundary.

Affected Local Government: Any jurisdiction within 1,500 feet of, or whose utilities are utilized by the property or improvement under consideration by the School Board.

Ancillary Facilities: The building, site and site improvements necessary to provide support services to the School Board's educational program including, but not limited to vehicle storage and maintenance, warehouses or administrative buildings.

Applicant: For the purposes of school concurrency, any person or entity undertaking a residential development.

Attendance Boundary: The geographic area which is established to identify the public school assignment of students residing within that area.

Available Capacity: Existing school capacity which is available within a Concurrency Service Area including any new school capacity that will be in place or under actual construction, as identified in the first three years of the School District's Five Year Capital Plan.

Cities: The municipalities within Miami-Dade County, except those that are exempt from the Public School Facilities Element, pursuant to Section 163.3177(12), F.S.

Comprehensive Plan: As provided by Section 163.3164(4), F.S., as amended, a plan that meets the requirements of 163.3177 and 163.3178, F.S.

Concurrency: As provided for in Florida Administrative Code Rule 9J-5.003, the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Service Area (CSA): A geographic area in which the level of service for schools is measured when an application for residential development is reviewed for school concurrency purposes.

Consistency: See Section 163.3194, F.S.

Development Order: As provided by Section 163.3164(7), F.S., as amended, any order granting, or granting with conditions, an application for a development permit.

Educational Facility: The buildings and equipment, structures and special educational use areas that are built, installed or established to serve educational purposes only.

Educational Plant Survey: a systematic study of schools conducted at least every five years and submitted to the DOE for review and validation. The survey includes an inventory of existing educational and ancillary plants, and recommendations for future needs.

Evaluation Report: A report prepared by the School District, identifying if school capacity is available to serve a residential project, and if capacity exists, whether the proposed development is conceptually approved or vested.

Exempt Local Government: A municipality which is not required to participate in school concurrency when meeting all the requirements for having no significant impact on school enrollment, per Section 163.3177(12)(b), F.S., or because it has received a waiver from the Department of Community Affairs per Section 163.3177(1)(c), F.S.

Financial Feasibility: As provided in Section 163.3164(32), F.S., as amended, sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and Applicant contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level of service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements.

Five Year Plan: School District's annual comprehensive capital planning document, that includes long range planning for facility needs over a five-year, ten-year and twenty-year planning horizon. The adopted School District's Five-Year Work Program and Capital Budget as authorized by Section 1013.35, F.S.

Florida Inventory of School Houses (FISH) – Permanent Capacity: The report of the permanent capacity of existing public school facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on a percentage of the total number of existing student stations and a designated size for each program.

Geographic Area: One of four quadrants (Northwest, Northeast, Southwest, Southeast) of Miami-Dade County as depicted in Exhibit 2 (attached).

Level of Service (LOS) Standard: As provided for in the Florida Administrative Code Rule 9J-5.003, an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility.

Local Governments: Miami-Dade County and/or the Cities located within its boundary.

Maximize Capacity Utilization: The use of student capacity in each CSA to the greatest extent possible, based on the adopted level of service and the total number of permanent student stations according to the FISH inventory, taking into account special considerations such as, core capacity, special programs, transportation costs, geographic impediments, court-ordered desegregation, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment district-wide.

Permanent School District Facilities: An area within a school that provides instructional space for the maximum number of students in core-curricula courses which are assigned to a teacher based on the constitutional amendment for class size reduction and is not moveable.

Permanent Student Station: The floor area in a permanent classroom required to house a student in an instructional program, as determined by the FDOE.

Proportionate Share Mitigation: An Applicant improvement or contribution identified in a binding and enforceable agreement between the Applicant, the School Board and the Local Government with jurisdiction over the approval of the plat, site plan or functional equivalent provide compensation for the additional demand on public school facilities caused by the residential development of the property, as set forth in Section 163.3180(13)(e), F.S.

Public School Facilities: Facilities for the education of children from pre-kindergarten through twelfth grade operated by the School District.

School Board: The governing body of the School District, a political subdivision of the State of Florida and a body corporate pursuant to Section 1001.40, F.S.

School District of Miami-Dade County: The School District created and existing pursuant to Section 4, Article IX of the State of Florida Constitution.

Student Generation Multiplier (SGM): A rate used to calculate the number of students by school type (elementary, middle, high) and housing type (single-family, multifamily, etc.) that can be anticipated from a new residential development.

Type of School: Schools providing the same level of education, i.e. elementary, middle, high school, or other combination of grade levels.

Utilization: A ratio showing the comparison of the total number of students enrolled to the overall capacity of a public school facility within a Concurrency Service Area (CSA).

Administrative Operations**EDUCATIONAL FACILITIES PLANNING, SITE SELECTION AND ACQUISITION,
AND CONSTRUCTION**

- I. Intent--The intent of the School Board is:
 - A. To establish a broad-based, external educational facilities committee, to be called School Site Planning and Construction (SSPC) Committee, to advise the School Board on the implementation of the District's adopted five-year work program, and to make independent recommendations to the School Board and the Superintendent of Schools, which promote internal accountability and facilitate efficient and effective delivery of public educational facilities throughout Miami-Dade County.
 - B. To establish an internal, interdisciplinary staff committee, to be called Technical Review (TR) Committee to provide staff coordination, accountability and oversight of the formulation and implementation of the District's adopted educational facilities plan.
 - C. To establish policies, procedures and assign responsibilities for the planning, site selection and acquisition and construction of educational facilities that will provide for public educational plant needs throughout Miami-Dade County in accordance with School Board policy and State law as set forth in Chapter 1013, Florida Statutes (F.S.).
 - D. To ensure that all priority educational facility projects are included in the District's adopted educational facilities plan as provided in Section 1013.35, F.S. and that any changes to the adopted educational facilities plan are supported by identified needs and priorities and approved by the School Board.
 - E. To integrate the District's planning, site selection and acquisition and construction functions so that educational facilities are available on a timely and cost-effective basis in accordance with the District's adopted educational facilities plan.
 - F. To establish policies and procedures for land acquisition in accordance with Chapter 1013, Florida Statutes.
 - G. To establish effective procedures for obtaining appraisals pursuant to Section 253.025, Florida Statutes, and for reviewing said appraisals.

- H. To establish procedures and assign responsibilities to provide full information to the School Board on all recommended land purchases including the estimated cost of any work that must be performed on an unimproved site to make it usable for the desired purpose, appraisals of market value obtained in connection with the proposed acquisition, and any other material information.

II. School Site Planning and Construction Committee

- A. Establishment -- The School Board shall establish as a standing, external committee, an educational facilities committee, to be called the School Site Planning and Construction (SSPC) Committee, which shall include parents, business community representatives, construction, appraisal and real estate professionals and other community stakeholders, which shall serve in an advisory capacity and report directly to the School Board.
- B. Purpose -- The purpose of the SSPC Committee shall be as follows:
1. To advise the School Board on the formulation, priorities and implementation of the District's adopted five-year work program for educational plants and other related matters;
 2. To make recommendations to the School Board on site acquisitions, including alternatives, if any; and,
 3. To make independent recommendations to the School Board and to the Superintendent of Schools which promote internal accountability and facilitate more efficient and effective delivery by the District of public educational facilities throughout Miami-Dade County.
- C. Responsibilities -- The responsibilities of the SSPC Committee shall be as follows:
1. Provide input, priorities and monitor the formulation, amendment and implementation of the District's educational facilities plan and other long-range plans as prescribed by Section 1013.35, F.S.;
 2. Provide input and monitor the District's educational plant survey as prescribed by Section 1013.31, F.S.;
 3. Provide input, monitor and make recommendations including priorities, to the School Board on the District's annual capital outlay budget, as prescribed by Section 1013.61, F.S.;

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4. Provide input, monitor and make recommendations to the School Board on the District's site facilities planning, site selection and acquisition, and construction programs and alternatives, to ensure they are cost-effective and timely;
5. Review and transmit reports to the School Board, which provide recommendation(s) on site acquisitions, and contain all relevant site analysis and supporting documentation for the School Board's review and final action;
6. Review quarterly and forward to the School Board, status reports on site selection and acquisition activities;
7. Evaluate annually and provide to the School Board a year-end report on the progress of site acquisition activities and facility planning and construction programs, and where appropriate provide recommendations for improved accountability, efficiency and cost-effectiveness;
8. Provide such other advice or input as may become necessary to ensure compliance with applicable state statutes and the adopted educational facilities plan, and respond in writing to requests from the School Board or the Superintendent of Schools.
9. Review potential sites for new schools, as well as proposals for significant renovation, 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 this Rule for consideration by School Board staff. As part of its deliberations, the SSPC Committee shall ensure that the affected local governments, as defined under the Interlocal Agreement for Public School Facility Planning in Miami-Dade County, and any Supplemental Agreements hereto, are afforded an opportunity to provide comments and shall consider those comments in its deliberations.
10. Host a planning forum on an annual basis or more often as may be needed, to review the School Board's acquisition schedule and all other relevant issues stipulated under that certain Interlocal Agreement that was entered into by the School Board, Miami-Dade County, and all non-exempt local governments, in accordance with Section 1013.33, Florida Statutes. The SSPC Committee 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 SSPC Committee in its deliberations. The forum will review the School Board's acquisition schedule and all other relevant issues 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 non-exempt local governments. Based on information gathered during the review, the SSPC Committee will submit recommendations to the Superintendent or designee.

11. Assign one member to the Historic Schools Working Group (Working Group) to provide a communications link between the Working Group and the Committee. The SSPC will review planning strategies and funding initiatives of the Working Group for coordination with other district planning and budget documents as provided, and will receive an annual planning and progress report from the Working Group for transmittal to the School Board.

- D. Membership -- The SSPC Committee shall be composed of the following voting members:

A business community representative appointed by the Board of Trustees of the Greater Miami Chamber of Commerce;

The president of the Dade County PTA/PTSA, or designee;

The chair of the Diversity, Equity and Excellence Advisory Committee (DEEAC) or designee;

The chair of the Attendance Boundary Committee, or designee;

A real estate appraiser appointed by the Florida Real Estate Appraisal Board and practicing in Miami-Dade County;

Two real estate experts, one of whom is appointed by the Realtor Association of Greater Miami and the Beaches, Commercial Section, and one appointed by the Realtor Association of Miami-Dade County. One appointee shall represent the commercial real estate market and one appointee shall represent the residential real estate market;

A registered surveyor, architect or engineer appointed by the Chair of the School Board;

A School Board Member appointed on an annual basis by the Chair of the School Board;

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A Miami-Dade County representative selected by the County Manager or designee;

A representative selected by the Miami-Dade County League of Cities;

A floating member designated by the City Manager of the most impacted municipality to which an SSPC agenda item relates, or if it concerns an unincorporated area of Miami-Dade County, this floating member shall be from the geographically nearest municipality most impacted by the agenda item;

A member of the residential construction industry appointed by the Builders Association of South Florida.

A member of the residential construction industry appointed by the Latin Builders Association.

- E. Operation --The SSPC Committee shall operate as follows:
- a. Term of appointments and special conditions: Effective April 7, 2004, the term for fifty percent (50%) of the appointees of the SSPC Committee shall be three (3) years, and fifty percent (50%) of the appointees of the SSPC Committee shall be two (2) years; the Chair shall delegate which appointees shall serve two (2) year terms and three (3) year terms. Effective April 7, 2006, and thereafter, the term for all appointments and reappointments shall be two (2) years. Prior to the expiration of each appointment, the respective appointing entity shall be requested to make an appointment or reappointment;
 - b. Quorum and Committee Chair: A quorum shall consist of a majority of the membership. The SSPC Committee shall elect a Chair and Vice-Chair every year;
 - c. Meetings: Meetings shall be held regularly on a monthly basis, unless there is no business to be conducted. Meetings shall be conducted as prescribed in Section 286.011, F.S., and shall be advertised at least five working days prior to the regularly scheduled meeting date. A notice of the meeting shall be posted at the Citizen Information Center. The meetings shall be recorded and summary minutes distributed with the subsequent meeting's agenda packet;
 - d. Staff Support: The Administrative Director, Facilities Planning, and the Executive Director, Facilities Planning, shall provide primary staff support to the SSPC Committee, including preparation of agenda packets and meeting minutes, analytical

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reports and supporting documentation. The Office of the School Board Attorney shall provide legal support to the SSPC Committee. The SSPC Committee may from time to time, as required, request support from other District personnel;

- e. Code of Ethics: The SSPC Committee is an advisory body to the School Board. As such, as provided by F.S. 112.313(1), the members of the SSPC Committee are subject to the provisions of the Code of Ethics for Public Officers and Employees, set forth in Chapter 112, Part III of the Florida Statutes.
- f. Lobbyists: Any and all lobbyists, as defined in School Board Rule 6Gx13- 8C-1.21, present at an SSPC Committee meeting, who wish to speak on an item being considered by the SSPC Committee, shall first execute and file the required form with the School Board Clerk's Office. A copy of the executed form shall be made part of the official record for the SSPC Committee meeting at which the lobbyists are present, and shall be attached to the minutes of the meeting.
- g. Lobbying: In the event that a SSPC Committee member is contacted directly by a lobbyist in connection with any matter that may foreseeably come before the Committee for action, the Committee member shall orally disclose such contact at the meeting in which the matter is up for consideration, and file a memorandum of voting conflict, if applicable, as may be required by in the State Code of Ethics for Public Officers and Employees.

III. Technical Review Committee

- A. Establishment -- The School Board shall establish the Technical Review (TR) Committee, which shall be comprised of District staff members and which shall serve in an advisory capacity and report directly to the Superintendent of Schools.
- B. Purpose -- The purpose of the TR Committee shall be to provide staff coordination, accountability and oversight of the formulation and implementation of the District's adopted educational facilities plan.
- C. Responsibilities -- The responsibilities of the TR Committee shall be as follows:
 - 1. To formulate and recommend to the Superintendent of Schools and to the SSPC Committee a tentative District facilities educational facilities plan, as provided in Section 1013.35, F.S.;

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2. To review and provide oversight of the annual capital outlay budget report, to include: expenditures, encumbrances and balances by fund, and a mid-year budget evaluation of project status of all funded and unfunded projects, against the approved budget and the undistributed capital contingency, for possible recommendation for Board action to amend the budget and educational facilities plan;
3. To review the District's educational plant survey prepared and submitted by Facilities Planning and Construction, as prescribed in Section 1013.31, F.S., and transmit same to the SSPC Committee for review and a recommendation to the School Board;
4. To submit annually to the SSPC Committee a progress report on the District's facilities planning and construction programs;
5. To expeditiously review and recommend to the Superintendent of Schools and the SSPC Committee on any construction change orders, which exceed the total appropriation for the particular project;
6. To expeditiously review and recommend to the Superintendent of Schools and to the School Board on construction change orders if funds are available in project contingency, except that change orders of less than \$50,000 may be approved administratively by the Superintendent or his designee and subsequently confirmed by the TR Committee;
7. To review and recommend to the Superintendent of Schools the award or rejection of construction bids, which exceed the project budget by 5%;
8. To review and recommend to the Superintendent of Schools, based upon recommended awards of construction bids, amendments to the affected project budget. Project budgets should be reduced when construction awards are less than the amount budgeted or increased when the construction award is more than the amount budgeted. The source or destination of such budget amendments should be undistributed contingency in each affected fund;
9. To review administrative procedures and perform other functions as assigned by the Superintendent of Schools.

- D. Membership -- The TR Committee shall be comprised of the following voting members, or their designees:

Chief Business Officer - Chair;

Administrative Director, Facilities Planning;

Administrative Director, Facilities Operations and Legislative Support;

Chief Financial Officer;

Administrative Director - Maintenance;

Associate Superintendent of School Operations;

Associate Superintendent - Education.

- E. Operation -- A quorum of the TR Committee shall consist of a majority. Meetings shall be held as called by the Chair. Minutes shall be kept of all meetings and upon approval by the TR Committee a copy shall be distributed to the Superintendent of Schools and to the School Board.

IV. Site Selection

- A. Use of District's Adopted Educational Facilities Plan -- Only those sites for projects included within the District's adopted educational facilities plan shall be investigated and evaluated for potential purchase by the School Board.
- B. Criteria -- Criteria for evaluating and selecting sites for locating educational facilities shall include or address the following elements:
1. Size and shape of site;
 2. Expansion capacity of site;
 3. Whether the site is adequate to relieve overcrowding in existing schools;
 4. Whether there are pending or approved charter school applications which would impact the proposed educational facility or the site search;
 5. Whether the site is reserved in a recorded subdivision, or set aside for donation or purchase by the School Board as a result of Developmental Impact Committee (DIC) or Development of Regional Impact (DRI) approvals;

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6. Location of site in relation to both the intended service area, as well as major traffic arteries and accessibility to school buses and private vehicles for student drop-off and pickup;
7. Site location should seek to the extent practicable to promote diverse school enrollments, reflecting the broad mix of cultures, experiences and ideas to be found in the community, through the consideration of various factors, including but not limited to the socioeconomic circumstances, unique language needs and abilities, race and ethnicity of the students to be served;
8. Location of site and potential impact on the attendance boundaries of surrounding schools;
9. Occupancy of the site, specifically whether any residents will require relocation;
10. Location of site in relation to existing or planned public recreation sites, which might make possible the joint use of facilities;
11. Whether there are any existing or anticipated land uses in the area, which could adversely affect the site due to traffic generation, noise, odor, safety or other factors;
12. Whether there are any major street improvements or expressways planned in the vicinity, which could affect the site or the intended service area;
13. Whether there are adequate traffic control devices and sufficient road capacity for the intended use of the site;
14. Whether site access requires crossing a canal, railroad, major street or other physical barrier or hazard;
15. Whether there are any archeological or historical designations or any biological, zoning or environmental problems (e.g., incinerators, active or inactive dump sites, toxic soil, underground storage tanks) on the property that could adversely impact the timely use of the property for the intended purpose;
16. The extent of site development work that must be done on an unimproved site in order to make it usable for the intended purpose;
17. The condition of title to the site or any known title defects;

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18. The compatibility or incompatibility of present and projected uses of adjacent properties with the intended use.
- C. Site Selection Procedures -- The Chief Business Officer or his/her designee shall ensure that thorough site selection procedures are followed, including the following seven-step due process, as described below. The Chief Business Officer shall have the option to secure the services of a third party or parties, under contract with the District, to identify sites and/or negotiate conditional agreements for purchase and sale of real property on behalf of the School Board, as may be deemed appropriate.
1. Identify through the appropriate school district regions, the general search boundaries for the proposed educational facility, any relevant educational, recreational, and community requirements that may be applicable, minimum required site size, and the educational facilities to be relieved;
 2. Inventory available sites that meet the search parameters, including School Board-owned sites, properties designated for donation to the School Board, properties set aside by developers or property owners for purchase, as approved by the School Board, and properties owned by public entities which may be available under cooperative partnerships;
 3. Conduct preliminary due diligence and with input from School Operations and Transportation staff, identify the sites most suitable for the intended purpose;
 4. Submit to the SSPC Committee the record of all suitable sites for direction. Pursuant to this direction, authorize the Superintendent, his designee, or the third party, to execute conditional purchase and sale agreements based on a not to exceed purchase price, to be determined by the SSPC Committee based on a restricted use appraisal report generated by District authorized licensed appraiser. This shall be subject to additional due diligence, to include environmental assessments, site preparation and development costs, appraisals and any other reviews deemed necessary. As part of the conditional agreements, a fully refundable deposit not to exceed 10% of the purchase price, may be deposited in escrow with the School Board Attorney, as earnest money;
 5. Present the results of negotiations for the selected sites to the SSPC Committee for final ranking if necessary, including any adjustments of the not to exceed price and a recommendation to the School Board for approval of the negotiated agreements. The SSPC Committee shall also consider the need for eminent domain where negotiations prove unsuccessful;

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6. Submit recommendation to the School Board for approval of a purchase and sale agreement, or upon a recommendation by the SSPC Committee to authorize eminent domain proceedings;
7. Upon review of the sites and recommended ranking, the School Board shall accept the sites as ranked or re-rank them and authorize acquisition. If none of the sites are acceptable, the School Board shall reject them.

V. Site AcquisitionA. Criteria for Acquisition of Sites for School Facilities

1. Overall suitability of a site for the intended purpose;
2. Total estimated costs to place a site in use for the intended purpose, including acquisition cost and cost of necessary site improvements; and
3. The reasonableness of the total cost to acquire and place a site into use, as compared to other sites or options.

B. Criteria for Determining "Reasonableness" of Costs of Site Acquisition and Improvements

1. The foundation, or starting point, for determining what is a reasonable price for the School Board to pay for the acquisition of land is an appraisal(s) of market value of sites as provided in Section 253.025, F.S.;
2. Adjustment downward or upward of the appraised market value of a site based upon the following:
 - a. Total costs, other than the cost of acquisition, to place the site in use;
 - b. Availability of alternative, suitable sites for the project;
 - c. Both the general real estate market conditions and the specific real estate market conditions in the geographic area of the project; and
 - d. Any other identified factors which may impact the reasonableness of site acquisition costs, including but not limited to the total estimated costs of the eminent domain process to acquire the site as provided by

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Sections 73.091 and 73.092, F.S., and for the District's costs for attorneys' fees and other expenses of the eminent domain.

- C. Appraisal Procurement and Review Process -- The Chief Business Officer or his/her designee shall ensure the following is provided:
1. Initiating, overseeing and documenting the procurement of professional appraisals of market value of the sites determined by the School Site Planning and Construction Committee to be suitable for projects in the District's adopted educational facilities plan or long-range plan, as required by Section 1013.35, F.S.;
 2. Where two appraisals are required under state law, request in writing a formal professional review appraisal from an appraiser selected in accordance with Section 253.025(6)(b), F.S. The reviewing appraiser's certification of the recommended or approved value of the property shall be set forth in a signed statement which identifies the specific appraisal reports reviewed and explains the basis for such recommendation or approval.
- D. Negotiations and Authorization for the Voluntary Purchase and Sale of Sites -- The Chief Business Officer or his/her designee shall ensure of the following:
1. Conducting negotiations within the authorization granted by the SSPC Committee for the voluntary purchase and sale of sites suitable for projects included within the District's adopted educational facilities plan or long-range plan and maintaining a written record of all such negotiations;
 2. Reporting to the SSPC Committee the results of such negotiations for further input as may be needed;
 3. Preparing for presentation to the School Board an item with full information for the voluntary purchase and sale of a school site as contained in the site list as ranked by the SSPC Committee, suitable for the projects included within the District's adopted educational facilities plan or long-range plan within the price parameters established by the SSPC Committee, based upon the criteria for "reasonableness" of cost of site acquisition and improvements established herein;
 4. Ensuring that where the agreed to purchase price exceeds the appraised value where only one appraisal is required by state law, or the reviewed appraised value in all other instances, and

the School Board finds that the agreed price is reasonable under the criteria established herein, said purchase is approved by an extraordinary vote. Extraordinary vote, for purposes of this section, means a majority vote plus one additional vote of the members of the School Board present at the meeting where such action is taken.

E. Acquisition by Eminent Domain

1. In the event that negotiations for voluntary sale of a site for a reasonable price are unsuccessful, then the SSPC Committee shall formulate and forward to the School Board an item recommending the commencement of eminent domain proceedings as authorized by Section 1013.24, F.S.
2. The item recommending the commencement of eminent domain proceedings shall include the full record of the site selection and investigation process;
3. Upon School Board approval, eminent domain proceedings shall be initiated as provided for in Section 73.015, F.S.

Specific Authority: 1001.41(1)(2); 1001.42(22); 1001.43(10) F.S.

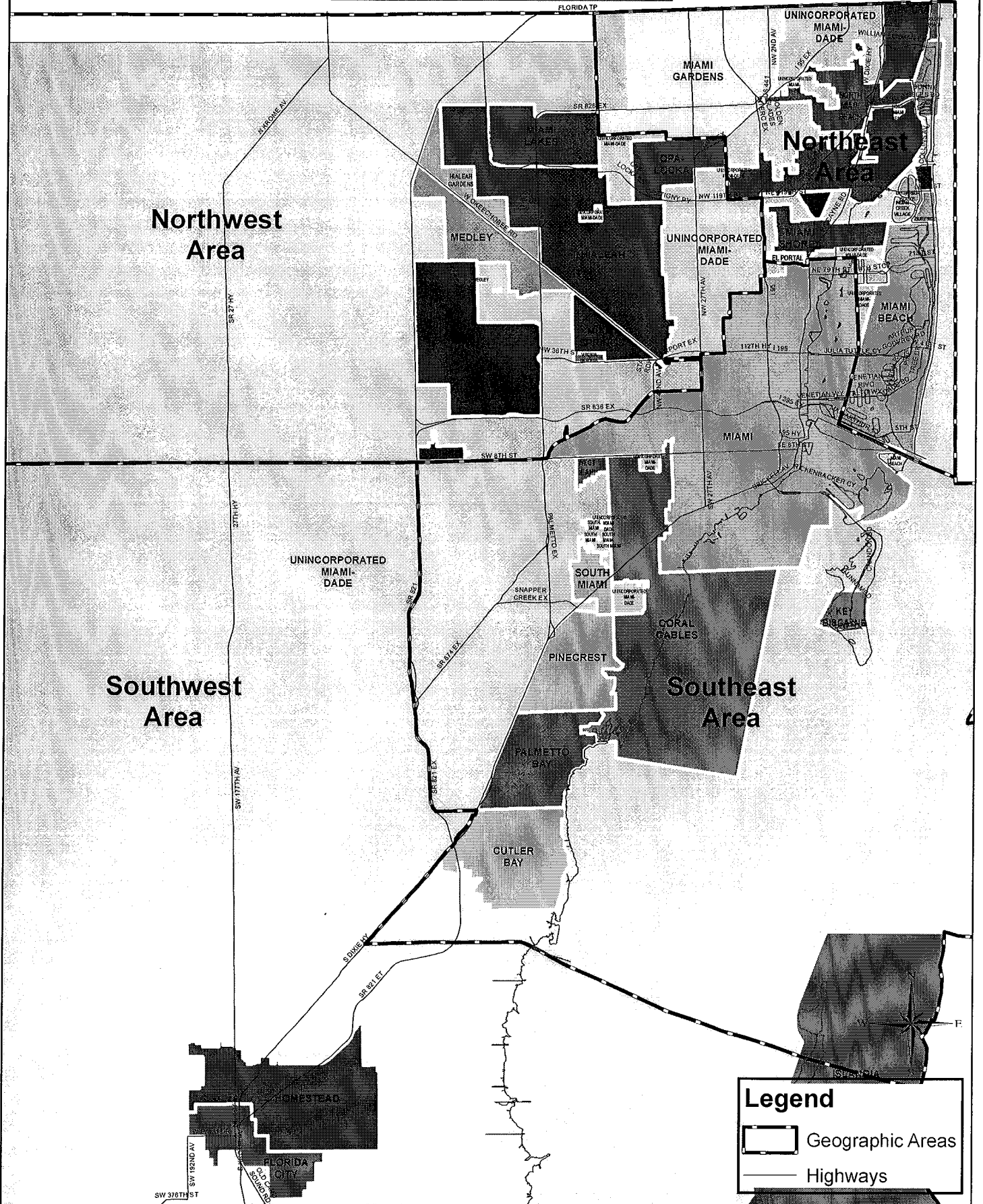
Law Implemented, Interpreted, or Made Specific: 73.015; 73.091; 73.092; 112.313(1); 112.3143; 253.025(6)(b); 286.011; 1013.24; 1013.31; 1013.33; 1013.35; 1013.36; 1013.61, F.S.

History: THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

New: 12-12-01

Amended: 4-17-02; 6-19-02; 9-12-02; 5-14-03; 7-14-04

Geographic Areas



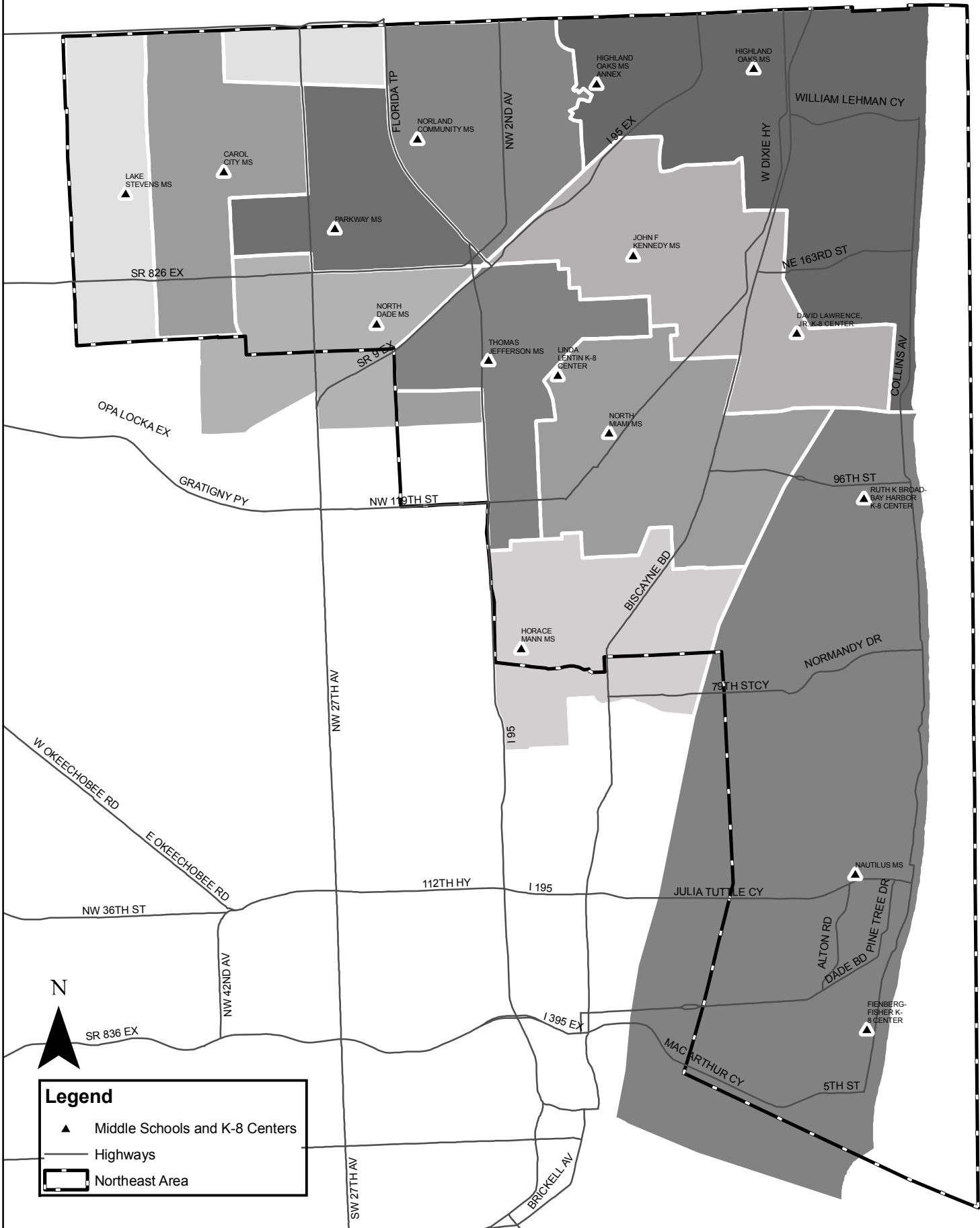
Appendix 10E

Public School Facilities Element Map Series

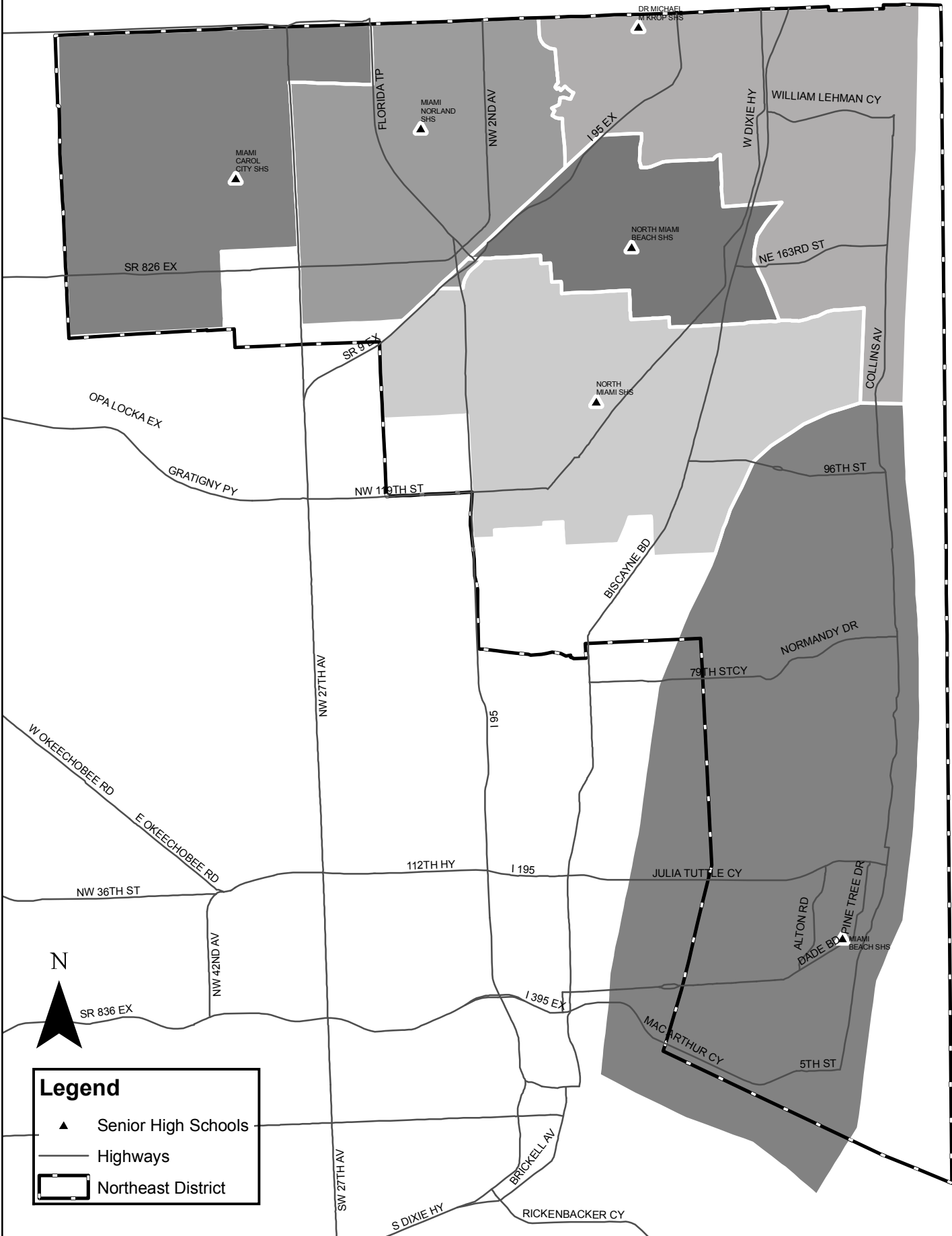
NE Area Elementary School Boundaries



NE Area Middle School Boundaries



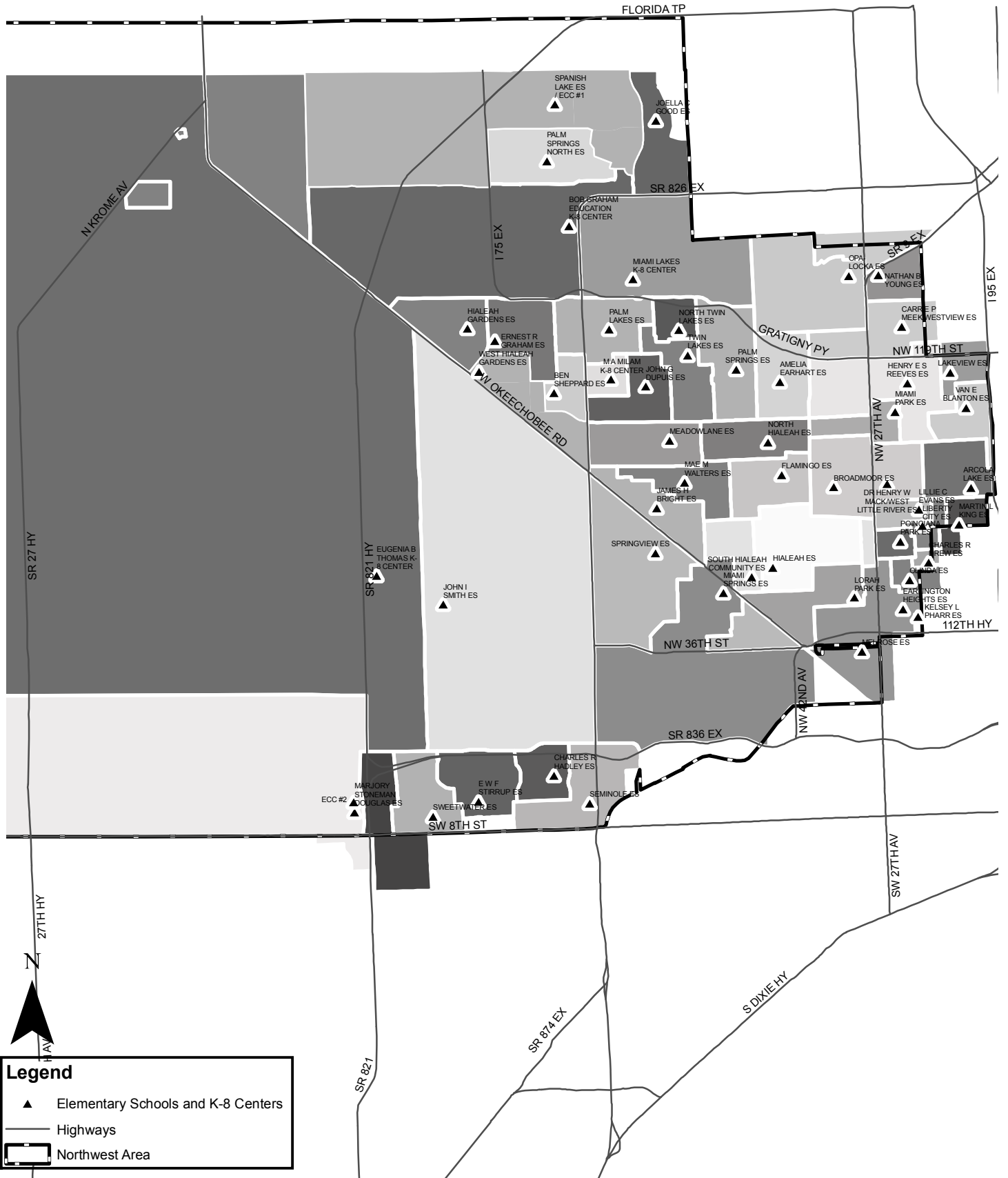
NE Area Senior School Boundaries



Legend

- ▲ Senior High Schools
- Highways
- ▭ Northeast District

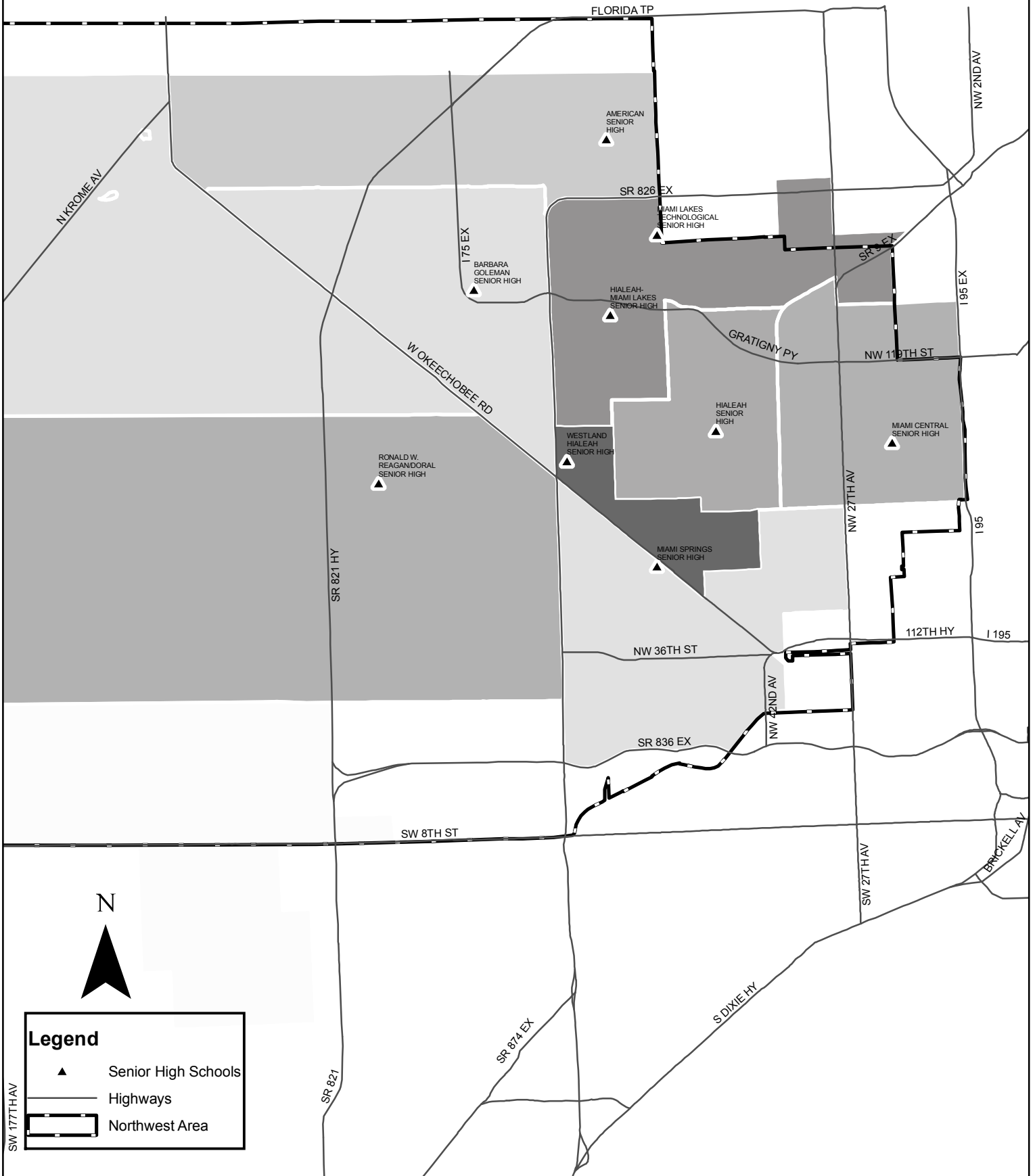
NW Area Elementary School Boundaries



NW Area Middle School Boundaries



NW Area Senior School Boundaries



Legend

- ▲ Senior High Schools
- Highways
- - - Northwest Area

SW 17TH AV

SE Area Senior School Boundaries



Legend

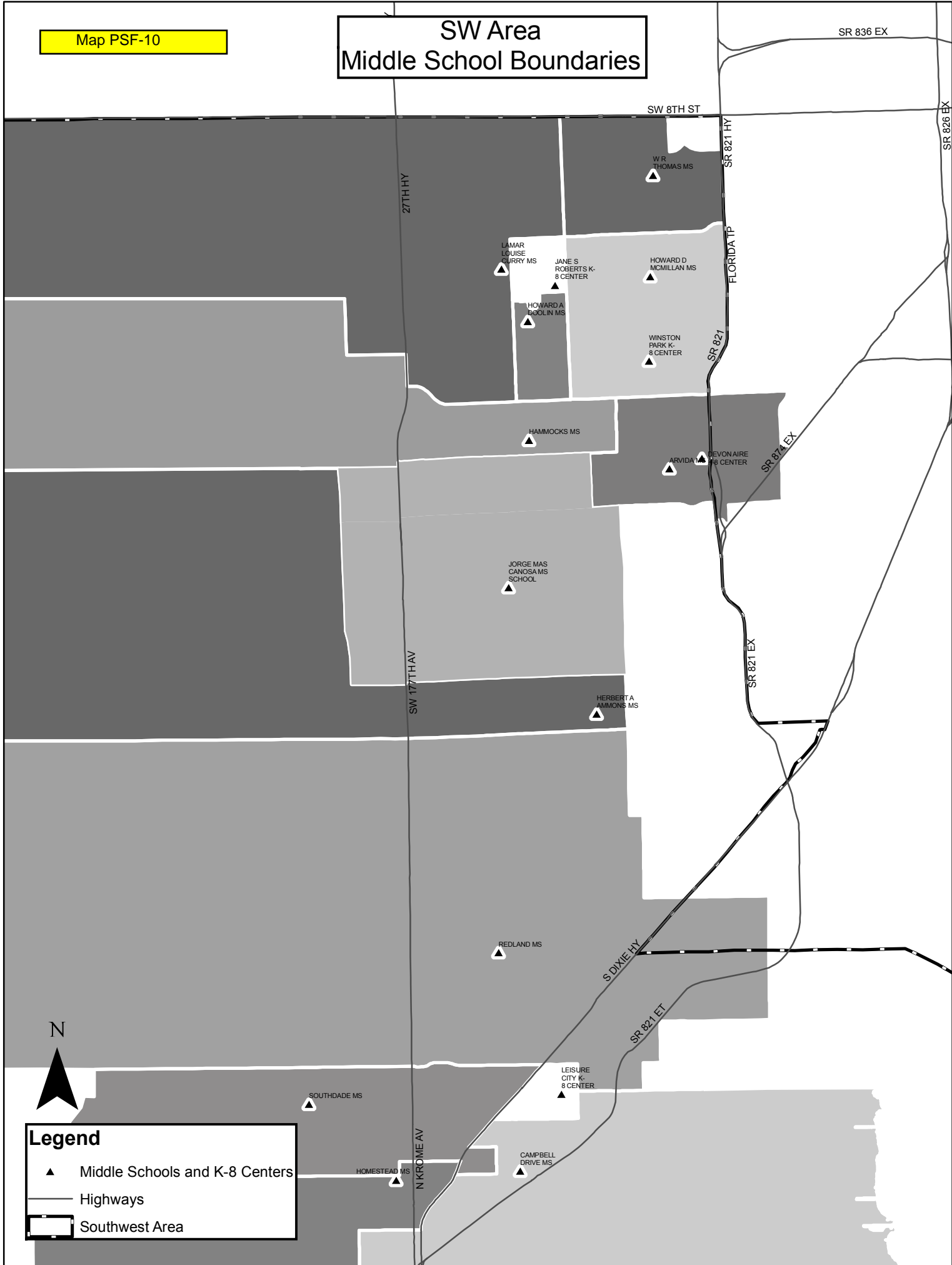
- ▲ Senior High Schools
- Highways
- ▭ Southeast Area



SW Area Elementary School Boundaries



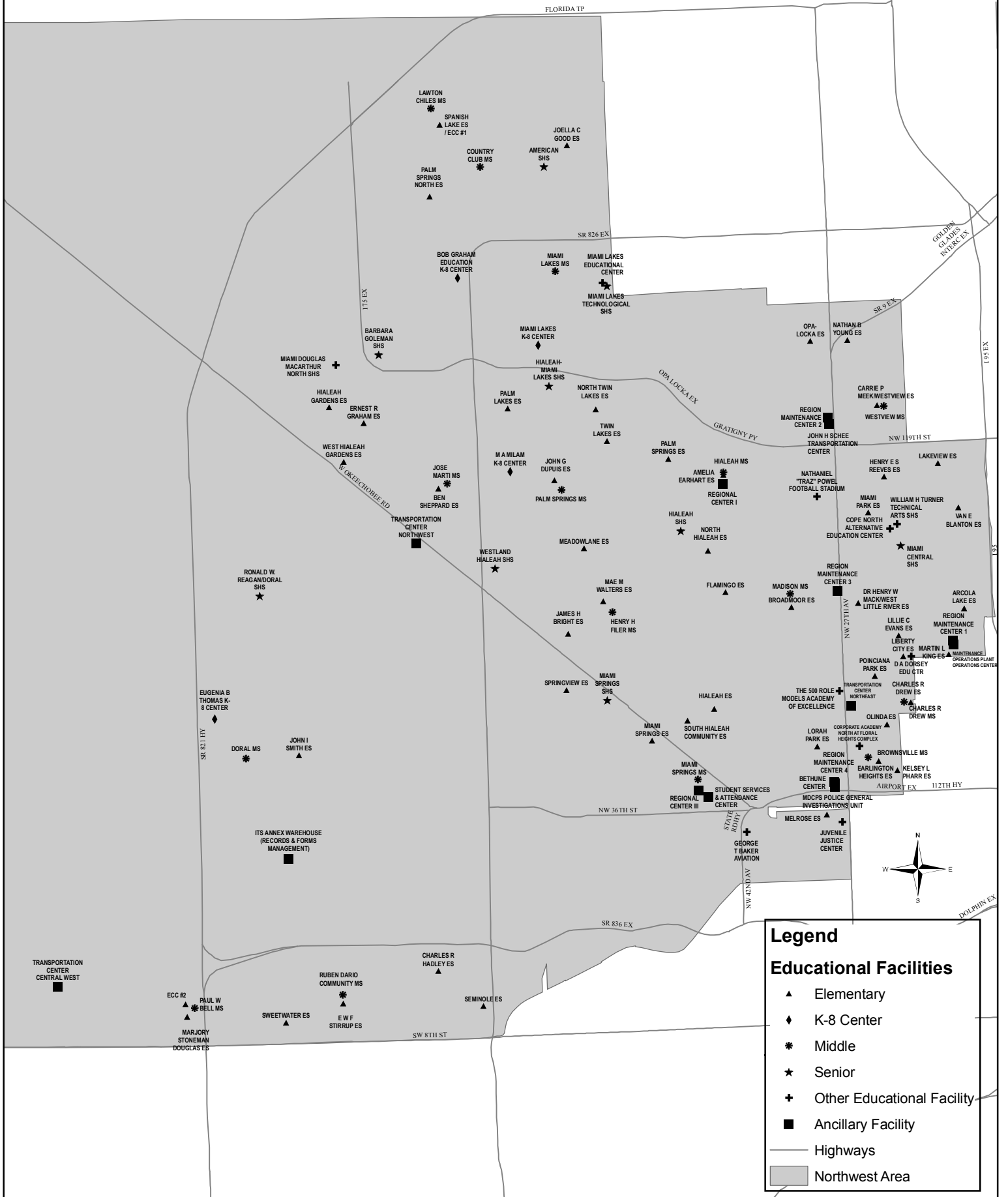
SW Area Middle School Boundaries



Legend

- Middle Schools and K-8 Centers
- Highways
- Southwest Area

Northwest Area Existing Educational Facilities

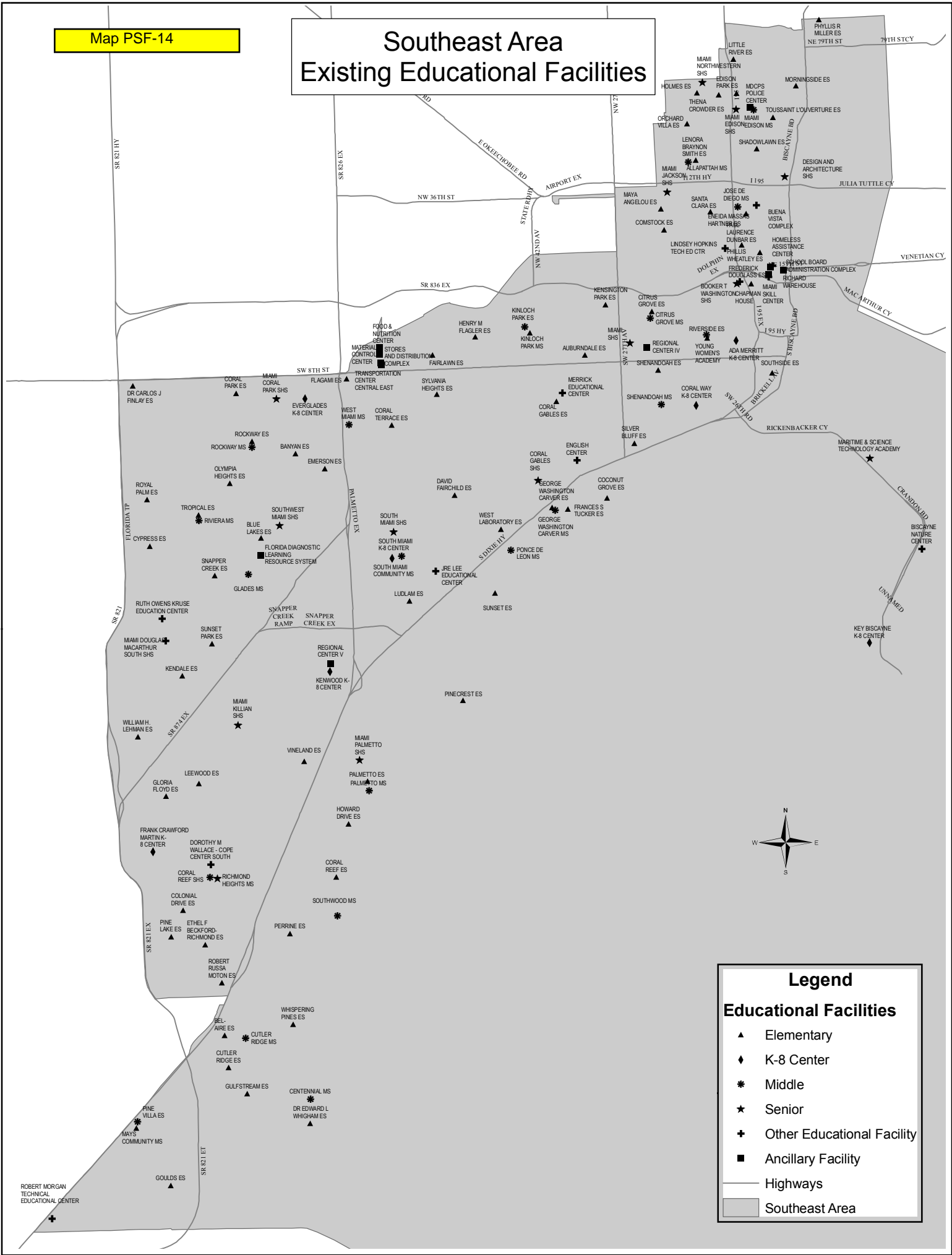


Legend

Educational Facilities

- ▲ Elementary
- ◆ K-8 Center
- * Middle
- ★ Senior
- + Other Educational Facility
- Ancillary Facility
- Highways
- Northwest Area

Southeast Area Existing Educational Facilities



Legend

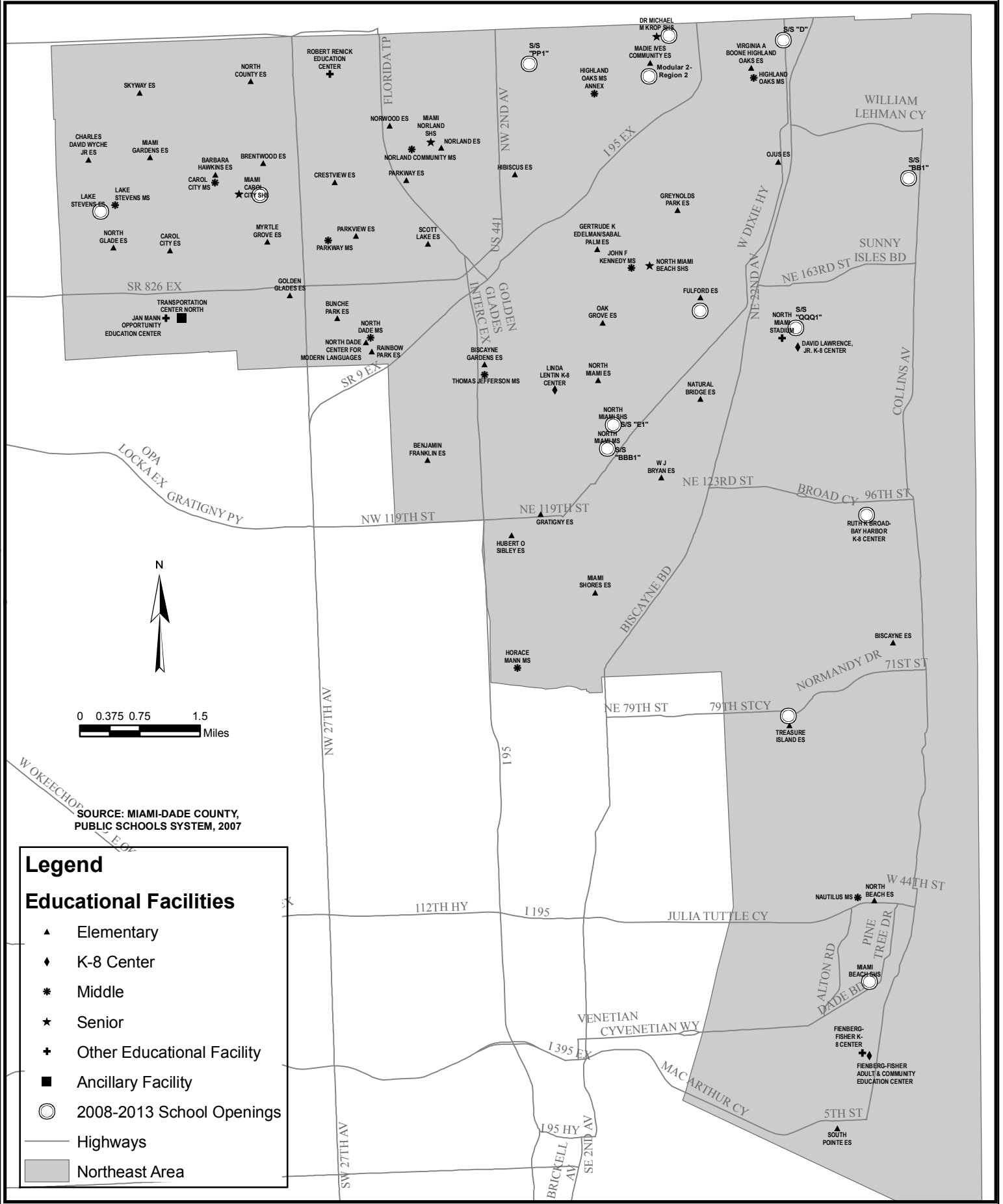
Educational Facilities

- ▲ Elementary
- ◆ K-8 Center
- * Middle
- ★ Senior
- + Other Educational Facility
- Ancillary Facility

— Highways

▭ Southeast Area

Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2012/2013



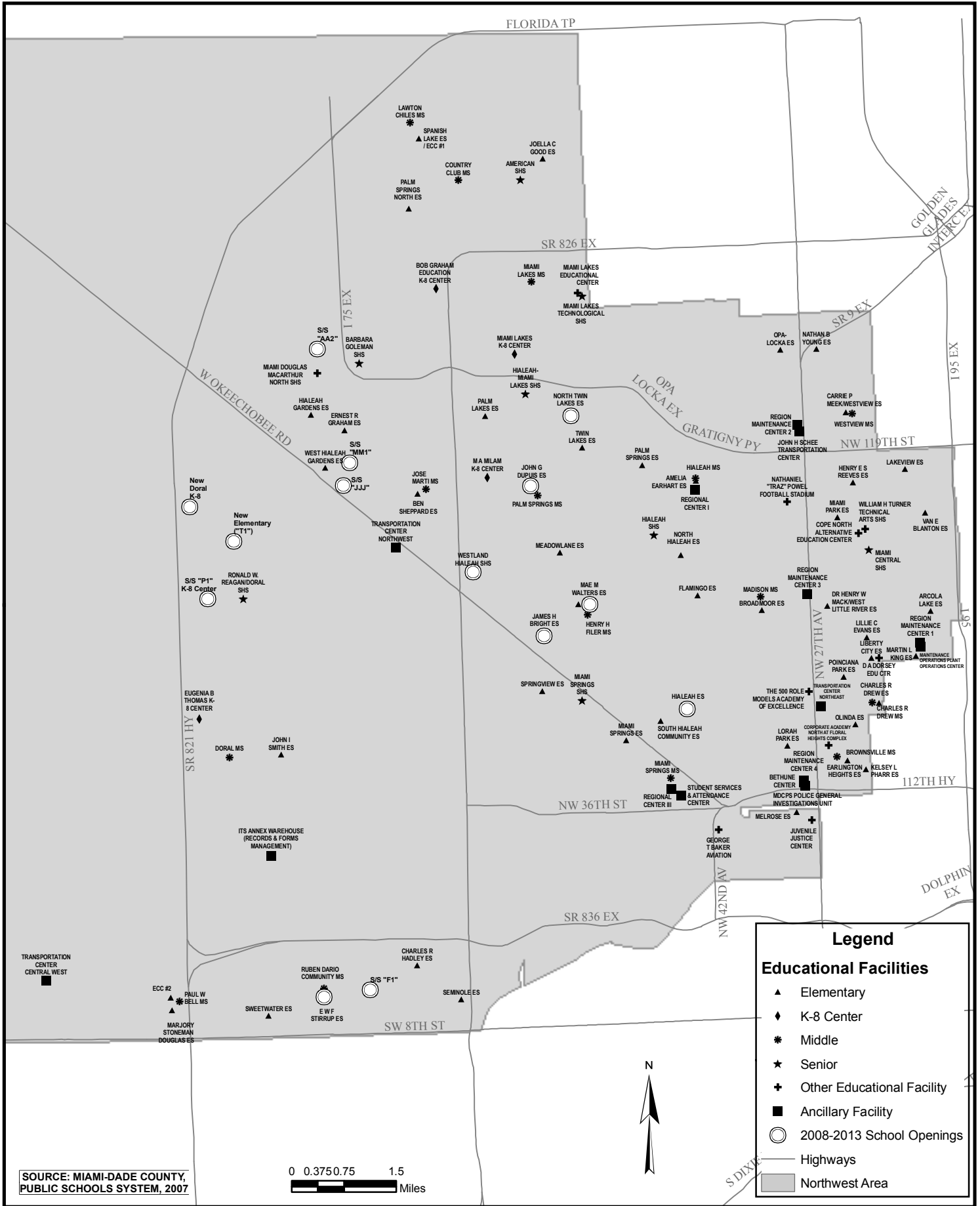
SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2007

Legend

Educational Facilities

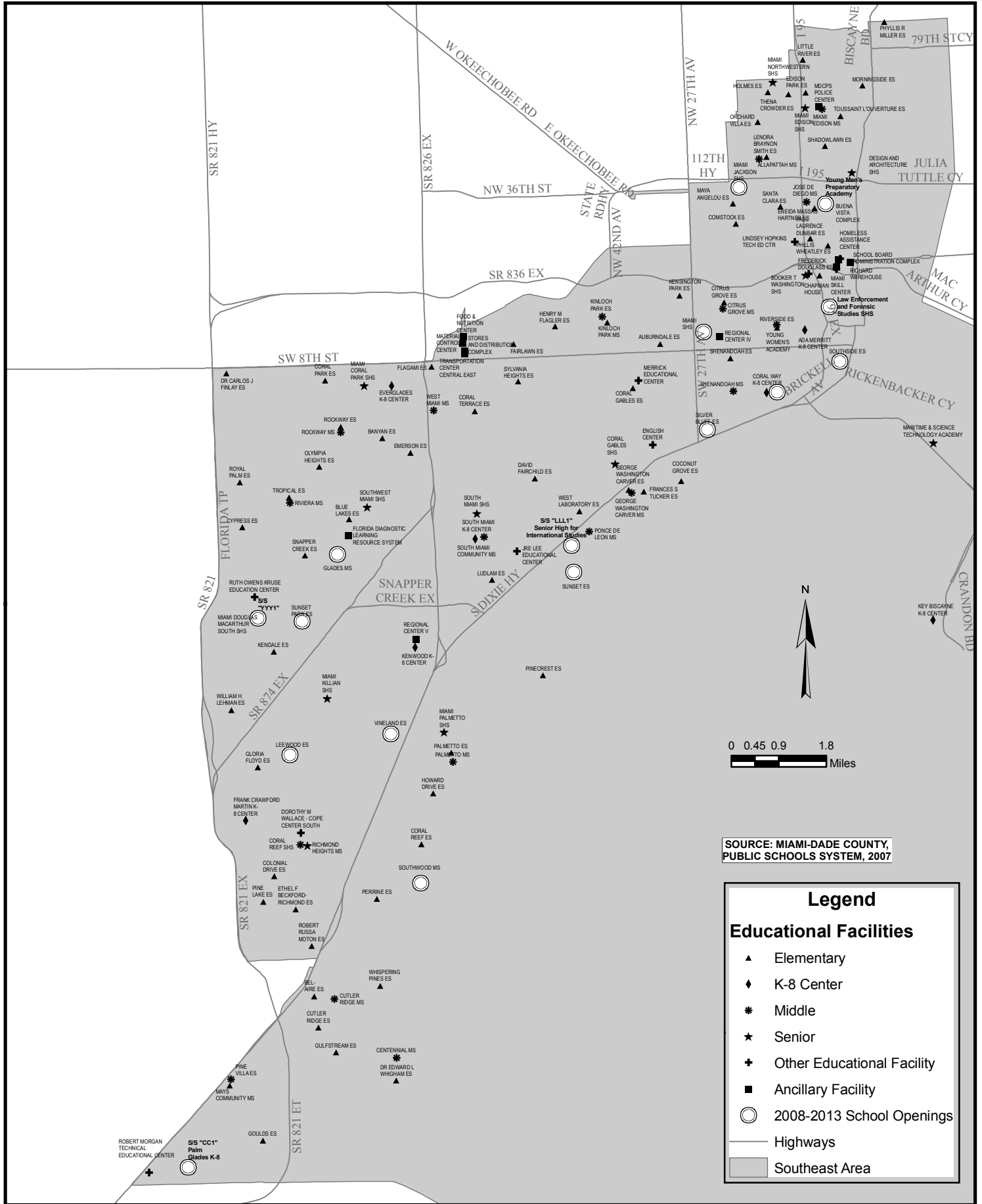
- ▲ Elementary
- ◆ K-8 Center
- * Middle
- ★ Senior
- + Other Educational Facility
- Ancillary Facility
- 2008-2013 School Openings
- Highways
- Northeast Area

Proposed, Existing, and Ancillary Educational Facilities Located in the Northwest Area - 2012/2013



SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2007

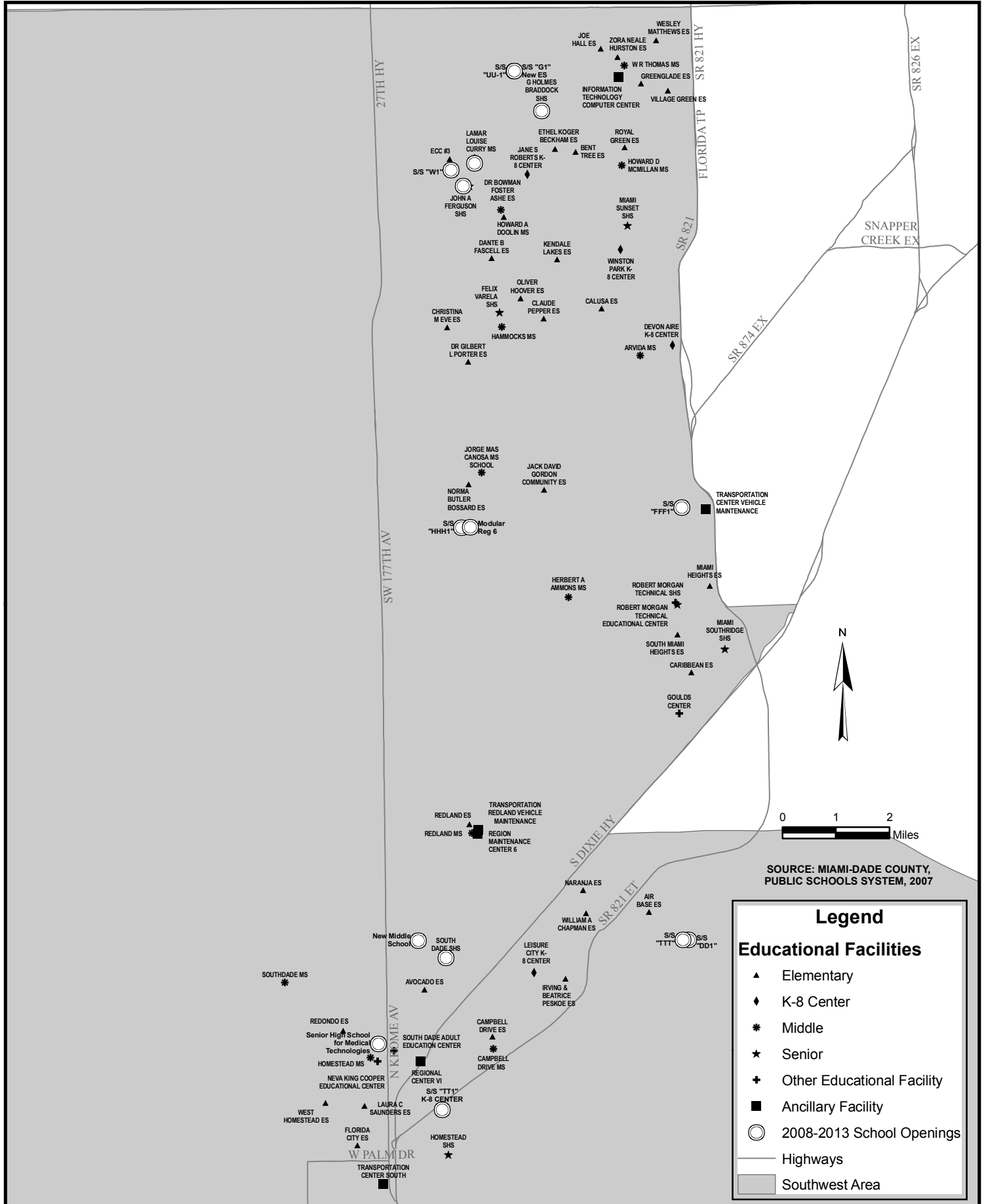
Proposed, Existing, and Ancillary Educational Facilities Located in the Southeast Area - 2012/2013



SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2007

Legend	
Educational Facilities	
▲	Elementary
◆	K-8 Center
*	Middle
★	Senior
+	Other Educational Facility
■	Ancillary Facility
○	2008-2013 School Openings
—	Highways
■	Southeast Area

Proposed, Existing, and Ancillary Educational Facilities Located in the Southwest Area - 2012/2013



SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2007

Legend

Educational Facilities

- ▲ Elementary
- ◆ K-8 Center
- * Middle
- ★ Senior
- + Other Educational Facility
- Ancillary Facility
- 2008-2013 School Openings
- Highways
- Southwest Area