



# MEMORANDUM

AGENDA ITEM #6a

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DATE: APRIL 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: PROPOSED PUBLIC EDUCATION FACILITIES ELEMENT/CAPITAL IMPROVEMENTS  
ELEMENT UPDATE COMPREHENSIVE PLAN AMENDMENTS

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## Introduction

Council staff has received proposed plan amendments from the municipalities of Surfside, Southwest Ranches, Homestead, Coconut Creek and Pinecrest to amend their Comprehensive Plans to include a new Public Education Facilities Element and other related text amendments 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.).

No proposed Capital Improvements Element Update Comprehensive Plan Amendments were received for review this month.

## Background

The proposed Public Education Facilities Element and related text amendments have been transmitted pursuant to the 2005 Growth Management legislation. The legislation requires that local governments and school boards adopt a school concurrency program, to update existing public schools interlocal agreements, establish level of service standards to define school capacity, and adopt a Public School Facilities Element into their comprehensive plan to implement a school concurrency program. The school concurrency program must ensure that adequate school capacity to support new development either exists or will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval, or the functional equivalent. The interlocal agreement establishes procedures that will be followed in coordinating land use and public school planning.

Since the legislation was passed, working groups have been formed in both Miami-Dade and Broward Counties to develop the proposed amendments. Each working group included representatives from the applicable County Public Schools, all affected local governments and the development community. Because of the efforts of the Working Groups, within each county the amendments have been coordinated and each local government is adopting similar amendments.

Summary of Staff Analysis for Miami-Dade County Amendments

Miami-Dade County and the 27 non-exempt municipalities in the County must adopt the Public Education Facilities Element, related comprehensive plan text amendments and the *Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County (ILA)* by January 1, 2008, in order to meet statutory requirements.

Proposed Public Educational Facilities Element amendments would add new goals, objectives, and supporting policies to coordinate new residential development with future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency. The initially proposed LOS standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity beginning January 1, 2008. This standard would allow for the use of relocatable classrooms and provides that when public school facilities achieve 100% utilization of Permanent FISH (no relocatable classrooms) they should no longer rely on relocatable classrooms except in temporary "operational" situations such as remodeling, renovation or expansion of a facility. The proposed amendments would include an additional policy, which establishes a goal of achieving 100% Permanent FISH capacity in all public school facilities in the County by January 1, 2018.

Proposed amendments to the Intergovernmental Coordination Element would provide a formal process for intergovernmental coordination through an Interlocal Agreement which establishes specific coordination activities to occur on a regular basis. Proposed Capital Improvement Element amendments would allow the applicable local government to prepare and adopt a five year capital improvements program that includes school facilities.

Local governments in Miami-Dade County proposing Public Education Facilities Element and related text amendments this month: Surfside, Homestead and Pinecrest. A table with information regarding each municipality's vote on the amendment follows.

Local Government	Plan Amendment Number	Local Government Meeting	Governing Body Transmittal Vote
Surfside	#08-PEFE1	February 12, 2008	5-0
Homestead	#08PEFE1	January 29, 2008	7-0
Pinecrest	#08-1PEFE	December 12, 2007	5-0

Staff analysis confirms that the proposed text amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of Staff Analysis For Broward County Amendments

Broward County and the municipalities in the County must adopt the Public Education Facilities Element, related comprehensive plan text amendments and *Amended Interlocal Agreement for Public School Facility Planning in Broward County (ILA)* by February 1, 2008.

Proposed Public Educational Facilities Element amendments would add new goals, objectives and supporting policies to provide coordinating new residential development with future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency. The LOS standard shall be 110% of the Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school. The amendment would also adopt twelve Future Conditions Maps for public school facilities for the short-term (five-year) and long-term planning periods.

Proposed amendments to the Intergovernmental Coordination Element would add policies which would coordinate County and municipal 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 enable a close integration between existing and planned school facilities and the surrounding land uses. Proposed Capital Improvement Element amendments would add policies that would ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

Local governments in Broward County proposing Public Education Facilities Element and related text amendments this month: Southwest Ranches and Coconut Creek. A table with information regarding each municipality's vote on the amendment follows.

Local Government	Plan Amendment Number	Local Government Meeting	Governing Body Transmittal Vote
Southwest Ranches	#08-PEFE1	January 10, 2008	5-0
Coconut Creek	#08-PEFE1	February 14, 2008	4-0

Staff analysis confirms that the proposed text amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find proposed plan amendments from the municipalities of Surfside, Southwest Ranches, Homestead, Coconut Creek and Pinecrest related to the new Public Education Facilities Element and other related text amendments generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.