

SARASOTA COUNTY PUBLIC SCHOOL FACILITIES SUB-ELEMENT

GOAL 1

Collaborate and coordinate with the School Board of Sarasota County (School Board) to provide and maintain a high-quality public education system that meets the needs of Longboat Key's existing and future population.

OBJECTIVE 1.1 Coordination and Consistency

The Town shall implement and maintain mechanisms designed to more closely coordinate with the School Board, in order to provide consistency between the Town's Comprehensive Plan and public school facilities programs.

Policy 1.1.1

The Town shall manage the timing of new development to coordinate with adequate school capacity.

Policy 1.1.2

In cooperation with the School Board, the municipalities, and Sarasota County, the Town will implement the revised 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, City of North Port, the City of Sarasota, and the City of Venice, and the School Board, adopted by the Town of Longboat Key Commissioners on April 8, 2003, (effective July 2003), as it may be amended. The Interlocal Agreement for Public School Facility Planning, as required by Sections 1013.33 & 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 Surveys and Five-Year District Facilities Work programs;
- Co-location and shared use;
- Implementation of school concurrency;
- Level of Service standards;
- Concurrency service areas;
- Proportionate-Share Mitigation;
- Oversight processes; and,
- Resolution of Disputes.

Policy 1.1.3

The Town shall include a representative of the school district, appointed by the School Board, as a non-voting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

OBJECTIVE 1.2 School-Related Infrastructure

Enhance community and neighborhood design through effective school-related infrastructure design and standards.

Policy 1.2.1

The policy of the Town will require new development at the time of site plan or final plat to provide for safe walking conditions consistent with Florida's Safe Ways to School program including, but not limited, to providing sidewalks from the development to designated school transportation stations.

Policy 1.2.2

The Town 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

The Town will collect the Educational System Impact Fees for the School Board.

Policy 1.3.2

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

OBJECTIVE 1.4 Sustainability

The Town will encourage sustainable design and development for educational facilities.

Policy 1.4.1

The Town will encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

OBJECTIVE 1.5 Ensure Adequate School Capacity

It is the objective of Town of Longboat Key to coordinate petitions for future land use, rezoning, and subdivision and site plans for residential development with the provision of adequate school capacity. This will be accomplished by recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the Town'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 may generate students and impact the Sarasota County school system.

Policy 1.5.1

The Town 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

Petitions for future land use, rezoning, and subdivision and site plans for residential development should be 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 a land use 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 plan 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 or zoning change.

Policy 1.5.3

Consistent with Section 7.4 of the 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 Town will consider the following applicable issues:

- a) School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions.
- b) Available school capacity or planned improvements to increase school capacity.

Policy 1.5.4

All local governments and the Sarasota County School District shall participate in the county emergency preparedness system.

Policy 1.5.5

All local governments and the School District shall continue collaborative efforts in the management of special needs shelters, and transport and tracking of citizens during evacuations.

Policy 1.5.6

All local governments and the School District shall partner in disaster drills as necessary to ensure community readiness.

Policy 1.5.7

All local governments and the School District shall promote coordination in disaster planning efforts to ensure collaborative processes rather than competing plans.

OBJECTIVE 1.6 Implement Public School Concurrency

The Town shall manage the timing of petitions for future land use, rezoning, and subdivision and site plans 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 Interlocal Agreement for Public School Facility Planning, as it may be amended, the School Board and Town agree to the following standards for school concurrency in Sarasota County:

Sub-Policy 1.6.1.1: Level of Service Standards

Consistent the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, school concurrency requirements shall be effective for all applications for construction plans (final subdivision or site plans) accepted on or after October 1, 2008. However, interim standards shall apply within designated concurrency service areas for identified backlog facilities. The interim Level of Service standard within these designated areas shall apply over the period covered by the 10-year schedule of improvements. The Level of Service standards are initially set as follows:

Elementary School Level of Service Standards

Initial standard of 115% of permanent program capacity. By 2012, 105% of permanent program capacity. By 2017, backlogged facilities will achieve a future standard of 105% of permanent program capacity. The following elementary schools are designated as backlogged facilities with an interim Level of Service standard based on permanent program capacity as indicated below:

| Facility | Interim Standard |
|-------------------------|-------------------------|
| Fruitville Elementary | 120% |
| Tatum Ridge Elementary | 130% |
| Tuttle Elementary | 130% |
| Ashton Elementary | 130% |
| Lakeview Elementary | 160% |
| Taylor Ranch Elementary | 130% |
| Cranberry Elementary | 140% |
| Toledo Blade Elementary | 120% |
| Elementary "I" | 120% |

Middle School Level of Service Standards

Initial standard of 100% of permanent program capacity. By 2012, 100% of permanent program capacity. By 2017, backlogged facilities will achieve a future standard of 100% of permanent program capacity.

High School Level of Service Standards

Initial standard of 105% of permanent program capacity. By 2012, 100% of permanent program capacity. By 2017, backlogged facilities will achieve a future standard of 100% of permanent program capacity.

Special Purpose school Level of Service Standards:

100% of total program capacity (including relocatables)

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 agreement to amend the Level of Service 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 County and municipal comprehensive plans. The amended Level of Service 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. No change to Level of Service shall be adopted 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 first five years of the School Board's Capital Facilities Plan. Each year the Town of Longboat Key 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 five 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.

Sub-Policy 1.6.1.2: Concurrency Service Areas

- a) Consistent with Subsection 4.2(c), of the 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 concurrency service areas for special schools and charter schools are district-wide.

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 County's and each of the municipalities' comprehensive plans.

- b) Consistent with Subsection 4.2(c), of the 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 concurrency service areas for special schools and charter schools are district-wide.
- c) 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 County's and each of the municipalities' comprehensive plans. 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 a showing that the amended concurrency service area boundaries are financially feasible.
- d) 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 shall be determined by the School Board's policies on maximization of capacity.
- e) Concurrency service areas shall be designed so that the capital improvements necessary to achieve and maintain the adopted Level of Service will be financially feasible.

Sub-Policy 1.6.1.3: Student Generation Rates

As provided in Section 4.2(f) of the 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 two 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 overcapacity, 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 schools, the methodology to determine capacity shall be based on total program capacity (includes portables). Consistent with Section 3.1 of the 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 Interlocal Agreement Public School Facility Planning.

Sub-Policy 1.6.1.5: Concurrency Availability Standard

- a) The Town 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 approval, using the coordination processes specified in Section 7 of Interlocal Agreement for Public School Facility Planning, as it may be amended, within 180 days of the effective date of the plan amendments to adopt public school concurrency. The Town may choose to provide an informational assessment of school concurrency at the time of preliminary plat, but the test of concurrency shall be at subdivision or site plan approval.
- b) The Town 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:
 - 1) adequate school capacity will be in place or under actual construction within three years after the issuance of the subdivision or site plan approval (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; or,
 - 2) 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 Interlocal Agreement for Public School Facility Planning, as it may be amended.
- c) In evaluating a subdivision plat 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 Town 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 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 standard to address the impacts of a proposed development and the availability standard for school concurrency cannot be met, the following shall apply:
 - 1) The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share mitigation; or,
 - 2) 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,
 - 3) A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and the phases shall be delayed to a date when capacity enhancement and Level of Service can be assured; or,
 - 4) The project shall not be approved.

Policy 1.6.2

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 into 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 Town, 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 Sarasota County, as determined by the School Board. These costs are in addition to any land costs for new or expanded school sites, if applicable.

OBJECTIVE 1.7 Monitoring and Evaluation

On an annual basis, the Town shall monitor and evaluate the Public School Facilities Element in order to ensure 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.

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.

OBJECTIVE 1.7 Financial Feasibility

On an annual basis, the Town shall 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 five-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.

Future Conditions Maps

Consistent with Section 163.3177(12)(h), 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.