

September 3, 2003

Dr. Marta Pérez, Member

**SUBJECT: AUTHORIZATION TO ENTER INTO NEGOTIATIONS WITH MIAMI-DADE COUNTY TO STUDY THE FEASIBILITY OF DEVELOPING A SCHOOL CONCURRENCY SYSTEM IN MIAMI-DADE COUNTY**

**COMMITTEE: FACILITIES MANAGEMENT**

In my capacity as member of the South Florida Regional Planning Council (SFRPC), I have had occasion to participate in a number of discussions concerning the importance of a system to help facilitate the provision of educational facilities in tandem with residential development, specifically in areas of high growth. This type of system, generally referred to as school concurrency, is currently in effect in the Palm Beach County School District (Palm Beach), and seems to be working well to achieve its intended purpose. The Miami-Dade School District, through the recent enactment of an Interlocal Agreement (Interlocal) with Miami-Dade County (County) and twenty-three (23) non-exempt municipalities (Cities), is also making some progress in this area. Under the umbrella of the Interlocal, District staff has engaged in collaborative discussions with a number of applicants seeking to intensify residential development in various parts of the county; as a result of those discussions, to date voluntary contributions have been made in addition to impact fees, totaling approximately \$1.4M. This system however, differs from that in place in Palm Beach, in that voluntary contributions and impact fee collections are not realized until the property is platted and permits are issued, respectively. Thus there is generally a lag between the time when the impact occurs and the time relief (if any), is provided. The Palm Beach system requires that there be sufficient capacity in place prior to or concurrent with the time the impact occurs, based on pre-established level of service standards for the particular concurrency service area.

After viewing a presentation on the Palm Beach concurrency system, and through discussion with my peers at the SFRPC, which includes County representation, I thought it appropriate to share this information with my colleagues on the School Board.

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Inasmuch as I have an interest in this area, coupled with my increased awareness of land use issues as a direct result of my seat on the SFRPC, I ask my colleagues to support my request to proceed with preliminary dialogue with the County on this topic. This is done with the understanding that there is much that would need to be discussed with participation from not just the County but also a variety of stakeholders, before any conclusions or recommendations can be formulated.

**ACTION PROPOSED BY  
DR. MARTA PÉREZ:**

That The School Board of Miami-Dade County, Florida direct the Superintendent to:

1. engage in preliminary discussions and dialogue with Miami-Dade County to explore the pros and cons of a school concurrency system similar to that adopted in the Palm Beach County School District; and
2. report back to the Board with the results of its due diligence at the appropriate time.

MP:aj