

PUBLIC SCHOOL FACILITY ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1: Collaborate and coordinate with the School Board of Sarasota County (School Board) to provide and maintain a high quality public education system which meets the needs of the City of North Port's existing and future population.

Objective 1.1: Coordination and Consistency

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

- ❖ Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
- ❖ Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- ❖ The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,
- ❖ The expansion and rehabilitation of existing schools so as to support neighborhoods.

Policy 1.1.1: Manage the timing of new development to coordinate with adequate school capacity. Where existing and planned capacity will not be available to serve students from the property seeking a plan amendment for residential development, the City may use the lack of school capacity as a basis for denial.

Policy 1.1.2: In cooperation with the School Board, Sarasota County, and the municipalities within the County, the City will implement the Amended Interlocal Agreement for Public School Facility Planning for the County of Sarasota, Florida, between Sarasota County, all legislative bodies of the municipalities, including the Town of Longboat Key, the City of Sarasota, the City of Venice, Sarasota County, and the School Board, adopted by the City Commission of the City of North Port on July 28, 2008, as it may be amended. The Amended Interlocal Agreement for Public School Facility Planning, as required by Sections 1013.33 and 163.31777, Florida Statutes, includes procedures for:

- ❖ Joint meetings;
- ❖ Student enrollment and population projections;
- ❖ Coordinating and sharing of information;
- ❖ School site analysis;
- ❖ Supporting infrastructure;
- ❖ Comprehensive plan amendments, rezonings, and development approvals;

- ❖ Education Plant Survey and Five-Year District Facilities Work program;
- ❖ Co-location and shared use;
- ❖ Implementation of school concurrency;
- ❖ Level of service standards;
- ❖ Concurrency service areas;
- ❖ Proportionate-Share Mitigation;
- ❖ Oversight process; and,
- ❖ Resolution of Disputes.

Policy 1.1.3: The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the Local Planning Agency, as required by Section 163.3174, Florida Statutes.

Objective 1.2: School Siting Criteria and Infrastructure

Enhance community and neighborhood design through effective school facility design and siting standards.

Policy 1.2.1: The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the *City of North Port Comprehensive Plan*, pursuant to the Amended Interlocal Agreement for Public School Facility Planning.

Policy 1.2.2: Consistent with Future Land Use Policy 1.11 as shown in the technical document, public schools are an allowable use in the Low Density Residential, Medium Density Residential, High Density Residential, Activity Center, and Public future land use designations; and, consistent with Future Land Use Policy 13.2 as shown in the technical document, which addresses the locations of civic facilities in the Village land use classification, public schools are an allowable use in the Town Centers.

Policy 1.2.3: All public schools shall provide bicycle and pedestrian access consistent with Objective 4 and Policy 4.8 of the Transportation Element as shown in the technical document, and Section 1006.23, Florida Statutes. Bicycle access to public schools shall be incorporated in the City-wide bicycle plan, as it is developed consistent with Policy 5.1 of the Transportation Element as shown in the technical document; and, linkages shall be made between recreation amenities and schools consistent with Policies 2.1 and 2.3 of the Recreation and Open Space Element and Policy 4.2 of the Future Land Use Element. Adequate parking at public schools shall be provided consistent with the Unified Land Development Code.

Policy 1.2.4: The City will have the lead responsibility for providing sidewalks along the frontage of pre-existing development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions, as identified by the Sarasota County School Board,

pursuant to Section 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

Policy 1.2.5: In coordination with the School Board, the City will evaluate school crossing zones to consider safe crossing of children along major roadways. The City will prioritize existing developed and subdivided areas for sidewalk improvements, such as 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. The City will coordinate with the MPO Long Range Transportation Plans to ensure funding for safe access to schools, including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

Policy 1.2.6: The City will require new development at the time of subdivision or site plan to provide for safe walking conditions consistent with Florida's safe ways to school program:

- a.** New developments adjacent 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;
- b.** For new development and redevelopment within 2 miles of an existing or planned school, the City shall require complete unobstructed and continuous sidewalks along the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school.

Policy 1.2.7: The School Board and City 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 or expansion 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, pursuant to Section 6 of the Amended Interlocal Agreement for Public School Facility Planning.

Policy 1.2.8: The City and the School Board will work to find opportunities to collaborate on public transit and school bus routes to better serve citizens and students.

Objective 1.3: Funding

Support supplemental and alternative sources for school capital funding.

Policy 1.3.1: City of North Port will continue to collect the Educational System Impact Fees for the School Board that requires future growth to contribute its fair share of the cost of required capital improvements and additions for educational facilities.

Policy 1.3.2: With the School Board, the City shall review and recommend amendments, as necessary, to the Educational System Impact Fees ordinance, consistent with applicable laws.

Objective 1.4: Sustainability

Encourage sustainable design and development for educational facilities.

Policy 1.4.1: Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facility needs, according to the Amended Interlocal Agreement for Public School Facility Planning for the County of Sarasota, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 1.4.2: Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

Policy 1.4.3: Consistent with the Conservation and Coastal Zone Management Element Policies 2.6 and 2.7 continue to coordinate efforts to build new school facilities, and facility rehabilitation and expansions to be designed to provide emergency shelters. City of North Port will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes.

Objective 1.5: Ensure Adequate School Capacity

The City will evaluate the adequacy of school capacity when it considers future land use changes, rezonings, and subdivision and site plans for residential development. This 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 petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the Sarasota County school system.

Policy 1.5.1: The City will consider the School Board's comments and findings on the availability of adequate school capacity when considering proposed comprehensive plan amendments and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes.

Policy 1.5.2: Future land use changes, rezonings, and subdivision and site plans for residential development may be approved in areas with adequate school capacity. Where capacity will not be available to serve students from the property seeking a land use change, the applicant will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment or zoning change, early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's

long range facilities' plans over the five-year, ten-year and twenty-year planning periods shall be amended to reflect the needs created by the land use plan amendment.

Policy 1.5.3: Consistent with Section 7.4 of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, in reviewing petitions for future land use, rezoning, and subdivision and site plans for residential development which may affect student enrollment or school facilities, the City will consider the following issues:

- a)** Provision of school sites and facilities within planned neighborhoods.
- b)** Insuring the compatibility of land uses adjacent to existing schools and reserved school sites.
- c)** The co-location of parks, recreation and community facilities with school sites.
- d)** The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks.
- e)** Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood.
- f)** Providing off-site signalization, signage, access improvements and sidewalks to serve all schools.
- g)** The inclusion of school bus stops and turnarounds in new developments.
- h)** Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments.
- i)** School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions.
- j)** Available school capacity or planned improvements to increase school capacity.
- k)** Whether the proposed location is consistent with any local government's school design and planning policies.

Objective 1.6: Implement Public School Concurrency

The City shall evaluate future land use changes, rezoning, and subdivision and site plan petitions for residential development to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 1.6.1: Consistent with the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, the School Board and City agree to the following standards for school concurrency in the City:

Sub-Policy 1.6.1.1: Level of Service Standards:

Consistent with subsection 4.2 of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, the LOS standards shall be

applied consistently by all the local governments within Sarasota County and by the School Board district-wide to all schools of the same type. However, within designated concurrency service areas for identified backlogged facilities, interim standards shall apply. The interim level of service standard within these designated areas shall apply over the period covered by the 10-year schedule of improvements (See Table PSFE 23: Interim level of service standards in the technical document). The level-of service standards are initially set as follows:

DISTRICT-WIDE	
TYPE OF SCHOOL	ADOPTED LEVEL OF SERVICE
Special Purpose	100% of total program capacity (including relocatables)
BY STUDENT ATTENDANCE ZONE	
TYPE OF SCHOOL	ADOPTED LEVEL OF SERVICE
Elementary Schools	Initial: 115% of permanent program capacity
	By 2012: elementary schools, with the exception of backlogged facilities, will achieve a level of service standard of 105% of permanent program capacity.
	By 2017: all elementary schools will achieve a level of service standard of 105% of permanent program capacity.
Middle Schools	Initial: 100% of permanent program capacity
	By 2012: middle schools, with the exception of backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity.
	By 2017: all middle schools, including backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity.
High Schools	Initial: 105% of permanent program capacity
	By 2012: high schools, with the exception of backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity.

The adopted Public School Facilities Element has designated concurrency service areas for backlogged facilities and establishes interim level of service standards for these facilities (refer to Table PSF 23 in the technical document). Within these designated areas, the interim standards for backlogged facilities will be improved to the adopted level of service standards within the ten-year period (by 2017) covered by the long term concurrency management program and Ten-Year Capital Facilities Plan.

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 1 of each year. If there is a consensus to amend any level of service standard, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the County's and each City's comprehensive plan. The amended level of service standard shall not be effective until all plan amendments are effective and the Amended Interlocal agreement is fully executed.

No level of service standard shall be amended without a showing that the amended level of service standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained over the five years of the Five-Year Capital Facilities Plan. After the first five years of the Five-Year Capital Facilities Plan, level of service standards shall be maintained within each year of subsequent Five-Year Capital Facilities Plans. For backlogged facilities, level of service standards will be achieved within the initial period covered by the Ten-Year Capital Facilities Plan.

After the initial adoption of the Public School Facilities Element designating concurrency service areas for backlogged facilities, a plan amendment will be required to add any school facility to the listing of backlogged facilities. Backlogged facilities may be removed from the listing and shall no longer be considered backlogged when capacity improvements sufficient to achieve the adopted level of service standards are added to the financially feasible Five-Year Capital Facilities Plan. These previously designated backlogged facilities shall, thereafter, meet the adopted level of service standards for that school type as established herein.

Sub-Policy 1.6.1.2: Concurrency Service Areas

- a)** Consistent with Subsection 4.2(c), of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, the concurrency service area shall be coterminous with the applicable student attendance zone for elementary, middle and high schools. The most recent student attendance zones are shown in the technical document. The concurrency service areas for special purpose schools are district-wide. For the purpose of implementing a long term concurrency management system, the technical document depicts the concurrency service areas where backlogged facilities exist.

- b)** Potential amendments to the concurrency service areas, other than periodic adjustments to student attendance zones, shall be considered annually at the staff working group meeting to take place each year no later than April 1. If there is agreement to amend the concurrency service area to establish boundaries other than those that are coterminous with student attendance zones, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and amendment to the City's and each municipal comprehensive plan. The amended concurrency service area shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed and comprehensive plan amendments are in effect. No concurrency service area shall be amended without showing that the amended concurrency service area boundaries are financially feasible.
- c)** 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 level of service standards taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the City shall be determined by the School Board's policies on maximization of capacity.
- d)** 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 or applicable 10 years of the capital facilities plan, and so that the five-year or applicable 10-year schedule of capital improvements is financially feasible. Plan amendments are required for changes to the concurrency service area other than modifications to student attendance zones.

Sub-Policy 1.6.1.3: Student Generation Rates

As provided in Section 4.2(f) of the Amended Interlocal Agreement for Public School Facility Planning, the costs per student station and student generation rates are to be established annually by the school district in the adopted Five-Year Capital Facilities Plan. The student generation rates, used to determine the impact of a particular development application on public schools, shall be reviewed and updated at least every 2 years in accordance with professionally accepted methodologies.

Sub-Policy 1.6.1.4: School Capacity and Enrollment

The uniform methodology for determining if a particular school is over capacity, based on the adopted level of service standards, shall be determined by the School Board. The School Board hereby selects permanent program capacity as the methodology to determine the capacity of elementary, middle and high schools. Relocatables (portables) are not considered permanent capacity. For special purpose schools, the methodology to determine capacity shall be based on total program capacity (includes portables). Consistent with Section 3.1 of the Amended Interlocal Agreement for Public School Facility Planning, school enrollment shall be based on the annual enrollment of each individual school, based on actual counts reported to the Department of Education in October of each year. The School Board will determine whether adequate capacity exists for a proposed development, based on the level of service standards and concurrency service areas according to the standards set in Section 4.2 (a) of the Amended Interlocal Agreement for Public School Facility Planning.

Sub-Policy 1.6.1.5: Concurrency Availability Standard

- a)** The City shall amend the concurrency management systems in its concurrency regulations to require that all new residential developments be reviewed for school concurrency at the time of subdivision or site plan, using the coordination processes specified in Section 7 of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, within one hundred and eighty (180) days of the effective date of the plan amendments to adopt public school concurrency. The City may choose to provide an informational assessment of school concurrency at the time of preliminary plan, but the test of concurrency shall be at subdivision or site plan or its functional equivalent.
- b)** The City shall not deny a subdivision or site plan for residential development for the failure to achieve and maintain the adopted level of service for public school capacity where:

 - i)** adequate school capacity will be in place or under actual construction within three years after the issuance of the subdivision or site plan (or functional equivalent) within the concurrency service area, or a contiguous concurrency service area and the impacts of development can be shifted to the area without disruption to the educational programs or conflict with school board policy on the students' travel time to school; or
 - ii)** 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 subdivision or site plan, as provided in Section 4.2(f) in the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended.

- c)** In evaluating a subdivision or site plan for concurrency, any relevant programmed improvements in the current year or years two or three of the five-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years four or five of the five-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 three years. The School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.
- d)** This Policy shall not be construed to limit the authority of the City to deny the subdivision or site plan for residential development for reasons other than failure to achieve and maintain the adopted level of service for public school capacity.
- e)** Consistent with Subsection 4.2(f) of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, in the event that there is not sufficient capacity in the affected concurrency service area, based on the adopted level of service standards to address the impacts of a proposed development and the availability standards for school concurrency cannot be met, the following shall apply:

 - i)** The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share mitigation; or,
 - ii)** The project shall be delayed to a date when the level of service can be assured through capital enhancement(s) or planned capacity increases; or,
 - iii)** A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and phases delayed shall be delayed to a date when capacity enhancement and level of service can be assured; or,
 - iv)** The project shall not be approved.

Policy 1.6.2 Proportionate Share Mitigation: Options for providing proportionate share mitigation for any approval of residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

- a. contribution of, or payment for, acquisition of new or expanded school sites;
- b. construction or expansion of, or payment for, permanent school district facilities;
- c. 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 a contiguous concurrency service area; and,
- d. Educational Facility Benefit Districts.

Mitigation shall be directed to projects in the School District's Five-Year Capital Facilities Plan 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 executed prior to the issuance of the subdivision or site plan.

If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation into its Five-Year Capital Facilities Plan. This development agreement shall include the developer's commitment to continuing renewal of the development agreement until the mitigation is completed as determined by the School Board.

Policy 1.6.3: The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to the City, as determined by the School Board. These costs are in addition to any land costs for new or expanded school sites, if applicable.

Policy 1.6.4 Financial Feasibility: Each year, the City will adopt plan amendments: 1) adding a new fifth year; 2) updating the financially feasible public schools capital facilities program; 3) coordinating the program with the 5-year district facilities work plan, the plans of other local governments; and, as necessary, 4) updating the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

Objective 1.7: Monitoring and Evaluation

On an annual basis, the City shall monitor and evaluate the Public School Facilities Chapter in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy 1.7.1: The Public School Facilities Element shall be monitored for adherence to the established goals, objectives and policies and to ensure these goals, objectives and policies accurately reflect the existing needs and conditions of the public schools. This will be accomplished in a three-fold approach:

- a.** Each policy listed in the Chapter will be supported by identified implementation tasks, schedules and contact person(s). This allows for quick review for the implementation status of the adopted policies.
- b.** It is the intent of the City to meet annually with the School Board to review the progress in implementing the Public School Facilities Element. This provides the opportunity to formally review the implementation progress and review the current status of public schools.

- c.** Consistent with Section 163.3191, Florida Statutes, the City will prepare an evaluation and appraisal report for its comprehensive plan once every seven years. This process will provide an in-depth analysis of the success of the Public School Facilities Element to improve the conditions of public schools.

Policy 1.7.2: All amendments to the Public School Facilities Element will be processed appropriately in accordance with local and state guidelines for the amendment of comprehensive plans.

Figure 1: Location of Existing and Planned Public School Facilities

