

## PUBLIC SCHOOL FACILITIES ELEMENT

### GOALS, OBJECTIVES AND POLICIES

#### GOAL 1: PUBLIC SCHOOL CONCURRENCY

IT IS A GOAL OF THE CITY TO PROVIDE FOR FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARD. THIS GOAL SHALL BE ACCOMPLISHED RECOGNIZING THE CONSTITUTIONAL OBLIGATION OF THE SCHOOL DISTRICT TO PROVIDE A UNIFORM SYSTEM OF FREE PUBLIC SCHOOLS ON A COUNTYWIDE BASIS.

**OBJECTIVE 1.1: Level Of Service.** To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

**Policy 1.1.a:** The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first Full Time Equivalent (FTE) student count reaches 108 % or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The former is intended to prevent the movement of students more than once.

**Policy 1.1.b:** If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

**Policy 1.1.c:** The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects

an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity;

**Policy 1.1.d:** Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted in the Map Series and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this Element.

1. The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- a. School locations, student transporting times, and future land uses in the area.
  - b. Section lines, major traffic-ways, natural barriers and county boundaries.
2. Each CSA shall demonstrate that:
    - a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
    - b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
  3. Consistent with s.163.3180(13)(c)2.,F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments, Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.

**Policy 1.1.e:** The City shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five Year Plan, as reflected in the City's Capital Improvement Element, when analyzing the availability of school capacity and making level of service compliance determinations.

**Policy 1.1.f:** The City shall amend the Five Year Capital Improvement Schedule of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.

**Policy 1.1.g:** For purposes of urban infill and in recognition of the entitlement density provisions of the City's Future Land Use Element, the following shall not be subject to school concurrency:

1. The impact of a home on an existing single family lot of record.
2. Any residential development or any other development with a residential component that received final approval of a Development Order prior to the commencement date of school concurrency or is exempt from concurrency under a local government's concurrency regulations is considered vested for that component which was previously approved and shall not be considered as proposed new residential development for purposes of school concurrency.
3. Any new Residential Development that has filed a complete application for a Development Order or any amendment to any previously approved Development Order pending prior to the commencement date of the School Concurrency Program is exempt from the School Concurrency Requirements.
4. Any amendment to any previously approved residential development which does not increase the density is exempt from school concurrency.
5. Any previously approved residential development or any other previously approved development with a residential component located within an existing "Transportation Concurrency Exception Area," as defined in Section 163.3180(5), Florida Statutes, is exempt from school concurrency.

**OBJECTIVE 1.2: Facilities Requirements.** To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

**Policy 1.2.a:** Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in

the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

**Policy 1.2.b:** A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

**OBJECTIVE 1.3: Five-Year Capital Improvement Schedule.** To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

**Policy 1.3.a:** To ensure compliance with Rule 9J-5, Florida Administrative Code, the City, in coordination with the School District and other local governments, shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule by opting into the annual countywide ordinance. This provision is intended to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

## **GOAL 2 SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION**

IT IS THE GOAL OF CITY TO MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PUBLIC EDUCATION FACILITIES FOR PLANNING AND DECISION-MAKING REGARDING POPULATION PROJECTIONS, PUBLIC SCHOOL SITING, AND THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENT WITH RESIDENTIAL DEVELOPMENT AND OTHER SERVICES.

**OBJECTIVE 2.1: School Facility Siting.** To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

**Policy 2.1.a:** The City shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

**Policy 2.1.b:** Educational facilities shall not be located on sites that will significantly impact environmental conditions or historical resources if the impacts on these conditions or resources can not be appropriately mitigated.

**Policy 2.1.c:** Proposed school site locations shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be

in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

**Policy 2.1.d:** Proposed school site locations shall comply with the provisions of the Coastal Zone Management Element of the Comprehensive Plan, if applicable to the site.

**Policy 2.1.e:** The City shall encourage the location of schools proximate to urban residential areas or other appropriate existing and future land uses by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
- Providing for the review for all school sites as indicated in Policy 2.1.a above; and,
- Assisting the School District in applying the appropriate zoning and land use categories.

**Policy 2.1.f:** The City shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

**OBJECTIVE 2.2: Intergovernmental Coordination.** To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas or other appropriate existing and future land uses they will serve and which serve as community focal points.

**Policy 2.2.a:** The City shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, as amended on May 28, 2003, consistent with ss.163.3177(6)(h)1.and 2. F.S. and 163.3180 F.S.

**Policy 2.2.b:** The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 2.2.a above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;

4. Concurrency Service Areas boundaries;
5. School District Management Reports;
6. Operation and effectiveness of the Concurrency Program; and
7. Program Evaluation Reports.

**Policy 2.2.c:** The City shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

**Policy 2.2.d:** The City shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The City shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (See Map Series Maps), to ensure consistency and compatibility with the provisions of this Element.

**Policy 2.2.e:** The City shall advise the School District of a proposed public school site's consistency with the City's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

**Policy 2.2.f:** The City shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

**Policy 2.2.g:** The City shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

**OBJECTIVE 2.3: Population Projections.** To establish a joint process of coordination and collaboration between the City, Palm Beach County and the School District in the planning and decision making on population projections.

**Policy 2.3.a:** The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated

Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.

**Policy 2.3.b:** The City commits working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.