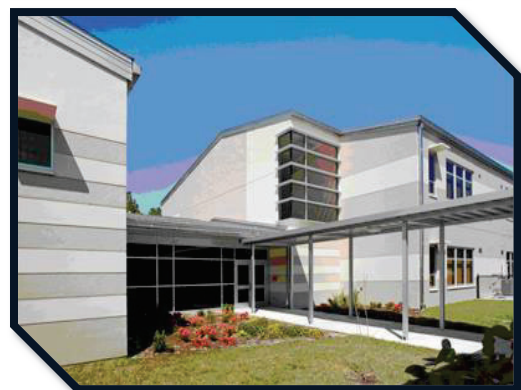


# PUBLIC SCHOOL FACILITIES ELEMENT



ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040



## GOAL 1

THE COUNTY SHALL COLLABORATE WITH THE SCHOOL BOARD OF ALACHUA COUNTY (SBAC) TO PLAN FOR PUBLIC SCHOOL CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT DEMAND WITHIN THE FIVE YEAR, TEN YEAR, AND TWENTY YEAR PLANNING PERIODS.

### **OBJECTIVE 1.1 - COORDINATE LAND USE AND SCHOOL CAPACITY.**

It is the objective of Alachua County to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the SBAC's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions for future land use and rezoning for residential development that generate students and impact the Alachua County school system.

#### **Policy 1.1.1** Coordinated Map Series

The County, in conjunction with the SBAC and the municipalities within the County, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the County's Future Land Use Map or Map Series. The map series shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants;
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the County; and,
- (c) A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools and elementary schools.

#### **Policy 1.1.2** Coordinate School Capacity with Planning Decisions

Alachua County shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of such land use proposals on school capacity.

#### **Policy 1.1.3** Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning ("Interlocal Agreement") shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this

planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

**Policy 1.1.4** Criteria for Evaluating Land Use Decisions

In reviewing land use decisions, the SBAC may address the following issues as applicable:

- (a) Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- (b) The provision of school sites and facilities within neighborhoods;
- (c) The co-location of parks, recreation and neighborhood facilities with school sites;
- (d) The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- (e) Traffic circulation in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- (f) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (g) Whether the proposed location is consistent with any local government’s school design and planning policies.

**Policy 1.1.5** SBAC Report to County

The SBAC shall report its findings and recommendations regarding the land use decision to the County. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost. The SBAC shall forward the Report to all municipalities within the County.

**Policy 1.1.6** County to Consider SBAC Report

The County shall consider and review the SBAC’s comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

**Policy 1.1.7** Capacity Enhancement Agreements

Where feasible and agreeable to the County, SBAC, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The SBAC’s Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

**Policy 1.1.8** Educational Facilities Benefit District Funding Option

The School Board and local governments may consider establishment of Educational Facilities Benefit Districts [Section 1013.355-357, F.S] as a funding option if needed to achieve or maintain level of service standards.

**Policy 1.1.9** SBAC to Report to the Elected Officials Group

The SBAC will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity to the Elected Officials Group – comprised

of representatives of the School Board, the County and the municipalities within the County – established by the Interlocal Agreement for Public School Facility Planning.

## **GOAL 2**

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN THE SCHOOL BOARD’S FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM

### **OBJECTIVE 2.1 - IMPLEMENT SCHOOL CONCURRENCY**

The County shall coordinate with the SBAC to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

#### **Policy 2.1.1** Interlocal Agreement

The County shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the SBAC and the municipalities. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this Element.

#### **Policy 2.1.2** Ordinance Implementing School Concurrency

The County shall implement the provisions for public school concurrency management through its land development regulations.

### **OBJECTIVE 2.2 - LEVEL OF SERVICE STANDARDS**

The County shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support final development plans for residential developments at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements.

#### **Policy 2.2.1** Uniform Application of Level of Service (LOS) Standards

The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the SBAC on a district-wide basis to all schools of the same type.

#### **Policy 2.2.2** Level of Service (LOS) Standards

The uniform, district-wide LOS standards shall be 100% of Program Capacity [see definition] for elementary, middle and high schools. This LOS standard shall apply to all school concurrency service areas (SCSAs) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS Standard prescribed above for elementary, middle and high levels respectively.

#### **Policy 2.2.3** Amendment of Level of Service (LOS) Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS

standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard can be reasonably met and achieved and maintained within the period covered by the applicable five years of the SBAC Five-Year Work Program.

### **OBJECTIVE 2.3 - SCHOOL CONCURRENCY SERVICE AREAS**

The County shall, in coordination with the SBAC and municipalities within the County, establish School Concurrency Service Areas (SCSAs), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

#### **Policy 2.3.1 School Concurrency Service Area (SCSA) Maps**

SCSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCSA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

#### **Policy 2.3.2 Criteria for School Concurrency Service Areas**

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the development approvals by the local governments within Alachua County.

SCSA boundaries shall consider the relationship of school facilities to the communities they serve and the effect of changing development trends.

#### **Policy 2.3.3 Modifying School Concurrency Service Areas**

The County, in coordination with the SBAC and the municipalities within the County, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- (a) Potential modifications to the SCSAs may be considered annually. Supporting data and analysis for modified SCSAs shall be included in the annual update to the SBAC's 5-Year Work Program.
- (b) Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy 2.3.2.
- (c) Any modifications to the SCSA boundaries shall be based on supporting data and analysis showing that the Level of Service standard can be reasonably met for the amended SCSAs within the five-year period described by the 5-Year District Facilities Work Program.
- (d) Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- (e) At such time as the SBAC determines that a SCSA boundary change is appropriate considering the above criteria, the SBAC shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.

- (f) The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the SBAC and the parties to the Interlocal Agreement.
- (g) Modifications to a SCSA shall become effective upon final approval by the SBAC and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

#### **OBJECTIVE 2.4 - SCHOOL CONCURRENCY REVIEW PROCESS**

In coordination with the SBAC, the County will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

##### **Policy 2.4.1 Development Review**

The issuance of final development orders for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

##### **Policy 2.4.2 Exemptions**

The following residential developments are exempt from the school concurrency requirements:

- (a) Single family lots of record that received final subdivision or plat approval prior to October 3, 2008, or single family subdivisions or plats actively being reviewed on or before June 28, 2008 that received preliminary development plan approvals and the development approval has not expired.
- (b) Multi-family residential development that received final site plan approval prior to the effective date of the PSFE, or multi-family site plans actively being reviewed at the time of adoption of the PSFE that have received preliminary development plan approvals and the development approval has not expired.
- (c) Amendments to subdivisions or plat and site plan for residential development that were approved prior to October 3, 2008 which do not increase the number of students generated by the development.
- (d) Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- (e) Group quarters that do not generate students in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and non-youth facilities.

##### **Policy 2.4.3 Student Generation Rates and Costs per Student Station**

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and established annually by the SBAC with the 5-Year District Facilities Work Program.



**Policy 2.4.4 School Capacity and Enrollment**

The SBAC shall determine the level of service or utilization rate of each school using a uniform methodology. The SBAC shall use program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the SBAC to the Department of Education.

**Policy 2.4.5 Determination of Adequate Capacity**

A concurrency review shall be conducted for all development plan approvals that are subject to school concurrency in accordance with procedures for coordination of such reviews by the County and the School Board established in the Interlocal Agreement. These procedures shall provide for review of individual development proposals by SBAC staff to determine whether there is adequate public school capacity to accommodate the proposed development, and issuance by the County of a concurrency determination based on SBAC staff's review and recommendation. These procedures shall also provide for the SBAC in coordination with local governments in the County to prepare an annual report based on existing and projected capacity and enrollment and student generation rates that establishes maximum thresholds for developments at or below which adequate public school capacity will be available; for developments at or below these thresholds the County may determine as part of the County's development review process that there is adequate public school capacity without SBAC staff review of such developments.

- (a) Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.
- (b) If adequate capacity does not exist, the SBAC shall identify possible mitigation options that may be applied consistent with the policies set forth within Objective 2.5. In the event that the SBAC determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

**Policy 2.4.6 Concurrency Availability Standard**

School concurrency applies only to residential development or a phase of residential development requiring a final development order proposed or established on or after October 3<sup>rd</sup>, 2008.

The County shall include concurrency management provisions in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The County shall not deny a final development order due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

- (a) Adequate school facilities will be in place or under construction within three years, as provided in the SBAC 5-Year District Facilities Work Program, after the issuance of the final development order; or,

- (b) Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the SBAC 5-Year District Facilities Work Program, after the issuance of the final development order; or,
- (c) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development order as provided in this element.

**Policy 2.4.7** Reservation of Capacity

A determination of adequate school capacity shall indicate a temporary commitment of capacity of necessary school facilities for purposes of development review and approval for a period not to exceed one year from Preliminary Development Plan Approval or until a Final Development Order is issued, whichever occurs first, or as specified for phased projects in the County's land development regulations.

- (a) Once the County reserves school capacity for concurrency purposes as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required by the Development Order or longer if the SBAC concurs that there is sufficient capacity as specified in the County's land development regulations. These time frames shall be subject to any State-mandated extensions of development approvals.
- (b) Phased projects, as provided for in the Alachua County land development regulations, may obtain approval for a longer period, provided the development order is in accordance with an agreement entered into by the School Board, Alachua County, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board.
- (c) The County shall notify shall notify the SBAC within fifteen (15) working days of the approval or expiration of a concurrency reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Final Certificate of Level of Service Compliance, except that any change that would increase student generation requires review.

**OBJECTIVE 2.5 - PROPORTIONATE SHARE MITIGATION**

Alachua County, in coordination with the SBAC, shall provide for mitigation alternatives that are determined by the SBAC to achieve and maintain the adopted LOS standard consistent with the adopted SBAC's 5-Year District Facilities Work Program.

**Policy 2.5.1** Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the SBAC assumes operational responsibility through incorporation in the adopted SBAC's



Five-Year District Facilities Work Program and which will maintain adopted LOS standards.

- (a) The payment of a proportionate share amount as calculated by the formula in Policy 2.5.3 or the equivalent donation, construction, or funding of school facilities or sites in accordance with costs determined by the School Board;
- (b) The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits; and,
- (c) The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF).

**Policy 2.5.2 Mitigation Must Enhance Program Capacity**

Mitigation must be directed toward a program capacity improvement identified in the SBAC's 5-Year District Facilities Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards.

Mitigation shall be directed to projects on the SBAC's 5-Year District Facilities Work Program that the SBAC agrees will satisfy the demand created by that development approval. Such mitigation proposals shall be reviewed by the SBAC, the County and any affected municipality. If agreed to by all parties, the mitigation shall be assured by a legally binding development agreement between the SBAC, the County, and the applicant which shall be executed prior to the County's issuance of the final development order. If the SBAC agrees to the mitigation, the SBAC must commit in the agreement to placing the improvement required for mitigation in its 5-Year District Facilities Work Program.

**Policy 2.5.3 Calculating Proportionate Share**

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE  
X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The SBAC average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

## **OBJECTIVE 2.6 - SBAC FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM**

Each year, the County shall adopt (which adoption may be through incorporation by reference) in its Capital Improvements Element, the SBAC's annually updated 5-Year District Facilities Work Program.

**Policy 2.6.1** Development, Adoption and Amendment of the SBAC 5-Year District Facilities Work Program.

The SBAC shall annually update and amend the Five-Year District Facilities Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. The Five-Year District Facilities Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The County shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by adopting the SBAC's Five-Year District Facilities Work Program into the Capital Improvements Element.

## **GOAL 3**

PROVIDE SAFE AND SECURE PUBLIC SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

## **OBJECTIVE 3.1 - SCHOOL LOCATION AND SITE DESIGN**

The County shall establish standards and criteria to guide the location of future public schools.

**Policy 3.1.1** Coordination of Existing School Facilities and Sites

Standards regarding existing and future public school facilities and sites in the unincorporated area of Alachua County shall be as provided in Section 5.3 and related sub-policies in the Future Land Use Element of the Alachua County Comprehensive Plan. This includes identification of Future Land Use categories where public educational facilities shall be allowable uses; areas where future educational facilities shall be avoided; encouraging the location of elementary and middle schools within existing or proposed residential areas or village centers, and near public facilities to facilitate joint use; providing for reasonable development standards and conditions for school site planning including promotion of safe pedestrian and bicycle access; and, linking schools with surrounding residential areas by bikeways and sidewalks.

**Policy 3.1.2** Coordination of Future School Facilities and Sites

All new public schools built within the unincorporated County will be coordinated by the SBAC with the County to verify consistency between the location of public school with the County's Comprehensive Plan, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal

points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school.

**Policy 3.1.3** Bus Stops

The County shall, in cooperation with the SBAC, develop and adopt design standards for school bus stops and turnarounds in new developments and redevelopment projects.

**OBJECTIVE 3.2 - ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN**

**Policy 3.2.1** Enhance Community/Neighborhood Design

The County, in conjunction with the SBAC, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

**OBJECTIVE 3.3 - CONSIDER COMPATIBILITY OF USES ADJACENT TO PUBLIC SCHOOLS**

**Policy 3.3.1** Compatibility of Adjacent Uses

The County shall consider input from the SBAC in reviewing plan amendments and rezonings concerning compatibility of proposed uses adjacent to existing schools and known future school sites.

**OBJECTIVE 3.4 - COORDINATE WITH SBAC ON REDUCTION OF HAZARDOUS WALKING CONDITIONS**

**Policy 3.4.1** Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, Alachua County shall coordinate with the SBAC to implement the provisions of Section 1006.23, Florida Statutes, including identification and correction of hazardous conditions along walking routes to schools, and identification of proposed projects to remedy such conditions for priority consideration in the annual review and update of the Capital Improvement Program.

**OBJECTIVE 3.5 - SCHOOL SITING STANDARDS**

The County will establish siting standards for schools.

**Policy 3.5.1** Evaluation of Potential School Sites

Potential school sites shall be consistent with the school siting standards provided in the Interlocal Agreement for Public School Facility Planning.

**OBJECTIVE 3.6 - SCHOOL DEVELOPMENT STANDARDS**

The County shall establish development standards for schools to achieve compatibility with surrounding neighborhoods and the community.

**Policy 3.6.1** School Development Standards

The County shall require the development of school sites to be consistent with the following standards provided these requisites are not in conflict with the State

Requirements for Educational Facilities (SREF) or unless the Board of County Commissioners approves changes or modifications:

- (a) The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;
- (b) The following minimum size guidelines have been recommended by the SBAC: Elementary School - 25 acres, Middle School - 35 acres, High School - 65 acres. These guidelines shall not preclude smaller sized sites if determined to be acceptable by the School Board.
- (c) Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;
- (d) Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;
- (e) All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;
- (f) Access to school sites shall be governed by the County's and FDOT's access management regulations, including installation by the SBAC, or other party as determined by Alachua County, of all access-related improvement required by such regulations;
- (g) The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings;
- (h) Development of the site shall be consistent with applicable policies contained within the Conservation and Open Space Element of this plan.

### **OBJECTIVE 3.7 - COORDINATE SUPPORTING INFRASTRUCTURE**

The County shall coordinate with the SBAC plans for supporting infrastructure.

#### **Policy 3.7.1** Coordination of Planned Improvements

As part of the annual review and update of the Capital Improvements Element, the County shall consider infrastructure required to support new school facilities.

#### **Policy 3.7.2** Address Disparities in Public School Facilities

The County shall review the School Board's annual Five Year Work Program and Educational Plant Survey to provide input and ensure that adequate school building conditions and design are provided districtwide, recognizing that the conditions of the physical learning environment are related to the equitable treatment of students.

## **GOAL 4**

PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

### **OBJECTIVE 4.1 - SCHOOL BOARD REPRESENTATION**

**Policy 4.1.1** Appointed Local Planning Agency (LPA) and Planning Commission Members

As provided in the Interlocal Agreement, the County shall include a representative appointed by the School Board on the Local Planning Agency (LPA) and Planning Commission as a voting member.

**Policy 4.1.2** Development Review Representative

As provided in the Interlocal Agreement, the School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

**OBJECTIVE 4.2 - JOINT MEETINGS**

The County shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

**Policy 4.2.1** Staff Working Group

As provided in the Interlocal Agreement, a staff working group of the County, SBAC and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall coordinate and convene the semi-annual meeting.

**Policy 4.2.2** Annual Meeting of Elected Officials

One or more representatives of the County, each City, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

**OBJECTIVE 4.3 - COORDINATE STUDENT ENROLLMENT & POPULATION PROJECTIONS**

The County will coordinate with the SBAC and the municipalities within the County to maintain and update student enrollment and population projections.

**Policy 4.3.1** Annual Revision and Distribution

The County will coordinate with the SBAC and the municipalities to base school planning upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be reviewed and updated annually.

**Policy 4.3.2** Enrollment Projections

The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department Of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the SBAC will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

**Policy 4.3.3 Planning Data on Growth and Development**

As provided in the Interlocal Agreement, the County will provide to the SBAC, on an annual basis, a report on growth and development trends in the unincorporated area of the County for the preceding calendar year. The County, in coordination with the municipalities, will generate data on growth and development for the School Board's consideration in allocating the projected student enrollment into school attendance zones.

**Policy 4.3.4 The School District's Five-Year District Facilities Work Program**

No later than October 1<sup>st</sup> of each year, the School Board shall submit to the County the district's tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.31 and 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5, 10, 20 year time periods, and options to reduce the need for additional student stations. The County shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

**Policy 4.3.5 Educational Plant Survey**

At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy 4.2.1 will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

**OBJECTIVE 4.4 - SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES**

The County, in conjunction with the SBAC, shall implement an effective and equitable process for identification and selection of school sites and for the review of significant expansions and closures.

**Policy 4.4.1 Advisory Committees**

The SBAC will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions



and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include at least one staff member of the County, a staff representative from each of the municipalities, and a diverse group of community members.

**Policy 4.4.2** New School Sites

When the need for a new school site is identified in the Five Year District Facilities Work Program, the SPAC will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the County with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites in order of preference.

**Policy 4.4.3** Expansions and Closures

For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

**Policy 4.4.4** Expeditious Consistency Review

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the SBAC shall provide written notice of its intent to the County. The County shall notify the SBAC within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33, Florida Statutes.

## **GOAL 5**

### **MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT**

#### **OBJECTIVE 5.1 - COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS**

On an ongoing basis, Alachua County shall evaluate the comprehensive plan with the school facilities plans of the SBAC to ensure consistency.

**Policy 5.1.1** Coordination of Plan Amendments

Alachua County and the SBAC will coordinate during updates or amendments to the County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement.

**Policy 5.1.2** Annual Meeting of the Staff Working Group

Consistent with the Interlocal Agreement for Public School Facility Planning, the Staff Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and the Interlocal Agreement and discuss recommendations for change.

**Policy 5.1.3** Annual Meeting of the County and the SBAC

On an annual basis, Alachua County and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

## PUBLIC SCHOOL FACILITIES ELEMENT DEFINITIONS

The terms used in this element shall be defined as follows:

**Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

**Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

**Capacity** - "capacity" as defined in the FISH Manual.

**Capacity Enhancement Agreement** – An agreement between the SBAC, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

**Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

**Final Development Order** – The approval by the County of a specific plan for a development with residential uses that specifies the maximum number and type of residential units. This may include approval of a final subdivision, final site plan, or functional equivalent as provided in the County's land development regulations.

**Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

**FISH Capacity** - capacity that is provided by "buildings and facilities," as defined in the FISH Manual.

**FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual").

**Five Year District Facilities Work Program or Work Program** - the School District's Five Year District Facilities Work Program adopted pursuant to section 1013.35, F.S.

**Land Use Decisions** – future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

**Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

**Preliminary Development Plan Approval** – An approval, in accordance with the County's land development regulations, that precedes the final development order and includes the maximum number and type of residential units.

**Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

**Program Capacity** – capacity that is provided by “buildings and facilities” as defined in the FISH Manual and modified by the SBAC to reflect measurable programmatic changes.

**State Requirements for Educational Facilities (SREF)** – Standards established by the State of Florida for the design and construction of public educational facilities. [<http://www.fldoe.org/edfacil/sref.asp>]

**Total school facilities** - Existing school facilities and planned school facilities.

**Utilization of capacity** - current enrollment at the time of a completed application for residential development.

**Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

**School Type** - Elementary Schools are grades Pre-Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.