

October 16, 2007

Dear Applicant and/or Property owner:

Subject: Miami-Dade County School Board Public School Concurrency Notice for Residential Development Orders issued by the City of Coral Gables.

Effective January 1, 2008, all local governments in Miami-Dade County, including the City of Coral Gables are required to facilitate a new State of Florida mandated requirement to ensure that adequate student capacity is available at public schools to meet the future demands of new residential development. Please find listed below an overview of the State mandated program:

Program implementation/initiatives summary:

- Public schools cannot exceed a Level of Service (LOS) of 100% school capacity.
- Concurrency is satisfied if adequate capacity is available at an impacted school or any adjacent schools, or if capacity will be available as a result of a programmed project in the School Board's 5-year work program.
- Exemptions to these requirements include single-family homes (one unit), senior living facilities, and vested projects that have secured preliminary Board of Architects approval prior to January 1, 2008.
- Existing residential units will be credited.

City of Coral Gables responsibilities:

- The City will adopt regulations governing public school concurrency requirements and procedures.
- The City will provide application/project information to the School Board for concurrency analysis.
- The City will provide applicant with School Board's concurrency analysis.
- The City cannot approve residential development orders (i.e. residential building permits, residential site plans, etc.) for projects until they satisfy State mandated public school concurrency requirements.

Applicant/property owner responsibilities:

- The applicant/property owner is required to submit the required information to the City when applying for a residential development order (i.e. residential building permit, residential site plan, etc.)
- The applicant will be required to pay all necessary administrative review fees.
- If project fails concurrency, the applicant shall be required to proffer appropriate mitigation to the School Board prior to issuance of a City of Coral Gables residential development order (i.e. residential building permit, residential site plan approval, etc).

Please contact the Miami-Dade County School Board's Office of Facilities Planning with any questions at 305.995.7285 or City of Coral Gables Planning Department at 305.460.5211.

*Building and Zoning Department*

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City of Coral Gables, Florida