

LEGISLATIVE #

120652A



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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TO: City Plan Board **Item Number:** 9

FROM: Planning & Development Services Department **DATE:** December 3, 2012
Staff

SUBJECT: Petition PB-12-131 CPA. City Plan Board. Amend the City of Gainesville Comprehensive Plan Public Schools Facilities Element for the Evaluation and Appraisal Process.

Recommendation

Approve Petition PB-12-131 CPA.

Description

The purpose of this petition is to amend the Gainesville Comprehensive Plan for the Evaluation and Appraisal process. The Public Schools Facilities Element was adopted in December 2008, and was amended on January 19, 2012 by Ordinance 110173, which made minor revisions to two policies. Most of the various changes proposed by this petition are needed for compliance with Chapter Law 2011-139 (the Community Planning Act), which was enacted by the Florida Legislature in 2011. With respect to public schools, the 2011 legislation considerably altered the requirements for public school planning. The most substantial changes are that school concurrency and the public schools facilities element of a local government comprehensive plan are no longer mandatory. However, intergovernmental coordination on public school planning is still required, and local governments that retain school concurrency must meet the applicable requirements of Chapter 163.3180, Florida Statutes.

Among the proposed changes are streamlined procedures and rules associated with school concurrency review and the reservation of capacity. Notably, the review process is expedited by allowing certification, by the City, of development proposals with impacts that are below an established threshold.

References to “permanent program capacity” are modified to read “program capacity” reflecting the requirement in the Community Planning Act that relocatables included in the inventory of capacity must be considered for school concurrency purposes. References to the “financially feasible” standard are deleted and the language related to “proportionate share” is amended to establish the “pay and go” option as intended by the Community Planning Act.

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The proposed amendments to the Goals, Objectives, and Policies of the Public Schools Facilities Element are attached, as Appendix A. Additions are underlined and deletions are shown as strike-through.

Appendix B contains a copy of Section 163.3180(6) (a), Florida Statutes, which pertains to concurrency for public school facilities. Appendix C consists of maps that show the locations of the Alachua County School District’s elementary, middle and high schools, and their respective attendance zones. These maps are an update to the Data and Analysis Report for the Public Schools Facilities Element.

Respectfully Submitted,



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Principal Planner

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Lead Planner

List of Appendices

**Appendix A – Updated Public Schools Facilities Element of City of Gainesville
Comprehensive Plan**

Exhibit A-1 Updated Public Schools Facilities Element

Appendix B – Statutory Section on School Concurrency

Exhibit B-1 F.S. 163.3180(6) (a)

Appendix C – Updated Data & Analysis for Public Schools Facilities Element

Exhibit C-1 2012 Elementary Schools / Attendance Zones

Exhibit C-2 2012 Middle Schools / Attendance Zones

Exhibit C-3 2012 High Schools / Attendance Zones

Appendix D - Application

Exhibit D-1 Application