

ORDINANCE 2010-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE EDUCATIONAL FACILITIES ELEMENT AND CAPITAL IMPROVEMENT ELEMENT OF GOALS, OBJECTIVES AND POLICIES OF THE CITY OF DORAL'S COMPREHENSIVE PLAN, AS AMENDED AND TO IMPLEMENT CHANGES TO FLORIDA'S 2005 GROWTH MANAGEMENT LAWS ADDRESSING PUBLIC SCHOOL FACILITIES; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE PROPOSED AMENDMENT TO THE CITY OF DORAL'S COMPREHENSIVE DEVELOPMENT MASTER PLAN PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 2005 Growth Management Act, as specified in Section 163.3177, F.S., requires that each county and each municipality within the county adopt a Public School Facilities Element; and

WHEREAS, in 2009 the City adopted these State-mandated school concurrency measures to the interim Miami-Dade CDMP; and

WHEREAS, the City's CDMP is now effective the City must transmit the same amendments to the Department of Community Affairs (DCA).;and

WHEREAS, failure to adopt the public school facilities element, to enter into an approved Interlocal Agreement, or to amend the comprehensive plan as necessary to implement school concurrency, shall

result in a local government being prohibited from adopting amendments to the comprehensive plan that increase residential density until the necessary amendments have been adopted and transmitted to the state land planning agency; and

WHEREAS, the existing Public School Facilities Element must be amended to include goals, objectives and policies that will establish the long-term end toward which public school programs and activities are ultimately directed, setting specific, measurable, intermediate ends that are achievable and mark progress toward the goal; and establish the way in which programs and activities will be conducted to achieve an identified goal; and

WHEREAS, the Capital Improvement Program Element (CIE) must be amended to clarify that improvements associated with the construction of educational facilities are not addressed in the City's Capital Budget or Capital Plan but rather are the responsibility of the Miami-Dade County Public Schools, and in order to address the 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.

WHEREAS, the City Council of the City of Doral finds it to be in the best interests of its citizens to adopt, the Amendments to the City's

Comprehensive Development Master Plan, as stated in Exhibit "A,"
attached hereto and incorporated herein; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
DORAL, FLORIDA:

Section 1. The foregoing "WHEREAS" clauses are hereby
ratified and confirmed as being true and correct and are hereby made a
part of this Resolution upon adoption hereof.

Section 2. The Amendments to the City of Doral's
Comprehensive Development Master Plan, as outlined in Exhibit "A,"
attached hereto and incorporated herein, are hereby adopted.

Section 3. That the City Clerk is hereby authorized to transmit
this Ordinance to the Florida Department of Community Affairs.

Section 4. This Ordinance shall not become effective until the
State Land Planning Agency issues a Final Order determining the adopted
amendment to be in compliance and in accordance with Section
163.3184(9), Florida Statutes, or until the Administration Commission
issues a Final Order determining the adopted amendment to be in
compliance in accordance with Section 163.3184(10), Florida Statutes.

The foregoing Ordinance was offered by Vice Mayor DiPietro, who moved its adoption. The motion was seconded by Councilman Boria and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Councilmember Peter Cabrera	Yes
Councilmember Luigi Boria	Yes
Councilmember Micheal DiPietro	Yes
Councilmember Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on first reading this 11th day of November, 2010.

PASSED AND ADOPTED on second reading this 13th day of April, 2011.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JIMMY L. MORALES, CITY ATTORNEY

EXHIBIT “A”

IX.

CAPITAL IMPROVEMENTS ELEMENT

Goal 9: Adequate and timely public facilities and infrastructure capacity to accommodate existing residents, businesses and governmental users within the City of Doral, maximizing the use and value of existing facilities, and effectively managing future growth consistent with the level-of-service standards established in the Comprehensive Plan.

Objective 9.1: Fiscal Resources
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

Evaluation Measure #1: Steady growth in funding sources available for capital improvements.

Evaluation Measure #2: Number of grants applied for and received.

Policy 9.1.1: Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable LOS standards prior to the issuance of new development orders.

Policy 9.1.2: Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

Policy 9.1.3: Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

Policy 9.1.4: Aggressively seek all realistic grant opportunities to fund CIP projects.

Objective 9.2: **Provision of Public Facilities**
Provision of the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth consistent with the adopted level-of-service standards.

Evaluation Measure #1: Annual update and implementation of the Five-Year Schedule of Capital Improvements.

Evaluation Measure #2: Maintenance of adopted Level of Service standards.

Policy 9.2.1: Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the City's annual budgeting process. Amend the Capital Improvement Element annually to reflect these changes.

Policy 9.2.2: Coordinate planning for City improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), Miami-Dade County and adjacent municipalities when applicable.

Policy 9.2.3: Designate those projects identified in the other elements of the Comprehensive Plan, determined to be of relatively large scale (\$25,000 or greater), as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

Policy 9.2.4: Implement the Five-Year Schedule of Capital Improvements and update the Schedule through an Annual Update and Inventory Report (AUIR).

Policy 9.2.5: Evaluate and rank the proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvements, prioritizing them according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the City's legal commitment to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs; and

- Promotes cost-effective use of time and revenue.

Policy 9.2.6: Consider the following amendment guidelines if one or more of the funding source(s) identified in the Five-Year Schedule of Capital Improvements is not available:

- Adjust the schedule by removing projects, which have the lowest priority.
- Delay projects until funding can be guaranteed.
- Do not issue development orders that would continue to cause a deficiency on the public facility's adopted LOS standards.
- Pursue alternative funding sources.

Policy 9.2.7: Use the City's Land Development Code to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

Policy 9.2.8: Coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

Policy 9.2.9: Repair, rehabilitate, and replace the City's capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

Policy 9.2.10: Assess new development a pro rata share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

Objective 9.3: Debt Management

Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

Evaluation Measure: Record of utilization of standards regarding debt.

Policy 9.3.1: Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the City's ability to pay for a

new capital asset or to significantly extend the life expectancy of a capital asset.

Policy 9.3.2: Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.

Policy 9.3.3: The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

Policy 9.3.4: Total debt service expenditures, including revenue bonds, shall be no more than 10 percent of total revenue.

Policy 9.3.5: Outstanding capital indebtedness shall be no more than five (5) percent of the City's property tax base.

Policy 9.3.6: Debt payment shall not exceed the anticipated useful life of an improvement and, in no case, shall exceed thirty years.

Objective 9.4: Levels of Service Standards and Concurrency Management
Base decisions regarding the issuance of development orders or permits, in part, on the availability of infrastructure facilities and essential services which meet the adopted Level-of-Service (LOS) standards concurrent with the impacts of the development as measured by the adopted Concurrency Management System, and require new development to pay a proportionate cost of facility improvements to maintain the LOS standards.

Evaluation Measure: Number of capital improvements built to meet adopted levels of service.

Policy 9.4.1: As indicated in the applicable Elements of this Plan, the City of Doral has adopted the minimum LOS standards shown in Table 9.1:

Table 9.1: Recommended Level of Service (LOS) Standards for the City of Doral

Public Facility	Level of Service Standard
Potable Water ^a	<p><i>Regional Treatment</i> - The regional treatment system shall operate with a rated capacity no less than two percent above the maximum daily flow for the preceding year.</p> <p><i>User LOS</i> - The system shall maintain the capacity to produce and deliver 200 gallons per capita per day.</p> <p><i>Water Quality</i> - Water quality shall meet all federal, state, and county standards for potable water.</p> <p><i>Water Flow</i> - Water supply and distribution mains must assure adequate flow for Miami-Dade County Fire/Rescue and consumer needs. Miami-Dade County requires water pressure between 20 and 100 pounds per square inch (psi) to be delivered to users, with a schedule of minimum fire flows based upon land uses served.</p>
Sanitary Sewer ^a	100 gallons/capita/day
Stormwater Drainage	<p><i>Water Quality Standard</i> - Stormwater facilities shall meet the design and performance standards established in Chapter 62-25, Rule 25.025, Florida Administration Code (FAC), with treatment of the runoff from the first one inch of rainfall onsite to meet the water quality standards required by Chapter 62-302, Rule 862-302.500, FAC.</p> <p><i>Water Quantity Standard</i> - Where two or more standards impact a specific development, the most restrictive standard shall apply:</p> <ul style="list-style-type: none"> • Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration. • Treatment of the runoff from the first one inch of rainfall onsite or the first 0.5 inch of runoff from impervious areas, whichever is greater. <p><i>Flooding Standard</i> - During the 10-year return design storm event, flooding of minor arterials should be below the crown of the roadway.</p>
Solid Waste ^a	9.4 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of Five-Years.
Recreation/Open Space	<p>The City shall maintain and enhance (over a 15-year period) its park level-of-service standard as follows:</p> <ul style="list-style-type: none"> • 2006-2008: 3.00 acres of developed park land per 1,000 residents. • 2009-2011: 3.25 acres of developed park land per 1,000 residents. • 2012-2014: 3.75 acres of developed park land per 1,000 residents. • 2015-2020: 4.25 acres of developed park land per 1,000 residents.
Transportation: FIHS Roadways	All Florida Intrastate Highway System (FIHS) roadways must operate at LOS D or better (at peak hour), except where 1) exclusive through lanes exist, roadways may operate at LOS E (at peak hour), or 2) such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E (at peak hour). Constrained or backlogged limited and controlled access FIHS roadways operating below the foregoing minimums must be managed to not cause significant deterioration.
Transportation: County Roadways within the Urban Development Boundary (UDB), but Outside the Urban Infill Area (UIA)	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour. When extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 120% of their capacity at peak hour.
Transportation: City Streets	The minimum acceptable average daily and peak period operating level of service for all City streets within the City of Doral shall be Level of Service D.
Public Schools ^b	The ratio of students per student station shall not exceed 1.25 for public schools (excluding Pre-kindergarten). Refer to Policy 9.4.2.

Notes: ^a These public facilities and services are provided by Miami-Dade County and are subject to the level of service standards established in the Miami-Dade County Comprehensive Development Master Plan (CDMP). The City of Doral will adopt these same level of service standards to be consistent with the CDMP, as amended.

^b The level of service standard for public schools is established by the Miami-Dade County Public School District and the local governments.

Policy 9.4.2:

Monitor and ensure adherence to the adopted level of service standards and the availability of public facility capacity using the following Concurrency Management System:

Sanitary Sewer, Solid Waste, Drainage and Potable Water: Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards all must meet one of the following timing requirements:

- The development order includes a condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
- 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 and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

Parks & Recreation: Acreage for recreation and open space facilities needed to support development at the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order. 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 one year after issuance of a certificate of occupancy or its functional equivalent.

Transportation: Prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or
- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.

- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
- 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.

Public Schools: Capital improvements associate with the construction of educational facilities are the responsibility of the Miami-Dade County Public Schools. Those capital improvements for educational facilities, as listed in the Miami-Dade County Public Schools Facilities Work Program dated September 2008 and adopted by the Miami-Dade School Board, are incorporated by reference into the Capital Improvement Element. Public schools within Doral's CSA, or that influence Doral's CSA, as planned in the Miami-Dade County Public Schools Facility Work Program are hereby incorporated into the City's 5-year Schedule of Capital Improvements by reference. The City and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. 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.

Concurrency Service Areas (CSA's) 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 Miami-Dade County Public Schools' policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the CSA's 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

Prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- 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 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 district-wide basis.
- It is the goal of Miami-Dade County Public Schools and the City of Doral for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity 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.
- By December 2010, the Miami-Dade County Public Schools in cooperation with county and other affected agencies will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSA's.
- 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 as the proposed development; or
 - b) The development's impact is mitigated, proportionate to the demand for public school schools it created, though 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, though 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, City of Doral and the Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools Facility Work Program.

- c) The development's impacts are phased to occur when sufficient capacity will be available.
- d) The development's impacts are mitigated by the establishment of a charter school so as long as charter schools are recognized as part of the Interlocal Agreement. Subject to the following conditions:
 - a. The Miami-Dade County School District shall co-sponsor the charter school.
 - b. The City shall be involved with the creation and/or operation of the charter school in some fashion.
 - c. In the event the charter school terminates, the land and building shall revert to the City to be used for educational purposes.

The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.

Policy 9.4.3:

Manage and improve the City's concurrency monitoring system, as part of the Land Development Code, to:

- Determine whether necessary facilities identified within the City's Capital Improvements Element, including potable water, sanitary sewer, solid waste, stormwater management, recreation and open space, and transportation are being constructed in accordance with the Schedule of Capital Improvements, as amended.
- Annually update existing level of service, committed capacity as defined in the Land Development Code, and facility needs to maintain adopted Levels of Service prior to and in conjunction with the annual update of the City's Capital Improvements Element and Capital Improvement Program, and preparation of the Annual Budget.

Policy 9.4.4:

Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards

when needed for development. If facilities are not available at the time of approval, development orders or permits are to be conditioned upon the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in a development order issued pursuant to Chapter 380, F.S.

Policy 9.4.5:

Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines:

- Will the action contribute to a condition of public hazard as described in the Infrastructure Element?
- Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation, Infrastructure, or Recreation and Open Space Elements?
- Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the Five-Year Schedule of Capital Improvements or by developer commitment?
- Is the action consistent with the goals, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
- If the City provides public facilities, in part or whole, is the action financially feasible pursuant to this Element?
- Capital improvements associate with the construction of educational facilities are the responsibility of the Miami-Dade County Public Schools. Those capital improvements for educational facilities, as listed in the Miami-Dade County Public Schools Facilities Work Program 2010-2011 and adopted by the Miami-Dade School Board, are incorporated by reference into the Capital Improvement Element and 5-year Schedule of Capital Improvements.

SCHEDULE OF CAPITAL IMPROVEMENTS

The following Schedule of Capital Improvements (SCI) is the mechanism by which the City of Doral can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report are used to document the economic feasibility of the City's Comprehensive Plan.

IX. Capital Improvement Element

Goals, Policies, and Objectives

Table 9.2: Five-Year Schedule of Capital Improvements, City of Doral – FY2006-2010

<u>Project</u>	<u>FY05 (Estimated)</u>	<u>FY06 (Budgeted)</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>Total 5-Year Cost (FY06 -FY10)</u>	<u>Funding Source</u>
<i>Recreation & Open Space</i>								
Doral Park – Eng. & Design Build Services	\$46,737	\$8,380,972	----	----	----	----	\$8,380,972	SRB, impact fees, SNP, FRDAP, General Fund
Doral Meadows Park – Phase Two improvements	\$116,500	\$3,399,000	----	----	----	----	\$3,399,000	SRB, impact fees, SNP, FRDAP, General Fund, developer contributions
Miami West Park – Phase One improvements	\$90,000	\$5,716,280	\$3,000,000	\$3,000,000	\$3,000,000	----	\$14,716,280	SRB, impact fees, SNP, developer contributions, FRDAP, General Fund
Linear Greenway Park Development	----	\$150,000	----	\$250,000	\$500,000	----	\$900,000	SRB, FRDAP developer contributions, impact fees,
Environmental Passive Park at NW 107 Av and 74 th St	----	----	----	----	\$250,000	\$250,000	\$500,000	Developer contributions, FRDAP, General Fund
Section 8 Community Park	----	\$9,000,000	----	----	\$3,000,000	\$3,000,000	\$15,000,000	SRB, impact fees, SNP, developer contributions, FRDAP, General Fund
<i>Civic & Public Buildings</i>								
New City Hall Complex	----	----	\$5,000,000	\$3,500,000	\$3,500,000	\$3,000,000	\$15,000,000	Grants, SRB, General Fund
Charter School Recreational Facilities Buildout	----	\$610,355	----	----	----	----	\$610,355	Grants, SRB, General Fund
<i>Transportation</i>								
Transportation Master Plan	\$150,000	----	----	----	----	----	----	Transportation Fund
Transportation Master Plan Implementation	----	----	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	Transportation Fund
Transit Improvements	\$90,000	----	----	----	----	----	----	Transportation Fund
NW 122 nd Avenue Construction	\$100,000	----	----	----	----	----	----	Transportation Fund
NW 41 st Street Beautification	\$243,254	\$2,183,970	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$6,183,970	Transportation Fund
NW 58 th Street Medians– 107th Av to NW 102nd Av	----	\$500,000	----	----	----	----	\$500,000	Transportation Fund
Milling Overlay/Striping of 79 th Av - 51 st St & street signs	----	\$535,000	----	----	----	----	\$535,000	Transportation Fund

IX. Capital Improvements Element
Goals, Policies, and Objectives

<u>Project</u>	<u>FY05</u> <u>(Estimated)</u>	<u>FY06</u> <u>(Budgeted)</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>Total 5-Year</u> <u>Cost</u> <u>(FY06 -FY10)</u>	<u>Funding Source</u>
NW 87 th Av Streetscape Master Plan	----	----	----	\$100,000	----	----	\$100,000	Transportation Fund
NW 107 th Av Streetscape Master Plan	----	----	----	\$100,000	----	----	\$100,000	Transportation Fund
NW 25 th St Viaduct construction – NW 82 nd Av to 68 th Av	----	----	----	----	----	----	----	MPO TIP project FY2006, FY2010 Responsible: FDOT
NW 25 th St add lanes/reconstruct – NW 89 th Ct to SR 826	----	----	----	----	----	----	----	MPO TIP project FY2006, FY2010 Responsible: FDOT
NW 25 th St add lanes/reconstruct –SR 826 to NW 67 th Av	----	----	----	----	----	----	----	MPO TIP project FY2006, FY2010 Responsible: FDOT
SR 826 & 836 Interchange – NW 87 th Av to NW 57 th Av	----	----	----	----	----	----	----	MPO TIP project FY2006-2008 Responsible: FDOT
SR 826 widening - north of NW 25 th St to NW 47 th St	----	----	----	----	----	----	----	MPO TIP project FY2006 Responsible: FDOT
SR 826 ITS surveillance - SR 836 to I-75	----	----	----	----	----	----	----	MPO TIP project FY2007-2008 Responsible: FDOT
NW 74 th St PD&E/EMO Study – HEFT to SR 826	----	----	----	----	----	----	----	MPO TIP project FY2008 Responsible: FDOT
NW 87 th Av resurfacing – W Flagler St to NW 12 th St	----	----	----	----	----	----	----	MPO TIP project FY2009 Responsible: FDOT
HEFT Interchange – NW 74 th St	----	----	----	----	----	----	----	MPO TIP project FY2007 Responsible: Turnpike
NW 58 th St 2 to 4 lanes – NW 107 th Av to NW 102 nd Av	----	----	----	----	----	----	----	MPO TIP project Responsible: Miami-Dade Public Works/ private sector
NW 74 th St new 4 lanes – HEFT to NW 82 nd Av	----	----	----	----	----	----	----	MPO TIP project FY2006

IX. Capital Improvements Element
Goals, Policies, and Objectives

<u>Project</u>	<u>FY05</u> <u>(Estimated)</u>	<u>FY06</u> <u>(Budgeted)</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>Total 5-Year</u> <u>Cost</u> <u>(FY06 -FY10)</u>	<u>Funding Source</u>
								Responsible: Miami Dade Public Works
NW 97 th Av 2 to 4 lanes – NW 25 th St to NW 41 st St	----	----	----	----	----	----	----	MPO TIP project FY2007 Responsible: Miami Dade Public Works
NW 82 nd Av roadway reconstruct (Midway Drainage Project) – NW 7 th St to NW 10 th St	----	----	----	----	----	----	----	MPO TIP project Responsible: Miami Dade Public Works
NW 8 th St roadway reconstruct (Midway Drainage Project) – NW 87 th Av to NW 79 th Av	----	----	----	----	----	----	----	MPO TIP project Responsible: Miami Dade Public Works
NW 97 th Av bridge over SR 836	----	----	----	----	----	----	----	MPO TIP project FY2006-2010 Responsible: Miami Dade Public Works
SR 112 Master Plan – HEFT to SR 826	----	----	----	----	----	----	----	MPO TIP project FY2008 Responsible: MDX
SR 836 /Interconnector – SR 836 to NW 28 th St	----	----	----	----	----	----	----	MPO TIP project FY2006-2009 Responsible: MDX
SR 836 / Turnpike Connection reconstruct – HEFT to NW 107 th Av	----	----	----	----	----	----	----	MPO TIP project FY2006 Responsible: MDX
SR 836 Express Lanes – HEFT to SR 826/836 interchange	----	----	----	----	----	----	----	MPO TIP project FY2006-2009 Responsible: MDX
SR 836 Extension – Toll plaza & improvements from NW 111 th Av to NW 87 th Av	----	----	----	----	----	----	----	MPO TIP project FY2006-2008 Responsible: MDX
SR 836 Landscaping – NW 137 th Av to NW 87 th Av	----	----	----	----	----	----	----	MPO TIP project FY2007-2009 Responsible: MDX
NW 90 th St construction – NW	----	----	----	----	----	----	----	MPO TIP project

IX. Capital Improvements Element
Goals, Policies, and Objectives

<u>Project</u>	<u>FY05</u> <u>(Estimated)</u>	<u>FY06</u> <u>(Budgeted)</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>Total 5-Year</u> <u>Cost</u> <u>(FY06 -FY10)</u>	<u>Funding Source</u>
114 th Av to NW 112 Av								Responsible: private sector
NW 82 nd St construction – NW 114 th Av to NW 115 th Av (south side)	----	----	----	----	----	----	----	MPO TIP project Responsible: private sector
NW 112 th Av construction – NW 84 th St to NW 85 th St	----	----	----	----	----	----	----	MPO TIP project Responsible: private sector
NW 82 nd St construction – NW 113 th Av to NW 117 th Av	----	----	----	----	----	----	----	MPO TIP project Responsible: private sector
NW 33 rd St (south side) match existing - NW 102 nd Av to NW 104 th Av	----	----	----	----	----	----	----	MPO TIP project Responsible: private sector, pending final plat
NW 107 th Av 2 lanes of 4 divided - NW 58 th St to NW 67 th St	----	----	----	----	----	----	----	MPO TIP project Responsible: private sector, pending final plat
NW 66 th St full imp. - NW 102 nd Av to NW 107 th Av	----	----	----	----	----	----	----	MPO TIP project Responsible: private sector, pending final plat
NW 102 nd Av (west side) 2 lanes & ½ turn - NW 62 nd St to NW 67 th St	----	----	----	----	----	----	----	MPO TIP project Responsible: private sector, pending final plat
NW 107 th Ave. from NW 25 th St. to NW 41 st St. construction – 4 to 6 lanes	----	----	----	----	----	\$5,000,000	\$5,000,000	Transportation Fund and/or MPO TIP project
NW 25 th St. from NW 87 th Ave. to NW 97 th Ave. construction – widening	----	----	----	----	----	\$5,000,000	\$5,000,000	Transportation Fund and/or MPO TIP project
Drainage								
Citywide Stormwater Master Plan	\$170,000	----	----	----	----	----	----	Stormwater Fund
Stormwater Improvement Projects (Delineated in SMP)	----	\$980,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,980,000	Stormwater Fund
Total Yearly Capital Cost	\$1,006,491	\$31,455,577	\$10,500,000	\$9,450,000	\$12,750,000	\$18,750,000	\$82,905,577	

IX. Capital Improvements Element	Goals, Policies, and Objectives
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Notes:	SNP = Safe Neighborhood Parks Bond Program FRDAP = Florida Recreation Development Assistance Program SRB = Special Revenue Bond
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MONITORING AND EVALUATION

Concurrency Management System and Public Facility Monitoring

The City of Doral has established a Concurrency Management System (CMS) that insures the availability and sufficiency of public facilities and services at the time that the impacts of development occur and provides a program to prevent a reduction in the levels of service (LOS) below the adopted LOS standards. Furthermore it assures the proper timing, location and design of supportive urban service systems concurrent with the impacts of new development. The following benefits may also be realized with the adoption of a CMS:

- Support consistency of the Capital Improvements Element with the Future Land Use Element;
- Provide for the orderly and cost-effective expansion of public facilities;
- Supplement capital improvements expenditures and taxing structures for capital improvements; and
- Reduce the possibility of damage to the environment from the use of overburdened facilities.

The Concurrency Management System, which is incorporated in the Land Use Element and Capital Improvement Element, includes guidelines for interpreting and applying LOS standards to applications for development orders and development permits. It also establishes development review procedures in the City's Land Development Code that may make development approval contingent on the City's ability to provide facilities and services or may require that the developer provide facilities and services in order to maintain adopted LOS standards. Petitioners must supply public facility impact information with their development applications. City staff then reviews and verifies the project information, comparing it with public facility capacity data and anticipated committed development impacts to ensure that adopted LOS standards will be maintained if the development application is approved. If LOS will not be maintained, the petition is denied unless the applicant the applicant has presents revised plans demonstrating that the new development shall:

- Be serviced with all requisite public facilities concurrent with the impacts of development;
- Provide LOS for all requisite facilities which is compliant with the City's adopted LOS standards; and
- Shall not cause a reduction of levels of service for existing infrastructure below minimum adopted thresholds.

Plan Monitoring, Evaluation and Appraisal Process

The City of Doral will formally evaluate and appraise this Comprehensive Plan every 5-7 years, pursuant to State Statute, beginning with the original plan adoption in 2005 under the 1985 State Growth Management Act, as amended. The components of this comprehensive process are the updating and socioeconomic and development data, which is evaluated to determine if projections were accurate and what trends have developed. The Goals, Objectives, and Policies of the adopted Plan are then examined for updating, compliance with current law and introduction of new initiatives for the next planning period. In addition, City staff annually monitors Plan implementation with respect to goals, objectives and policies as part of the budgeting process.

Public participation is built into the entire process, which results in a final Evaluation and Appraisal report (EAR) that is reviewed and adopted by the Local Planning Agency and City Council, and transmitted to the Florida Department of Community Affairs (FDCA) for review. Once the final EAR is approved by all agencies, EAR-based Plan amendments are initiated and completed through the State-mandated process.

VII.

EDUCATION FACILITIES ELEMENT

Goal 7:

Quality traditional and non-traditional educational facilities for Doral's residents, children, and businesses providing outstanding and diverse educational opportunities and to Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the City and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizens of the City of Doral and Miami-Dade County, Florida.

Objective 7.1:

Educational Facilities and Opportunities

Actively coordinate with the Miami-Dade County School Board and charter school developers in the siting and management of educational facilities and services throughout the City.

~~Evaluation Measure #1: Reduction in overcrowding in City schools to below 125 percent of permanent design capacity by September 2010, and to not exceed 100 percent of enhanced program capacity by September 2015.~~

~~Evaluation Measure #12: Significant reduction in the number of portables at educational facilities within the City.~~

~~Evaluation Measure #23: Number of annual contacts and meetings with the School Board staff.~~

Policy 7.1.1: Work closely with the School Board to implement the "Interlocal Agreement for Public School Facility Planning in Miami-Dade County."

Policy 7.1.2: Continue to work proactively with the School Board and charter school developers to substantially reduce overcrowding in Doral schools and improve educational quality through the improvement of existing schools, the creation of new schools, and school boundary changes when necessary.

Policy 7.1.3: Work with Miami-Dade County to construct a library facility within the City of Doral, possibly located at the 4.4-acre public site located east of the Miami International Mall, by 2008.

- Policy 7.1.4: Whenever practical, attend School Board staff meetings and workshops open to the public where issues impacting the City are addressed.
- Policy 7.1.5: Participate in staff working groups as required in the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County.”
- Policy 7.1.6: As part of the Interlocal Agreement between Doral and the School Board:
- Establish a joint process for collaborative planning and decision-making on population projections and public school siting to accomplish coordination between the City’s adopted Comprehensive Plan and the long range plans of the School Board;
 - Supply requested socio-economic information to Miami-Dade County and the School Board in order to facilitate accurate and updated annual student enrollment projections for the City; and
 - Provide an annual report on growth and development trends within the City to the School Board.
- Policy 7.1.7: Annually review and evaluate the School Board’s Tentative District Educational Facilities Plan, and provide comment on the plan’s consistency with the City’s Comprehensive Plan and Land Development Code (LDC).
- Policy 7.1.8: Participate in the School Site Planning and Construction Committee (SSPCC) as needed, and review potential sites for new schools, proposals for significant renovation, additions to existing buildings and portables, and any planned closure of existing schools.
- Policy 7.1.9: Attend the annual planning forum hosted by the School Board’s Site Planning and Construction Committee (SSPCC), when City of Doral schools are discussed.
- Policy 7.1.10: Evaluate any potential school site acquisition or expansion in the City within 45 days of written notice from the School Board for consistency with the City’s Comprehensive Plan and Land Development Code (LDC).
- Policy 7.1.11: Provide comment to the School Board on all proposed construction or expansion of public educational facilities within the City’s jurisdiction no later than 60 days after receipt of a complete site

plan for consistency with the City's Comprehensive Plan and Land Development Code (LDC).

- Policy 7.1.12: Coordinate with the School Board to address any on-site and off-site improvements necessary to support new schools, proposed significant expansion of existing schools, or mitigate any existing adverse traffic and other impacts around schools.
- Policy 7.1.13: Invite a School Board staff representative to attend a Local Planning Agency (LPA) meetings as a non-voting member whenever comprehensive plan amendments or rezonings are being considered that, if approved, would increase residential density.
- Policy 7.1.14: Notify the School Board of any proposed land use applications and development proposals that may affect future student enrollment or school facilities, and include a School Board representative in the development review process for all residential zoning hearing applications that, if approved, would increase residential density.
- Policy 7.1.15: Coordinate with neighboring jurisdictions to address public school issues of mutual concern.
- Policy 7.1.16: Consider collocation, shared use, and/or community school opportunities for existing and future schools and community facilities where appropriate.
- Policy 7.1.17: Coordinate with the School Board on Capital Improvements undertaken by the City, such as funding priorities for mutually beneficial improvements or opportunities for collocation or sharing of facilities.
- Policy 7.1.18: The City will provide an expedited development review process for all proposed public schools within Doral.
- Policy 7.1.19: Work closely with the School Board to review and revise, if appropriate, the student generation ratios used in the residential component of the downtown and community mixed use opportunity areas.

Objective 7.2: The City shall 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 schedule of capital improvements, and meet future needs based upon achieving

and maintaining the adopted level of service standards throughout the planning period¹.

Evaluation Measure #1: This Objective will be measured through 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.

Policy 7.2.1: 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 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 district-wide basis.

Policy 7.2.2: It is the goal of Miami-Dade County Public Schools and the City of Doral for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity 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. 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.

By December 2010, the Miami-Dade County Public Schools in cooperation with county and other affected agencies will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (No Relocatable Classrooms) for all CSA's.

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 the development. No credit against the impact of development shall be given for either magnet or charter schools if their district-wide enrollment is at, or above, 100% FISH Capacity.

Policy 7.2.3: 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, or Southeast as the proposed development; or
- b) The development's impact is mitigated, proportionate to the demand for public school schools it created, though 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, though 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, City of Doral and the Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools Facility Work Program.
- c) The development's impacts are phased to occur when sufficient capacity will be available.
- d) The development's impacts are mitigated by the establishment of a charter school.

If none of the above conditions is met, the development shall not be approved.

Policy 7.2.4: Concurrency Service Areas (CSA's) 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 Miami-Dade County Public Schools' policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the CSA's 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

Policy 7.2.5: Ensure, via the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities 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 7.2.6: Pursuant to Chapter 163, Florida Statutes, the 2010-2011 Miami-Dade County Public Schools 5-year District Facilities Work Program, developed by Miami-Dade Public Schools and adopted by the Miami-Dade County School Board, is incorporated by reference into the City's Capital Improvement Plan, as applicable. The City shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program and/or concurrency service area maps 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 will continue to be achieved and maintained. The City, through its annual updates of the 5 year Capital Improvement Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools, Facilities Work Program for educational facilities. The City, Miami-Dade County Public Schools, and other local governments will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. 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.

Policy 7.2.7: Coordinate with Miami-Dade County Public Schools in the annual review of the City's Educational Element, and make amendments as necessary, pursuant to Florida Statutes, the Interlocal Agreement and other objectives and policies herein.

Objective 7.23: Enhance Educational Quality and Opportunities
Expand the use of non-traditional (nonpublic, charter and private) school facilities in the City in order to reduce public school over-crowding and provide more quality educational options for Doral's school age and adult population.

Evaluation Measure #1: Number of new student seats added in new or expanded non-public and private charter schools.

Evaluation Measure #2: Increase in the number of non-traditional (e.g., charter schools) education options available to Doral residents.

- Policy 7.23.1: Encourage the School Board, developers, private and charter school operators to initiate creative alternatives for addressing the additional student capacity created by new residential development, including, but not limited to, school construction by private businesses and the leasing of existing buildings for schools.
- Policy 7.23.2: Research the feasibility of establishing an Education Facilities Benefit Districts (EFBDs) within the City as a mechanism to supply needed school facilities.
- Policy 7.23.3: Investigate opportunities for creating charter schools within the City that are funded through private businesses, non-profit agencies, and/or the City.
- Policy 7.23.4: Work closely with the School Board to investigate requirements methods to apply at the development approval stage to ensure that charter schools in the City remain in operation, or if forced to close, an alternative plan is triggered to make sure the quality and size of the school is replicated in another nearby location.
- Policy 7.23.5: Encourage universities, colleges, non-profit education providers, and the School Board to establish college-level and adult education facilities and programs in, or in close proximity to, Doral.
- Policy 7.23.6: Work with area businesses to identify any educational needs they have and develop strategies to help meet them.

Objective 7.34: School Location and Accessibility
Locate and design new schools and improve existing educational facilities to increase accessibility and safety for residents and children, while protecting neighborhoods and promoting, when feasible, collocation of community facilities and to obtain suitable sites for the development and expansion of public education facilities.

Evaluation Measure #1: Number of shared facilities within the City.

Evaluation Measure #2: Increase in length of sidewalks and other pathways connecting schools with parks and neighborhoods.

- Policy 7.34.1: Provide linkages between schools, parks, libraries and other public facilities, and neighborhoods with sidewalks, trails, and bikeways for safe access.
- Policy 7.34.2: Support the collocation of public facilities, including parks, libraries and community centers, with schools where feasible.
- Policy 7.34.3: Consider collocation and shared use opportunities when preparing future capital improvement plans, and when planning and designing new or renovated community facilities.
- Policy 7.34.4: Schools shall be allowed in all land use categories on the adopted Future Land Use Map and all zoning districts in the Land Development Code.
- Policy 7.34.5: Schools shall be encouraged in or near residential neighborhoods whenever possible provided adverse impacts to neighborhoods are minimized.
- Policy 7.34.6: Work with developers, other private interests, and the School Board to find suitable locations for new school sites within the City.
- Policy 7.34.7: Consider supplementing school transportation with trolleys, mini-buses, or other alternative transportation methods.
- Policy 7.34.8: Coordination with the Federal Aviation Administration (FAA) and local legislators to relieve the school location restrictions imposed by Miami International Airport flight paths over the City, so as long as it is consistent with Sections 333.03 and 1013.36 of the Florida Statutes.
- Policy 7.34.9: When selecting a site, 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 7.34.10: The City shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in the City of Doral to the City for its review.

Policy 7.34.11: Coordinate with Miami-Dade County Public Schools in the potential use of appropriate public schools as emergency shelters as necessary during emergencies.

Objective 7.5: The City shall promote the reduction of overcrowding which currently exists in the Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 7.2.

Objective 7.6: Schools shall be encouraged in or near residential neighborhoods whenever possible and to coordinate with Miami-Dade Public Schools to mitigate adverse impacts of public school facilities on the surrounding communities, particularly as it relates to traffic infrastructure, landscaping, operational activities, security, historical resources, and aesthetics.

Policy 7.6.1: Coordinate with Miami-Dade County Public Schools and other adjoining jurisdictions and agencies in the development of policies and procedures that address the adverse impacts of existing and new public school facilities on the surrounding communities.

Policy 7.6.2: Miami-Dade County Public Schools shall be encouraged to develop and operate all of its public school facilities within the framework of the City's established land use regulations, processes, and procedures.