



Comprehensive Plan for the City of Plant City Florida

Public School Facilities

**Adopted by the City of Plant City City Commission
May 27, 2008 (Ordinance 12-2008)**

**Department of Community Affairs Notice of Intent to Find
Comprehensive Plan Amendments in Compliance published
July 18, 2008 [DCA Docket #08-PEFE1-NOI-2902-(A)-(I)]**

Effective Date: August 8, 2008

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PC/CPA 10-02 revised Policy 2.D.6 (student generation rate) to allow for periodic review rather than a prescribed two year cycle.	Ordinance 16-2011, April 11, 2011 Effective Date: June 28, 2011

City of Plant City Public School Facilities

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GOALS, OBJECTIVES, AND POLICIES

COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION

GOAL 1: Plant City (*the City*) shall coordinate with the School Board of Hillsborough County (*the School Board*) to ensure public school facilities are of the highest quality and meet the needs of the City's existing and future population.

POPULATION PROJECTIONS



Objective 1.A: The Hillsborough County Council of Governments (COG), together with representatives of the Planning Commission, shall meet annually in a joint workshop to coordinate and base their local government comprehensive plans and school facility plans on consistent projections.

Policy 1.A.1:

The City and the School Board shall coordinate and base their plans on consistent projections, including population projections that are developed in coordination with the Planning Commission, and student enrollment projections (district-wide and by concurrency service areas) that are developed by the School Board with the agreement of the Florida Office of Educational Facilities. The School Board's student enrollment projections shall consider the impacts of development trends and data required to be reported by Section 1.3.3 of the Interlocal Agreement for School Facility Planning and Siting (*Interlocal Agreement*). To accomplish this policy the City, the Planning Commission and the School Board agree to provide the information and follow the procedures specified in Sections 1.3.1 and 1.3.2 of the Interlocal Agreement.

GROWTH AND DEVELOPMENT TRENDS



Objective 1.B: The Hillsborough County Council of Governments (COG), together with representatives of the Planning Commission, shall meet annually in a joint workshop to report growth and development trends.

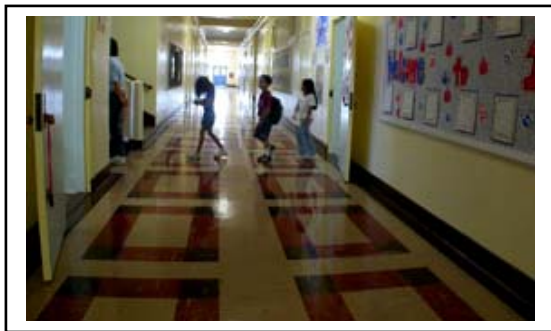
Policy 1.B.1:

The City, with the assistance of the Planning Commission, shall report on growth and development trends within the City to the School Board. The City and the Planning Commission shall provide the information and follow the procedures specified in Section 1.3.3 of the Interlocal Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.

Policy 1.B.2:

At the time of adoption of the Public School Facilities Element, each local government within Hillsborough County shall develop a report of projects not subject to school concurrency. The report shall include the type, number and location of residential units that have received subdivision or site plan approval, and provide a projected annual rate of growth for such projects. This may include projects being actively reviewed for subdivision or site plan approval and projects having preliminary plat approval.

SCHOOL FACILITY SITING AND AVAILABILITY



Objective 1.C: Provide coordination in planning, locating, expanding, constructing, redeveloping, and opening of public schools, concurrent with necessary services and infrastructure, and compatible with the City's Comprehensive Plan and Capital Improvements Program. [See also Intergovernmental Coordination Element Objective H]

Policy 1.C.1:

The City will coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plans. Pursuant to Section 1013.33, Florida Statutes, the City will consider each site plan as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property. In addition the City will develop with the School Board mutually acceptable guidelines for the selection of future school sites including, but not limited to, aspects related to:

- 1.C.1.a.** Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs which promote the City's development and redevelopment objectives and deemed beneficial for joint-uses, as identified by the School Board and the City; and

1.C.1.b. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.

Policy 1.C.2:

In addition to meeting the Objectives and Policies of the Future Land Use Element regarding school locations, the City shall assist the School Board to determine appropriate sites for schools, giving strong preference to those locations that can be used as a potential catalyst or leverage for redevelopment efforts in the surrounding area. [See also Intergovernmental Coordination Element Policy H.1]

Policy 1.C.3:

Consistent with Section 163.3177(6)(a), Florida Statutes, the City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy 1.C.4:

The City and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.C.5:

The City shall afford School Board representatives the opportunity to review and comment on developments adjacent to schools.

SCHOOL SITING PROCEDURES

Policy 1.C.6:

Schools shall be allowed in all plan categories, except those created to protect natural environmentally-sensitive features and situations such as the Environmentally Sensitive Overlay District areas, and primarily to promote redevelopment and the elimination of blighting or potentially blighting conditions, whenever possible, subject to compatibility and the provision of adequate supporting public facilities.

Policy 1.C.7:

Under State statute and Section 3.2 of the Interlocal Agreement, the Hillsborough County School Board is required to notify the City of Plant City at least 60 days prior to acquiring or leasing property that may be used for a new public educational facility; the City shall notify the School Board within 45 days of receiving the notification if the site proposed for acquisition or lease is consistent with the land use categories and policies of the City's Comprehensive Plan. [See also Intergovernmental Coordination Element Policy H.2]

Policy 1.C.8:

The City of Plant City shall encourage the School Board to continue its ongoing efforts to seek citizen involvement so that they have an opportunity to provide input into the school siting and redevelopment process.

Policy 1.C.9:

School siting and redevelopment, whenever possible, shall be a priority in redevelopment areas, particularly those with physical, economic, and social blight.

Policy 1.C.10:

It is the intent of the City that development and redevelopment of school sites shall be minimally disruptive to adjacent areas. The City shall assess the potential impacts of school sites on the physical development pattern and the character of the surrounding area, and require the school-site developer to mitigate any off-site impacts, consistent with the provisions of the City's Comprehensive Plan and implementing land development regulations.

COMMUNITY DESIGN



Objective 1.D: The City shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities so they serve as community focal points and so they are compatible with surrounding land uses.

Policy 1.D.1:

The City shall coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:

1.D.1.a. Greater efficiency for the School Board and the City by the placing schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;

1.D.1.b. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;

1.D.1.c. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,

1.D.1.d. The expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.

Policy 1.D.2:

The School Board, as one of the largest holders of historic resources within the County, shall be encouraged to preserve, maintain and continue the use historic schools. Where continued use is not feasible, every effort should be made to provide for the adaptive reuse of these locally significant historic buildings. New schools to be developed within a Plant City historic district, if any, shall comply with the City's historic-preservation guidelines.

Policy 1.D.3:

The City and School Board shall provide for the shared-use and co-location of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities, and health care facilities. The City will look for opportunities to collocate and share use of City facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy 1.D.4:

The City of Plant City shall look for opportunities to use cooperative agreements with public and private schools, non-profit agencies, churches and the private sector to assure facilities for active indoor and outdoor recreational opportunities year-round.

Policy 1.D.5:

The City, in coordination with the School Board, shall implement the following strategies:

1.D.5.a. New residential developments contiguous to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

1.D.5.b. The City and the School Board shall work cooperatively to identify conditions that are hazardous along student walking routes to school in accordance with Section 1006.23. F.S.;

1.D.5.c. Evaluate school zones to consider safe crossing of children along major roadways and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and needed safety improvements; and

1.D.5.d. Coordination with the MPO Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and the list of priority projects coordinated with the School Board.

Policy 1.D.6:

The City will coordinate with the School Board and the County on efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

LAND USE AND SCHOOL FACILITY COORDINATION



Objective 1.E: Manage the timing of new development to coordinate with adequate school capacity, as determined by the School District of Hillsborough County.

Policy 1.E.1:

The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments as provided for in s. 163.3177(6)(a), F.S., and developments of regional impact as provided in 380.06, F.S.

Policy 1.E.2:

Where capacity will not be available to serve the anticipated students from the property seeking a land use change or development of regional impact approval, the City will coordinate with the School Board so that adequate capacity is planned and funded to accommodate anticipated future students or that the applicant has provided adequate mitigation to offset inadequacies in anticipated school capacity. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. So that adequate capacity is planned and funded, the City of Plant City shall work with the School Board to amend the School Board's long range facilities plans over the 5-year, 10-year and 20-year periods to reflect the needs created by the land use plan amendment.

IMPLEMENT PUBLIC SCHOOL CONCURRENCY

GOAL 2: The City shall approve new development consistent with the future availability of public school facilities to serve that new development consistent with the adopted level-of-service standards. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to

provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny comprehensive plan amendments, rezonings or other development orders that generate students and impact the City's school system.

LEVEL OF SERVICE STANDARDS



Objective 2.A: The City, through its implementation of the concurrency management system, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, and the local governments within Hillsborough County.

Policy 2.A.1:

The LOS standards set forth herein shall be applied consistently by all the local governments within Hillsborough County and by the School Board district-wide to all schools of the same type.

Policy 2.A.2:

Consistent with the Interlocal Agreement, the uniform, district-wide level-of-service standards are initially set utilizing the Florida Inventory of School Houses (FISH)_capacity formulas identified in the Capital Improvements Element, at the following levels:

TYPE OF SCHOOL	LEVEL OF SERVICE STANDARD
Elementary	100% of permanent FISH capacity*
Middle	100% of permanent FISH capacity*
K-8	100% of permanent FISH capacity*
High	100% of permanent FISH capacity*
Special Purpose	100% of permanent FISH capacity*

*As adjusted by the School Board annually to account for measurable programmatic changes. "Measurable programmatic changes" mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.

Policy 2.A.3:

If there is a consensus to amend any level of service, it shall be accomplished by the execution of an amendment to the Interlocal Agreements for School Facilities Planning and Siting by all parties and the adoption of amendments to the County's and each City's comprehensive plan. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreements are fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the 5-year schedule of capital improvements.

Policy 2.A.4

In the event that a designated concurrency service areas (CSA) cannot meet the adopted level of service within the 5 year period covered in the Facilities Work Plan as specified in Policy 2.A.2, that CSA will be identified through a plan amendment as a backlog facilities and interim standards will be developed and will apply. The level of service standard within these designated areas, over the period covered by the 10-year schedule of improvements, will be improved to the district-wide standard.

SCHOOL CONCURRENCY SERVICE AREAS

Objective 2.B: The City shall establish School Concurrency Service Areas, as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy 2.B.1:

The School Concurrency Service Areas (CSAs) for the City, as agreed in the Interlocal Agreement, shall be coterminous with the school attendance zones for elementary, middle and high schools as shown on Maps 7, 8 and 9 incorporated in the data and analysis of the PSFE. For special schools and charter schools, the concurrency service area shall be district-wide.

Policy 2.B.2:

Future amendments to the CSAs, other than periodic adjustments to school attendance zones, may be accomplished by the School Board only after review and comment by the local governments within Hillsborough County, as provided in the Interlocal Agreement for School Facilities Planning and Siting. However, if there is agreement to amend the concurrency service area to establish boundaries other than those that are coterminous with

school attendance zones, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and by the amendment to the comprehensive plan. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible.

Policy 2.B.3:

Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socio-economic, racial and cultural diversity objectives, and recognizing the capacity commitments resulting from the local governments' within Hillsborough County's development approvals for the CSA and for contiguous CSAs.

Policy 2.B.4:

Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the five years of the capital facilities plan. Plan amendments are required for changes to the concurrency service area other than modifications to school attendance zones. Local school capacity will be protected, by limiting new development from adjacent concurrency service areas from taking capacity if the school's enrollment plus capacity reserved through school concurrency agreements/certificates is 95% or greater of FISH capacity. Capacity improvements within the first 3 years of the School District's Work Plan as described in this element must also be included when determining the actual capacity of a school.

PROCESS FOR SCHOOL CONCURRENCY IMPLEMENTATION



Objective 2.C: In coordination with the School Board, the City will establish a joint process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 2.C.1:

The issuance of final subdivision and site plan approvals for residential development shall be subject to the availability of adequate school capacity required by Section 163.3180(13)(e) and the maintenance of adopted Level of Service (LOS) standards.

APPLICABILITY STANDARDS

Policy 2.C.2:

School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

Policy 2.C.3:

The following residential development shall be considered exempt from the school concurrency requirements:

2.C.3.a. Single family lots of record having received final subdivision plat approval prior to the effective date of the PSFE, or single family subdivision final plats actively being reviewed at the time of adoption of the PSFE provided the plat is approved for recording by the City Commission within 180 days of the PSFE adoption.

2.C.3.b. Multi-family development having received construction plan approval and issued a final development order prior to the effective date of the PSFE, or multi-family development construction plans actively being reviewed at the time of adoption of the PSFE, provided a final development order is issued within 180 days of the PSFE adoption.

2.C.3.c. Amendments to residential development approvals, which were previously approved prior to the effective date of the PSFE, and which do not increase the number students generated by the development based on the student generation rates for each school type.

2.C.3.d. Age restricted 55 plus developments that are subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.

2.C.3.e. Group quarters that do not generate students, 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 other similar non-youth living facilities.

CAPACITY DETERMINATION STANDARDS

Policy 2.C.4:

The City will adopt a School Concurrency Ordinance which establishes the application procedures and process for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement, and the policies established herein.

Policy 2.C.5:

The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the adopted LOS standard.

2.C.5.a. Adequate school capacity is the circumstance where there is sufficient school capacity, based on adopted LOS standards, to accommodate the demand created by a proposed development.

2.C.5.b. The School Board's findings and recommendations shall address whether adequate capacity exists for each level of school, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted.

2.C.5.c. If mitigation can be accepted, the School Board's findings shall identify the accepted form of mitigation that is consistent with the policies set forth herein.

The City will issue a concurrency determination based on the School Board written findings and recommendations.

Policy 2.C.6:

The School Board shall determine whether there is adequate capacity to accommodate a proposed development based on the level of service standards according to the procedures established in the Interlocal Agreement for School Facilities Planning and Siting.

AVAILABILITY STANDARD

Policy 2.C.7:

The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

2.C.7.a. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;

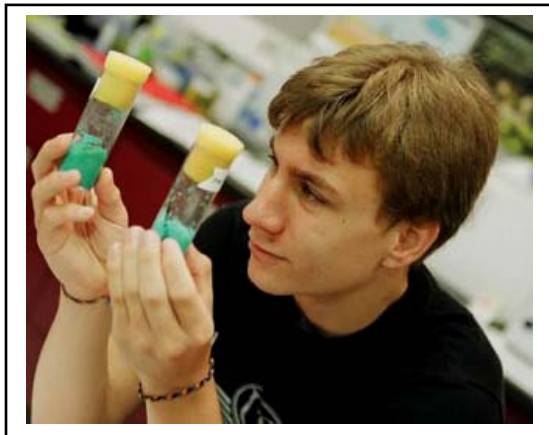
2.C.7.b. Adequate school facilities are available in an adjacent CSA and the impacts of development shall be shifted to that area, and when reviewing development, new development from adjacent CSA's cannot take capacity if the school's enrollment is 95% or greater of FISH capacity; or

2.C.7.c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan, as provided in Objective 2.D. and supporting policies.

Policy 2.C.8:

In evaluating a subdivision plat or site development plan for concurrency, programmed improvements in years 1-3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis provided that the School District has identified a suitable site (pursuant to the terms of the Interlocal Agreement) to construct the project and that the programmed improvement will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site development plan. Any relevant programmed improvements in years 4 or 5 for which a suitable site has not been identified by the School District (pursuant to the terms of the Interlocal Agreement) or will not be in place or under construction within the first 3 years of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. The School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

PROPORTIONATE SHARE MITIGATION



Objective 2.D: The City shall coordinate mitigation alternatives between developers and the School Board that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible Work Program. Mitigation proposals must be acceptable to the School Board.

Policy 2.D.1:

Mitigation shall be allowed for those developments that cannot meet the adopted level of service standards. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Work Program and which will maintain adopted level of service standards.

2.D.1.a. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development.

2.D.1.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. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area.

2.D.1.c. Establishment of a Charter School with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF) and consistent with the School District of Hillsborough County's Prototype Educational Specifications in use at the time of construction.

2.D.1.d. Establishment of an Educational Benefit District.

Policy 2.D.2:

Mitigation must be directed toward a permanent capacity improvement identified in the School District's financially feasible 5-Year Work Program, which satisfies the deficiencies created by the proposed development consistent with the adopted level of service standards. Relocatable classrooms will not be accepted as mitigation. In no event shall the improvement be smaller in size than a single classroom. Type 2 Modular Units shall not be considered relocatables for the purpose of proportionate share mitigation.

Policy 2.D.3:

Mitigation shall not be required when the adopted level of service cannot be met in a particular concurrency service area if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development shall shifted to that concurrency service area provided that impacts may not be shifted if the adjacent school's enrollment plus capacity reserved through school concurrency agreements/certificates is 95% or greater of FISH capacity. Capacity improvements within the first 3 years of the School District's Work Plan as described in this element must also be included when determining the actual capacity of a school. Where more than one concurrency service area is available to accommodate student impacts, the School Board shall

evaluate how the impacts of that development shall be shifted. Measures to maximize capacity including modifications to concurrency service areas in lieu of shifting development impacts can be considered.

Policy 2.D.4:

Mitigation shall be directed to projects on the School District's financially feasible 5-Year Work Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Work Program during the next scheduled update to the Facilities Work Program.

Policy 2.D.5:

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following: multiplying the number of deficient student stations needed to serve the development by the State average costs per student station at the time of construction (as adopted in Ch. 1013.64 F.S.) for each school type. The State average cost per student station includes school facility construction, costs, contract costs, legal and administrative costs, fees for architects and engineers, furniture and equipment, and site-improvement costs. It does not include the cost of land purchase or lease, extraordinary site preparation costs, hurricane hardening of structures and off-site infrastructure costs that are typically borne by the school district that may be necessary to serve the school. Costs for these items shall be included as part of the proportional share calculations, as appropriate. Pursuant to Section 163.3180(13)(e)(2), F.S., 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.

Policy 2.D.6:

At the time of the initial adoption of this element, the student generation rates are found in the Comprehensive Impact Fee Study – June 2004. The student generation rates shall be reviewed periodically in conjunction with a review of the School Impact Fee in order to maintain consistency when calculating the impacts of new residential developments on school facilities. Professionally accepted methodologies and current housing and population data will be used to review the generation rates. ⁱ

Policy 2.D.7:

The provision that limits shifting the impacts of developments to adjacent concurrency service areas (CSA) in cases where the receiving CSA is at or exceeds 95% of capacity shall be reviewed within 2 years of the effective date

of school concurrency within all jurisdictions. A committee that includes the various stakeholders will be included in this review process to determine the impacts of the provision.

SCHOOL CAPITAL FACILITIES PLANNING



Objective 2.E: The City shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 2.E.1:

The City's strategy for correcting existing deficiencies and addressing future needs is to assist the School Board with the following:

2.E.1.a. The School Board's commitment to continue the re-boundary process to reallocate school capacity to reduce school overcrowding within concurrency service areas;

2.E.1.b. Implementation of the School District's 5-Year Work Program which identifies capital improvements that are necessary to ensure level of service standards are achieved and maintained;

2.E.1.c. Identification of adequate sites for funded schools; and

2.E.1.d. The expansion of revenues for school construction from updated impact fees.

Policy 2.E.2:

The City shall cooperate with the School Board to ensure that future development provides mitigation proportionate to the demand for public school facilities needed to accommodate new development and to assist in maintaining adopted level of service standards.

Policy 2.E.3:

Funding for the construction and acquisition of sites for new schools adequate to meet identified needs is included in the financially feasible 5-year schedule of improvements. However, sites have not been identified for all schools included in years 4 and 5 of the schedule. Priority will be given to locating adequate sites, within the first 3 years.

Policy 2.E.4:

By December 1st of each year, the City, in coordination with the School District, shall update by reference the School District's Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level-of-service standards will continue to be achieved and maintained within the subsequent 5-year schedule of capital improvements.

MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 3: The City shall strive to continually monitor and evaluate the Public School Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

EVALUATION OF COMPREHENSIVE PLAN



Objective 3.A: On an ongoing basis, the Planning Commission shall evaluate the comprehensive plan with the public facilities plans of the School Board in an effort to ensure consistency with the comprehensive plan.

Policy 3.A.1:

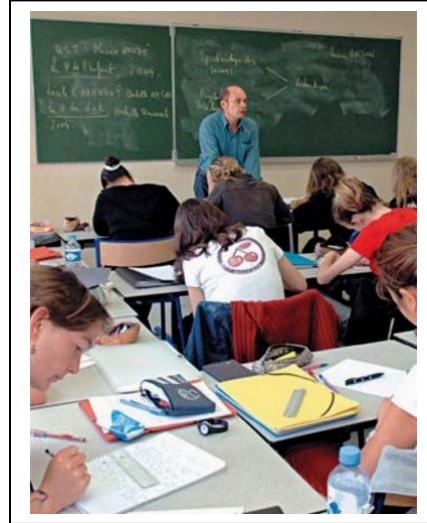
The City and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of 5.1.1 of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1st of each year.

Policy 3.A.2:

The Planning Commission is the lead agency responsible for monitoring and evaluation of the comprehensive plan. Consistent with Section 1.1 of Interlocal Agreement for School Facilities Planning and Siting, staff of the Planning Commission, the School Board, the County, and municipalities will meet at least once a year, and more frequently if requested by the Planning Commission, to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy 3.A.3:

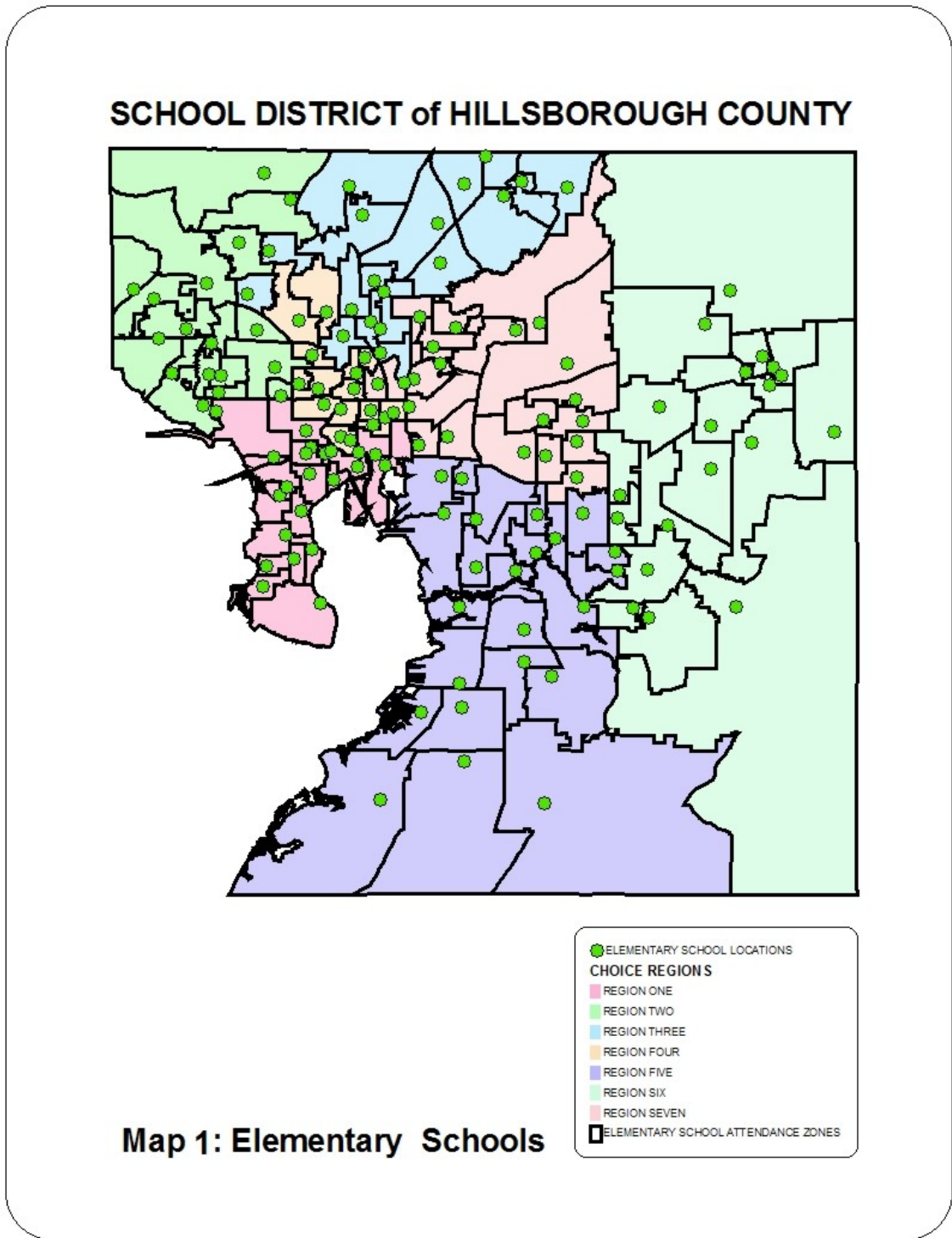
Annually the Council of Governments will conduct a workshop to hear reports from the Planning Commission and School Board on growth and development trends and on effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and recommendations for change. They will consider public comments on such changes and provide direction on amendments to the Planning Commission.



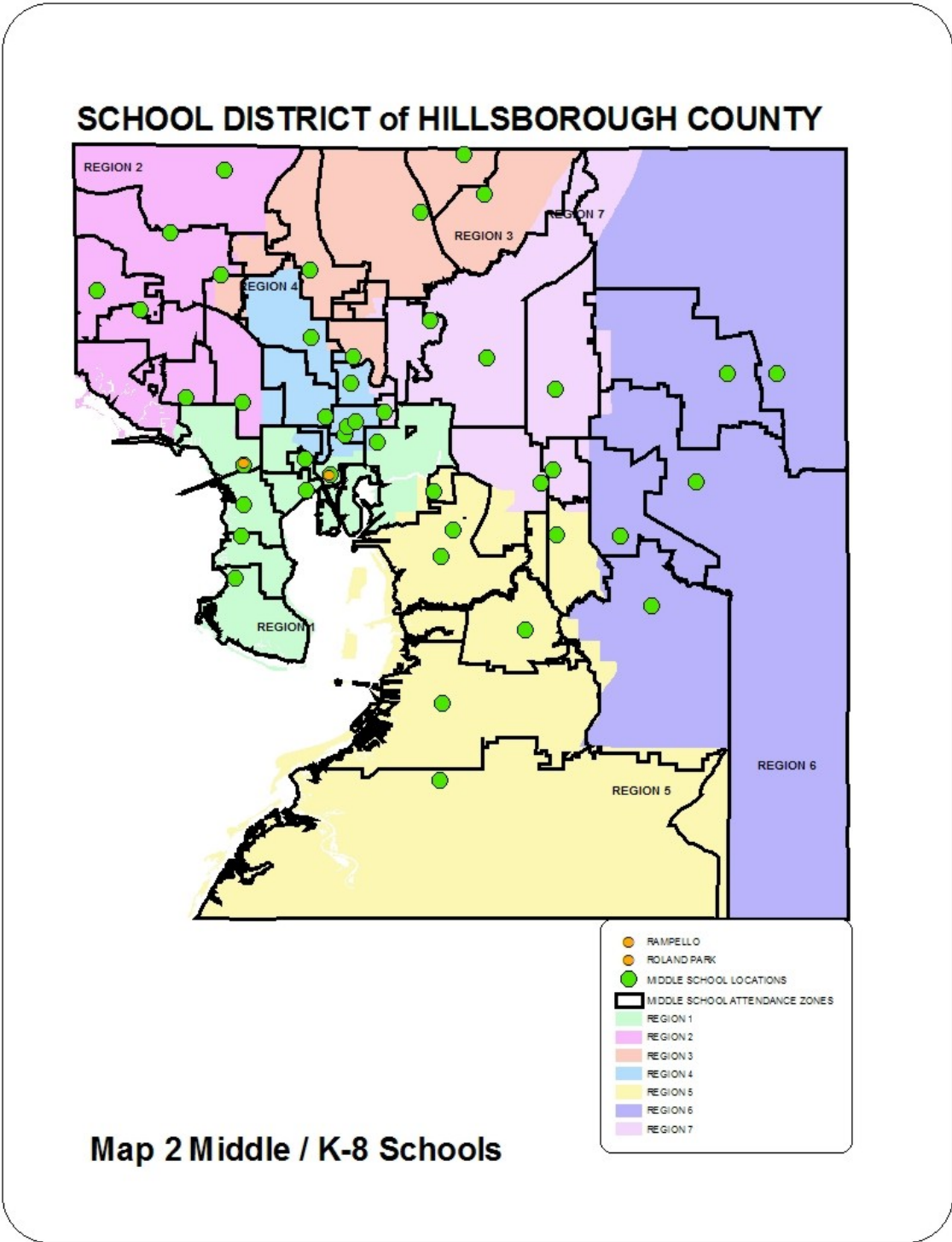
FUTURE CONDITIONS MAPS

Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land. Maps 1 through 3 depict existing and anticipated elementary, middle and high schools over the five-year planning timeframe. Maps 4 through 6 depict existing and anticipated elementary, middle and high schools over the ten-year planning timeframe. Maps 7 through 9 depict elementary, middle and high schools over the twenty-year planning timeframe.

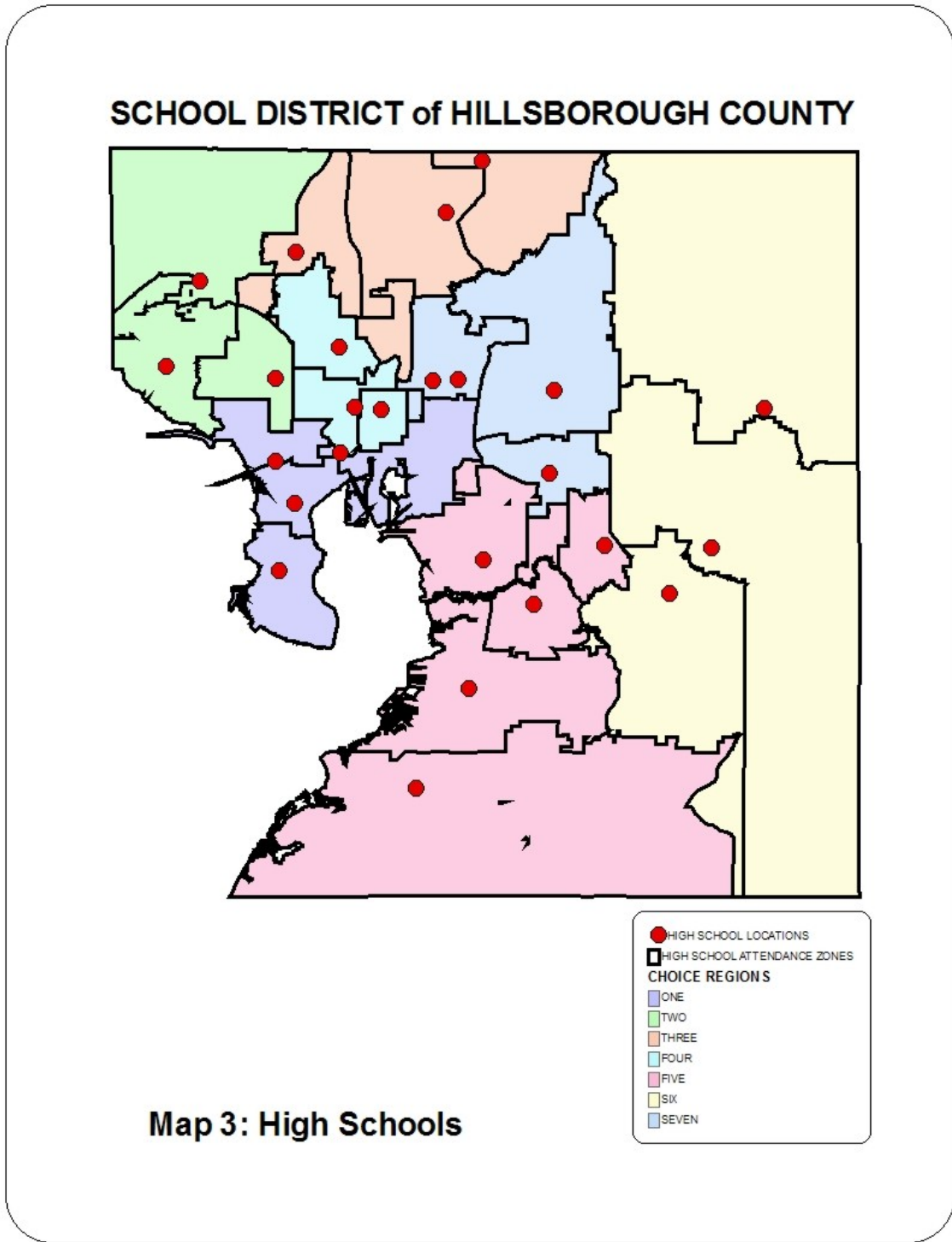
Map 1- 5 Year Elementary School Facilities



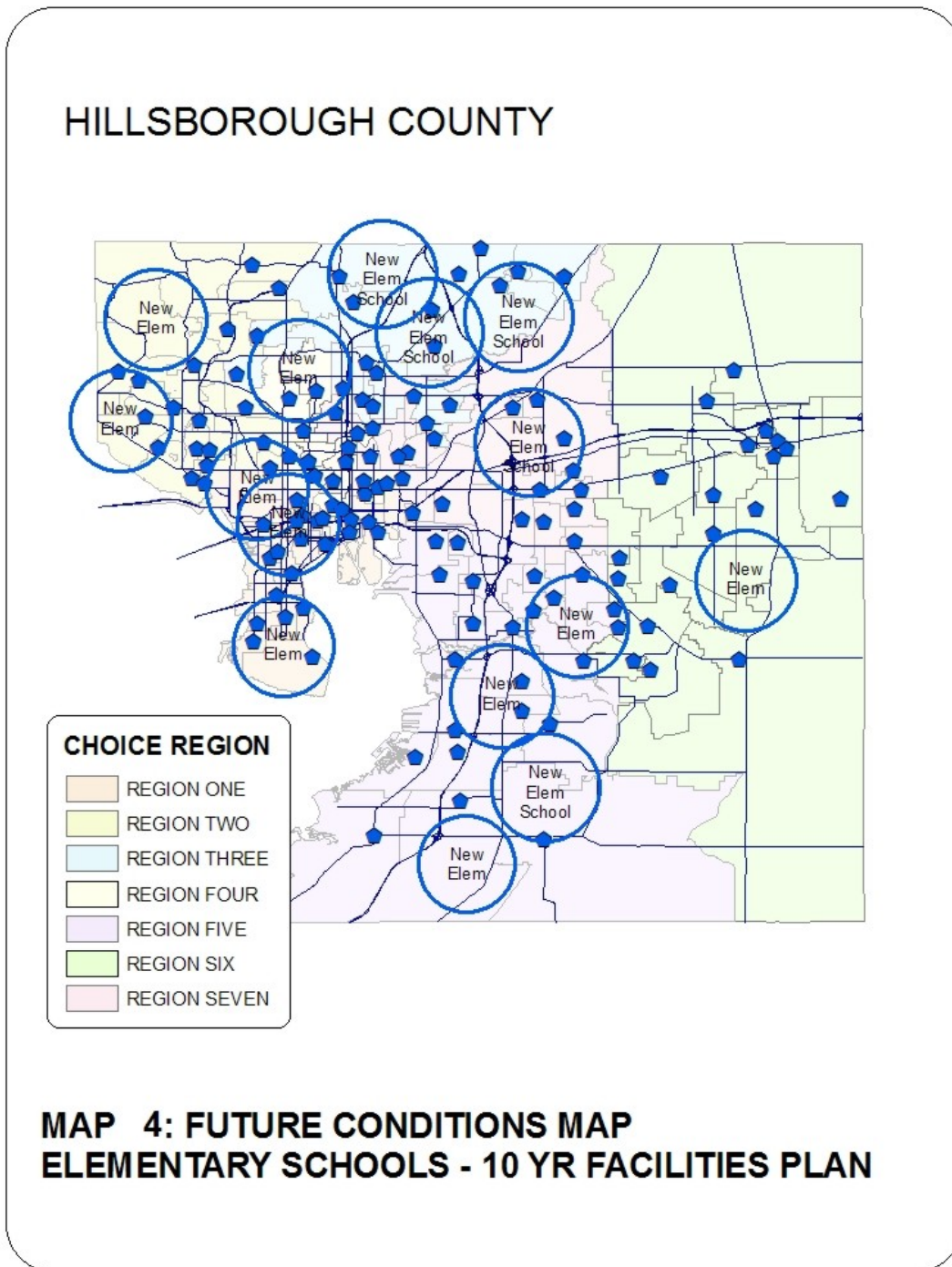
Map 2- 5 Year Middle School Facilities



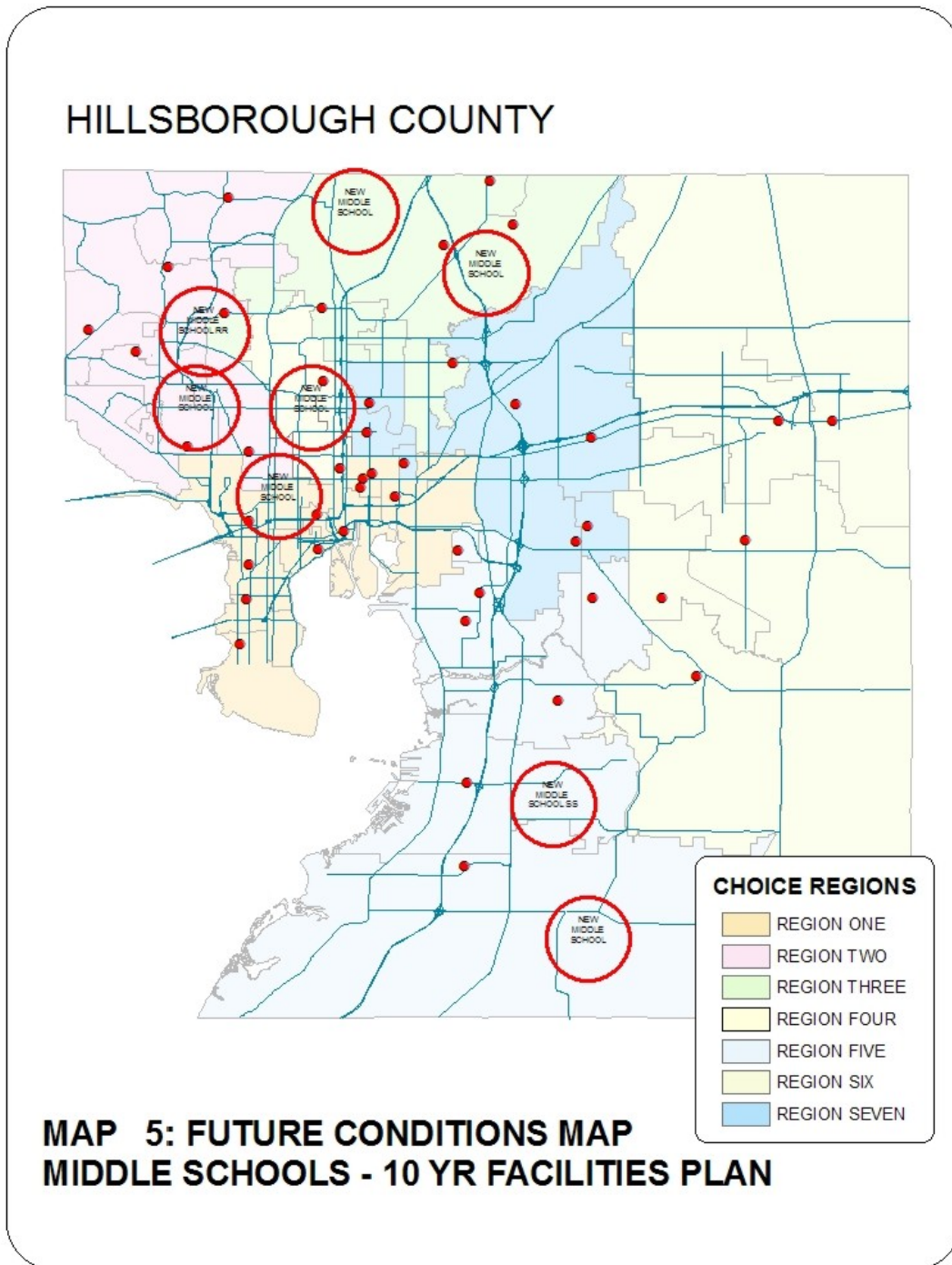
Map 3- 5 Year High School Facilities



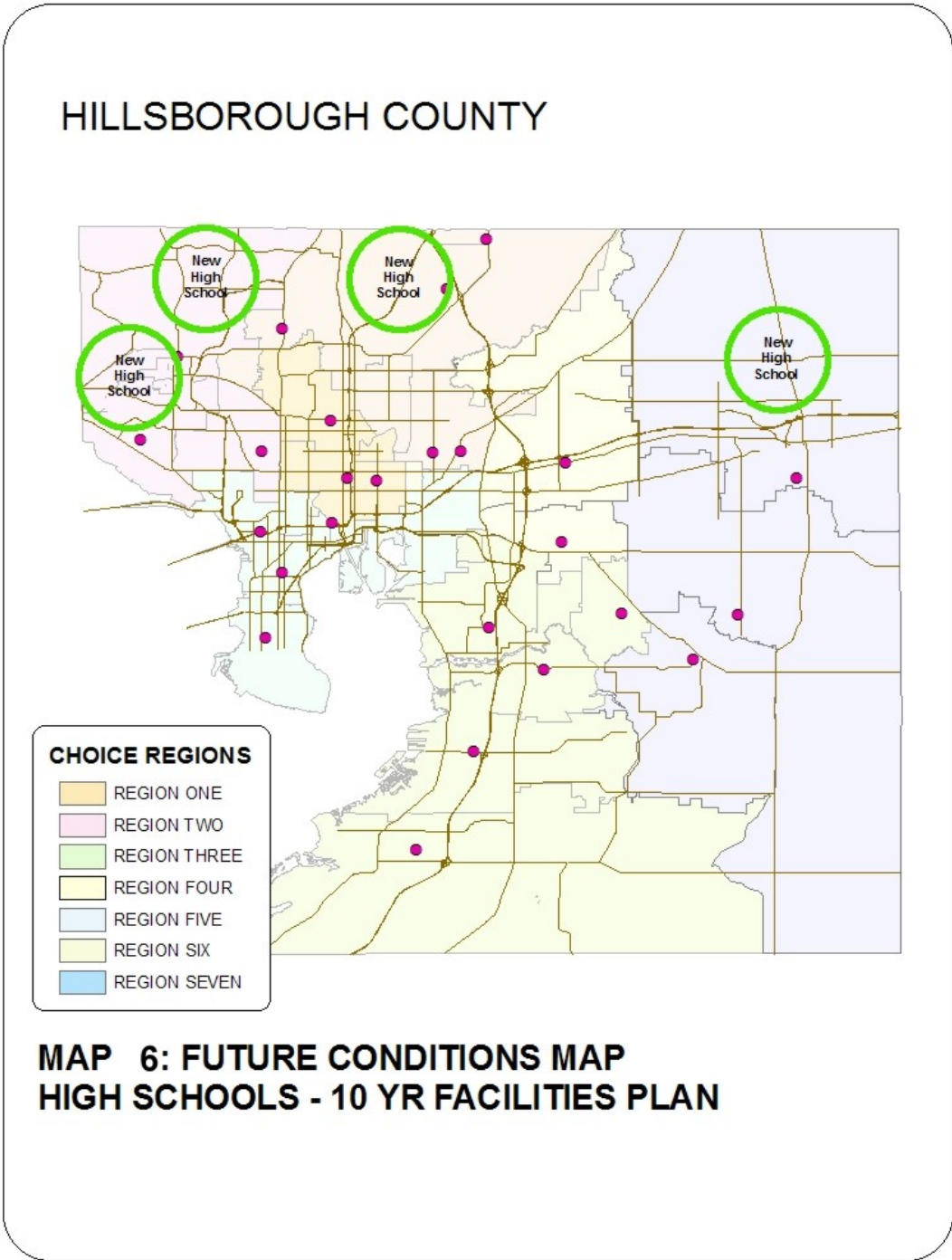
Map 4- 10 Year Elementary School Facilities



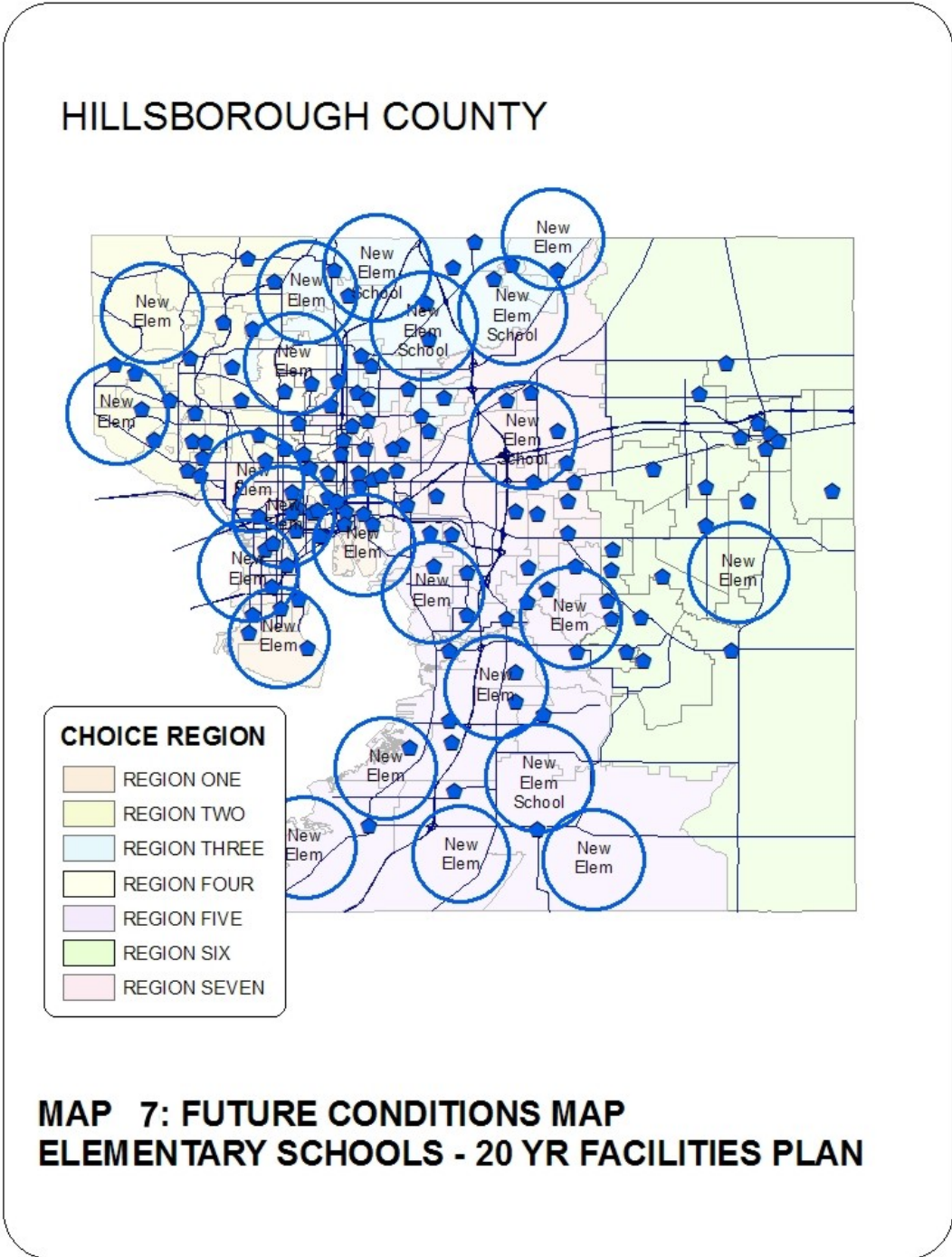
Map 5- 10 Year Middle School Facilities



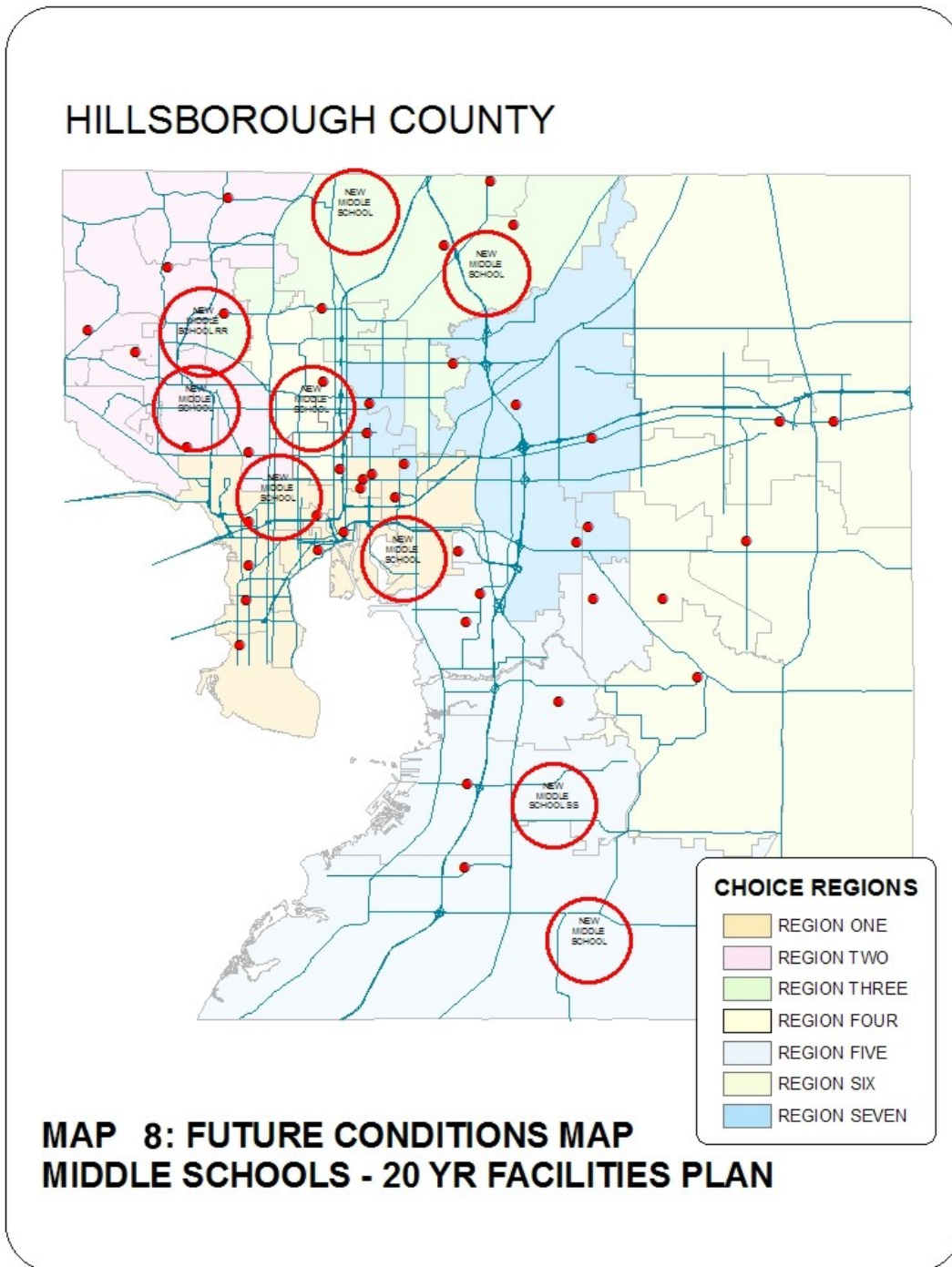
Map 6- 10 Year High School Facilities



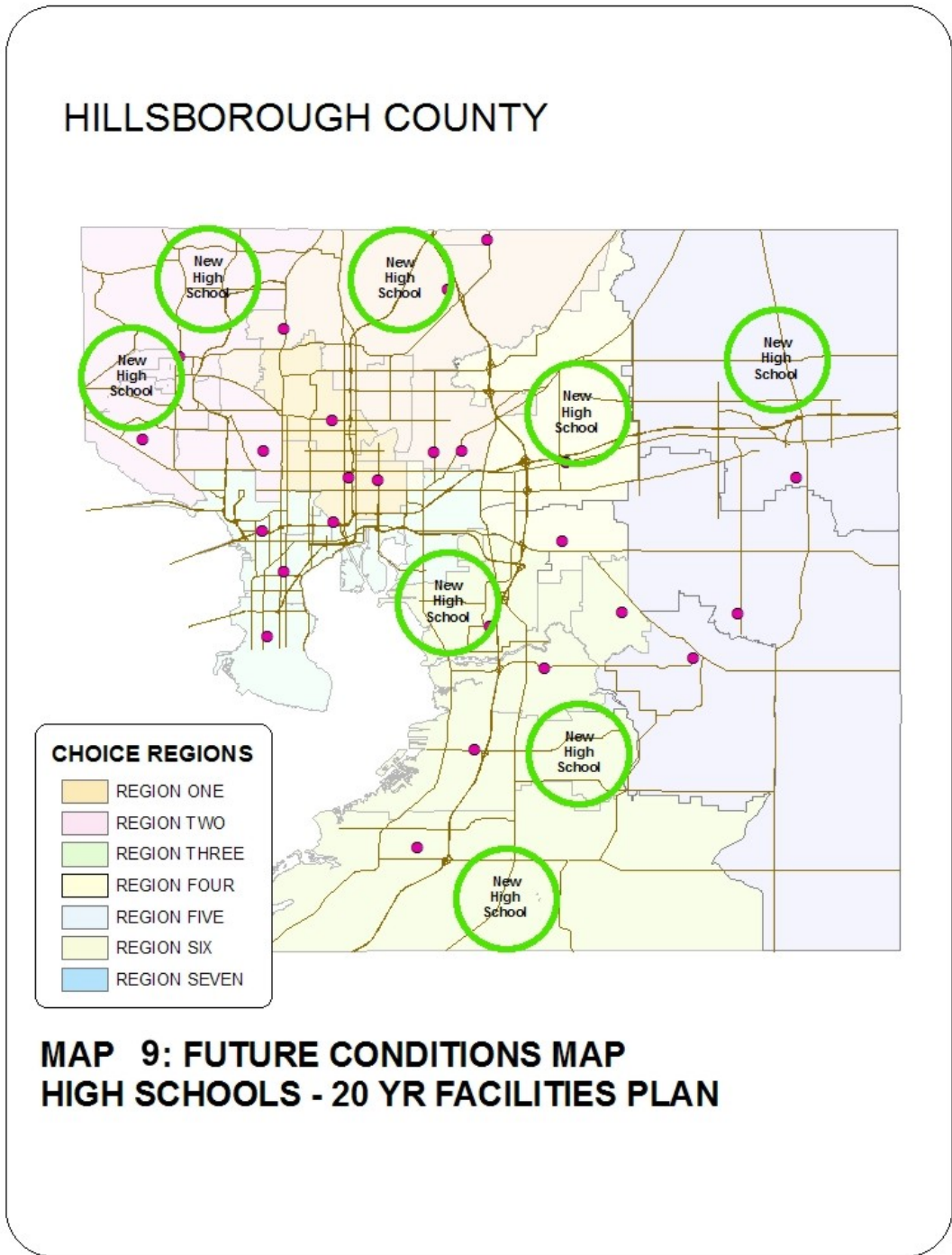
Map 7- 20 Year Elementary School Facilities



Map 8- 20 Year Middle School Facilities



Map 9- 20 Year High School Facilities



¹ ENDNOTE: 1st Cycle 2011 (Ref. DCA #11-1) PC/CPA 10-02 Student Generation Rates. Ord. 16-2011, 4-11-11. DCA NOI #11-1-NOI-2902-(A)-(I), EFFECTIVE June 28, 2011.