



School Concurrency

Miami-Dade County School Board Public School Concurrency Notice for Residential Development.

Effective January 1, 2008, all local governments in Miami-Dade County, including the Village of Palmetto Bay 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.

Village of Palmetto Bay responsibilities:

The Village will adopt regulations governing public school concurrency requirements and procedures.

The Village will provide application/project information to the School Board for concurrency analysis.

The Village will provide applicant with School Board's concurrency analysis.

The Village 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 Village when applying for residential development.

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 Permit from the Village of Palmetto Bay

Please contact the Miami-Dade County School Board's Office of Facilities planning with any questions at (305)995-7285 or Village of Palmetto Bay Planning Division at (305)259-1260.