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City of

Inter-Office Communication

Gainesville

Planning and Development Services
Phone 334-5022, FAX 334-2648, Station 11

Item No. 1

Date: April 24, 2008

TO: City Plan Board
FROM: Planning Division Staff
SUBJECT: Petition 46CPA-08 PB. City Plan Board. Amend the City of Gainesville 2000-2010 Comprehensive Plan by adding a required Public School Facilities Element.

Recommendation

Staff recommends approval of Petition 46CPA-08 PB.

Explanation

The Florida Legislature over the past decade has progressively strengthened the linkage between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes. The 2005 Legislature mandated that availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. Under the statewide schedule, the School Board of Alachua County and the local governments within Alachua County (Alachua County, Gainesville, Alachua, Archer, LaCrosse, High Springs, Hawthorne, Micanopy, Newberry and Waldo) have been working together, in accordance with the Interlocal Agreement for Public School Facility Planning, to develop the necessary comprehensive plan amendments to establish school concurrency this year.

Over the past year, a staff working group (established by the Interlocal Agreement) of the School Board, Alachua County, City of Gainesville and other municipalities, with support from the University of Florida's Center for Building Better Communities, has been meeting on school concurrency. The working group has developed the required data and analysis for the Public Schools Facility Element (PSFE), and has developed a concurrency implementation strategy for use by the various local governments in their comprehensive plans.

City staff and others associated with the Staff Working Group made a presentation on public school concurrency (Legislative no. 070707) to the City Commission on December 20, 2007, and the City Commission referred the matter to the Community Development Committee, which considered the matter on February 14, 2008. Following

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discussion of the item, the Commission referred it to the City Commission with a recommendation that the Commission authorize staff to take school concurrency-related comprehensive plan amendments to the City Plan Board, and remove this item from the referral list. The City Commission approved this matter as recommended on March 10, 2008.

Concerns regarding the impact of countywide growth and development patterns and their impact on schools located in Gainesville were expressed at the Community Development Committee meeting in February. Overall growth and development patterns and their impact on the City are topics that can be considered by the Community Development Committee when it discussed recommendations of the Rusk Report on April 24, 2008. They will also be considered during the EAR (Evaluation and Appraisal Report – on the comprehensive plan) process which will begin in 2009 and end by November 2010. Note that Policy 5.13 of the proposed PSFE requires staff to review the comprehensive plan and make a recommendation to the City Plan Board regarding the need for plan amendments that would help to support public schools within or proximate to Gainesville's city limits.

The data and analysis for the Public School Facilities Element (PSFE) addresses the standards used by the School Board to evaluate school facilities, provides an inventory of existing facilities and planned future facilities and an evaluation of the school system based on these standards and a determination of need, including an analysis of funding. The data and analysis evaluates the school system and its relationship to development and growth within sectors and communities. The data and analysis supports the goals, objectives and policies of the PSFE, including the establishment of levels of service standards and the delineation of concurrency service areas. Updates are also required for the Intergovernmental Coordination Element (ICE) and for the Capital Improvements Element (CIE), which are the subject of related Petitions 47CPA-08 PB and 48CPA-08 PB.

The data and analysis shows that the concurrency service areas (CSAs) for the three middle schools (Westwood, Lincoln and Bishop) located within Gainesville are under the 100 percent, proposed level of service (LOS) threshold in both the 5-year (2007/08 through 2011/12) and the 10-year (2012/13 – 2017/18) Middle School District Facilities Plans of the School Board. The same is true, with one exception (Bucholz is at 110.5 percent in 2007/08, which will decrease due to programmatic changes to less than 100 percent in successive years in both the 5-year and 10-year Plans) for the CSAs for the three regular high schools located either in (GHS) Gainesville or nearby (Bucholz and Eastside). The Long-Range District Facilities Program plans additional capacity for 200 students at both Eastside and at Bucholz in the 10-year program.

There are major capacity issues regarding elementary schools in the district. Among the recommendations by School Board staff to address elementary school capacity in the next 5 years are: additional capacity for 200 students at Alachua Elementary, one new elementary school in the High Springs CSA and one new elementary school in the West Urban CSA, and attendance boundary changes to shift enrollment from Stephen Foster

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Elementary (Northwest Gainesville CSA) to Metcalfe Elementary and Rawlings Elementary (Northeast Gainesville CSA). Among School Board staff recommendations for the second 5 years (2012/13 – 2017/18) are four new elementary schools to be located in the Newberry, Northwest Gainesville, South Gainesville and Alachua CSAs, and an additional 80 student stations at JJ Finley (South Gainesville CSA). These recommendations, if implemented, comprise a financially feasible plan to meet the 100 percent LOS standard by 2011/12, which is the end of the first 5-year period. In order to meet possible capacity deficiencies within the first 5-year period, an interim LOS standard greater than 100 percent for currently backlogged CSAs (none of which are within Gainesville city limits) is recommended. Also recommended is incorporation of a proportionate share mitigation program as a component of the 5-year District Facilities Work Program of the School Board.

The three concurrency service areas that include elementary schools located in Gainesville (Northwest Gainesville, East Gainesville, and South Gainesville CSAs) are under the 100 percent, proposed level of service (LOS) threshold in both the 5-year (2007/08 through 2011/12) and the 10-year (2012/13 – 2017/18) Elementary School District Facilities Plans of the School Board.

The proposed Public School Facilities Element (Goals, Objectives and Policies) meets statutory requirements for public school concurrency, and is consistent with the related, proposed amendments to the Intergovernmental Coordination Element and to the Capital Improvements Element. The proposed amendments are consistent with the proposed Public School Facilities Element that is the subject of related Petition 46CPA-08 PB, and will further its implementation. Data and analysis for these proposed amendments to the City's 2000-2010 City of Gainesville Comprehensive Plan are in the attached document entitled City of Gainesville – Public School Facilities Element – February 6, 2008.

Summary

The proposed Public School Facilities Element meets applicable statutory requirements, is consistent with the City of Gainesville 2000-2010 Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



Ralph Hilliard,
Planning Manager

RH: DM

Attachments:

- Public School Facilities Element: Goals, Objectives & Policies
- Public School Facilities Element: Data and Analysis – February 6, 2008

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Public School Facilities Element Goals, Objectives & Policies

GOAL 1

THE CITY SHALL COLLABORATE WITH THE SCHOOL BOARD OF ALACHUA COUNTY (SCHOOL BOARD) TO PLAN FOR PUBLIC SCHOOL CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT DEMAND WITHIN THE FIVE YEAR, TEN YEAR, AND TWENTY YEAR PLANNING PERIODS.

Objective 1.1

The City of Gainesville shall consider public school capacity when making future land use decisions, 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 and rezoning for residential development that generate students and impact Alachua County's public school system.

Policy 1.1.1

The City, in conjunction with the School Board, shall annually update and maintain a public school facilities map series as supporting data and analysis. The public school facilities map series in the data and analysis shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants;
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five-year planning period and the long-range planning period; and,
- (c) A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools and elementary schools.

Policy 1.1.2

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density.

Policy 1.1.3

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. [For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.]

Policy 1.1.4

In reviewing land use decisions, the School Board may address the following issues as applicable:

- (d) Whether school capacity or planned improvements to accommodate the enrollment is available;
- (e) Whether school sites and facilities are located within neighborhoods;
- (f) Whether parks, recreation and neighborhood facilities are co-located with school sites;
- (g) Whether bikeways, trails, and sidewalks are provided for safe access to schools;
- (h) Traffic circulation in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- (i) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (j) Whether the proposed location is consistent with any local government's school design and planning policies.

Policy 1.1.5

The School Board shall report its findings and recommendations regarding the land use decision to the City. If the School Board determines that capacity is insufficient to support the proposed land use decision, the School Board shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the City.

Policy 1.1.6

The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

Policy 1.1.7

Where feasible and agreeable to the City, School Board, other affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy 1.1.8

The School Board will annually provide a cumulative report of land use decisions and the effect of those decisions on public school capacity to the Elected Officials Group.

GOAL 2

THE CITY SHALL HELP ASSURE THE SCHOOL BOARD'S PROVISION OF ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FINANCIALLY FEASIBLE, FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM.

Objective 2.1

The City shall coordinate with the School Board to assure that future land use decisions will not negatively impact the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy 2.1.1

By December 1, 2008, the City shall amend the Interlocal Agreement for Public School Facility Planning (hereinafter the Interlocal Agreement) to implement school concurrency in concert with the School Board and the local governments within Alachua County. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this element.

Policy 2.1.2

No later than December 1, 2008, the City shall amend its land development regulations to include provisions for public school concurrency management.

Objective 2.2:

The City, in coordination with the School Board, shall ensure that its approval of final development plans for residential developments meets the adopted level of service (LOS) standards within the 5-year period of the School Board's 5-Year District Facilities Work Program (which is updated on an annual basis).

Policy 2.2.1

The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity for elementary, middle and high schools. This LOS standard shall apply to all concurrency service areas (CSAs) (within Gainesville's city limits) as adopted in the Interlocal Agreement, except on an interim basis for the elementary school concurrency service area listed below:

West Urban CSA – 115% of Permanent Program Capacity through 2010-2011.

(Note – The LOS standard for the West Urban CSA shall only apply to areas that are within Gainesville's city limits.)

Policy 2.2.2

Amendments to the LOS standards shall be accomplished by execution of an amendment to the Interlocal Agreement by all parties and adoption of amendments to the local

government comprehensive plans. Changes to the LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard is financially feasible and can be achieved and maintained within the period covered by the applicable five years of the School Board's 5-Year District Facilities Work Program.

Objective 2.3:

The City, in coordination with the School Board and the local governments within Alachua County, shall use the School Concurrency Service Areas (SCSAs) as the areas within which an evaluation is made as to whether adequate school capacity is available based on the adopted LOS standards.

Policy 2.3.1

SCSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCSA boundaries shall be included in a map series as part of the Data and Analysis for the Public School Facility Element (PSFE).

Policy 2.3.2

SCSAs shall maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account transportation costs, student travel times, any court-approved desegregation plans, and capacity commitments pertaining to development approvals by the local governments within Alachua County.

Policy 2.3.3

SCSA boundaries shall consider the relationship of school facilities to the communities they serve including reserve area designations and extra-territorial areas established under the "Alachua County Boundary Adjustment Act", and the effect of changing development trends.

Policy 2.3.4

The City, in coordination with the School Board and the local governments within Alachua County, shall use the following process to modify School Concurrency Service Areas:

- (a) Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps;
- (b) Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy 2.3.2., and shall be financially feasible within the five-year period described by the School Board's 5-Year District Facilities Work Program;
- (c) The School Board shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group;
- (d) The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the School Board and the parties to the Interlocal Agreement; and,

- (e) Modifications to a SCSA shall become effective upon final approval by the School Board and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

Objective 2.4

In coordination with the School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 2.4.1

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in the PSFE (Public School Facilities Element).

Policy 2.4.2

The following residential developments are exempt from the school concurrency requirements:

1. Single-family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE, or single-family subdivisions or plats actively being reviewed at the time of adoption of the PSFE that have received preliminary development plan approvals and there is no lapse in the development approval status.
2. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development.
3. Age-restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
4. Group quarters that do not generate students that will be housed in public school facilities, 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 religious non-youth facilities.

Policy 2.4.3

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board in the 5-Year District Facilities Work Program.

Policy 2.4.4

The School Board shall determine the level of service or utilization rate of each school using a uniform methodology. The School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.

Policy 2.4.5

The School Board staff shall conduct a concurrency review for all development plan approvals subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.
2. The School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 2.5.

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

Policy 2.4.6

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

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years, as provided in the School Board's 5-Year District Facilities Work Program adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or final site plan for residential development; or,
2. Adequate school facilities are available in an adjacent School Concurrency Service Area (SCSA), and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the School Board's 5-Year District Facilities Work Program adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or final site plan approval; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

Policy 2.4.7

The City shall not issue a certificate of final concurrency for any non-exempt residential development application until the School Board has issued a school capacity availability determination letter verifying capacity is available to serve the development. The school capacity availability determination letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a final development order is issued, whichever occurs first.

- (a) Once the City reserves school capacity for concurrency purposes as a part of the final development order, the school capacity necessary to serve the development shall be considered reserved for the duration of the development order as specified in the City's land development regulations.
- (b) The City shall notify shall notify the School Board within fifteen (15) days of the approval or expiration of a concurrency reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the certificate of final concurrency, except that any change requires review.

Policy 2.4.8

In the event that the School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either (1) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation per Objective 2.5; or (2) the site plan or final subdivision must be delayed to a date when capacity enhancement and level of

service can be assured; or (3) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

Policy 2.4.9

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements (5-Year District Facilities Work Program) shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 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.)

Objective 2.5

The City, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to be financially feasible and will achieve and maintain the adopted LOS standard consistent with the adopted School Board's financially feasible 5-Year District Facilities Work Program.

Policy 2.5.1

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the School Board assumes operational responsibility through incorporation in its adopted financially feasible 5-Year District Facilities Work Program, and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
2. 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;
3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF); and,
4. The establishment of an Educational Benefit District. [Sections 1013.355-357 F.S.]

Policy 2.5.2

Mitigation must be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year District Facilities Work Program, which satisfies the demand created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

Policy 2.5.3

Mitigation shall be directed to projects in the School Board's financially feasible 5-Year District Facilities Work Program that the School Board agrees will satisfy the demand created by that development approval. Such mitigation proposals shall be reviewed by the School Board, the City and any affected local government. If agreed to by all parties, the mitigation 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 development plan approval. If the mitigation proposal is for a project that is not within the School Board's adopted 5-Year District Facilities Work Program, acceptance of the proposal will be subject to determination by the School Board of the financial feasibility of the project. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its 5-Year District Facilities Work Program.

Policy 2.5.4

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE);

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE;

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review;

The School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable; and,

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.

Objective 2.6

The City shall adopt the School Board's annually updated 5-Year District Facilities Work Program in its Capital Improvements Element by December 1st of each year.

Policy 2.6.1

The School Board shall annually update and amend the 5-Year District Facilities Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The 5-Year District Facilities Work Program ensures that the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule of capital improvements. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure that the LOS is achieved and maintained within the subsequent 5-year schedules of capital improvements. The City shall have neither obligation nor responsibility for funding the 5-Year District Facilities Work Program by including it in the Capital Improvements Element of the City's Comprehensive Plan.

GOAL 3

THE CITY SHALL COORDINATE WITH THE SCHOOL BOARD IN THE BOARD'S EFFORTS TO PROVIDE SAFE AND SECURE PUBLIC SCHOOLS IN APPROPRIATE LOCATIONS.

Objective 3.1

Public schools are allowed in the Residential, Mixed-Use, Office and Education land use categories described in Policy 4.1.1 of the Future Land Use Element, and can be a use specified within a given Planned Use District. Public schools should be compatible with surrounding uses.

Policy 3.1.1

All new public schools built within Gainesville's municipal boundaries will be coordinated by the School Board with the City to ensure consistency between the location of the school with the Comprehensive Plan, ensure that the new schools are proximate to, consistent with and accessible from existing and proposed residential areas, are co-located with other appropriate public facilities when possible, and have the on-site and off-site infrastructure necessary in place to support the new school.

Policy 3.1.2

The City, in conjunction with the School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers.

Policy 3.1.3

The City shall consider compatibility of uses adjacent to public schools when it considers land use and zoning proposals, and shall consider input from the School Board

concerning compatibility of proposed uses with existing schools and known future school sites.

Objective 3.2

The City shall coordinate with the School Board on the reduction of hazardous walking conditions.

Policy 3.2.1

To reduce hazardous walking conditions consistent with Florida's Safe Paths School program, the City shall coordinate with the School Board to implement the provisions of Section 1006.23, Florida Statutes, including identification and correction of hazardous conditions along walking routes to schools, and identification of proposed projects to remedy such conditions.

Objective 3.3

Potential school sites shall be evaluated consistent with the school site evaluation requirements in the Interlocal Agreement.

Policy 3.3.1

The School Board and the City will follow the school site evaluation procedures that are in the Interlocal Agreement when evaluating new school sites within the Gainesville's city limits.

Objective 3.4

The City herein establishes development requirements for public school sites within Gainesville's city limits in order to achieve compatibility with the surrounding neighborhoods and with the Comprehensive Plan.

Policy 3.4.1

The City shall require the development of school sites to be consistent with the following minimum requirements provided they are not in conflict with the State Requirements for Educational Facilities (SREF).

- a. Playgrounds, playing fields, and athletic courts shall be located and buffered (and if relevant, lighted) so as to minimize impacts to adjacent residential property;
- b. The following minimum size guidelines have been recommended by the School Board: Elementary School - 25 acres, Middle School - 35 acres, High School - 65 acres. These guidelines shall not preclude smaller sized sites if determined to be acceptable by the School Board.

- c. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;
- d. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;
- e. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;
- f. Access to school sites shall be governed by the City's, County's and FDOT's access management regulations as relevant, including installation by the School Board, or other party as determined by the City, of all access-related improvement required by such regulations;
- g. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings;
- h. Development of the site shall be consistent with applicable policies of the Future Land Use Element, Transportation Mobility Element, and the Conservation, Open Space and Groundwater Recharge Element of this plan.
- i. Development of the site shall be meet the requirements of the City's Surface Waters and Wetlands District (Article VIII. Environmental Management, Subdivision III. Wetlands and Surface Waters District.)

Objective 3.5:

The City shall coordinate with the School Board plans for supporting infrastructure.

Policy 3.5.1

As part of the annual review and update of the Capital Improvements Element, the City shall consider infrastructure required to support new school facilities.

GOAL 4

PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE PLANNING OF PUBLIC SCHOOL FACILITIES.

Objective 4.1

The City shall include representatives of the School Board on the City Plan Board and the Development Review Board.

Policy 4.1.1

As provided in the Interlocal Agreement, the City shall include a representative appointed by the School Board on the City Plan Board to attend meetings at which the Plan Board considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the proposed plan amendment or rezoning.

Policy 4.1.2

As provided in the Interlocal Agreement, the School Board will appoint a representative to advise the Development Review Board on development and redevelopment which could have a significant impact on student enrollment or school facilities.

Objective 4.2

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

Policy 4.2.1

As provided in the Interlocal Agreement, a staff working group of the School Board and of the local governments within Alachua County will meet on an as-needed basis to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning.

Policy 4.2.2

As provided in the Interlocal Agreement, one or more representatives of the School Board and of the local governments within Alachua County will meet at least annually in joint workshop sessions. The joint workshop sessions will be opportunities for the elected officials to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The School Board shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

Objective 4.3

The School Board will coordinate with the City and with the other local governments within Alachua County to maintain and update student enrollment and population projections.

Policy 4.3.1

The School Board will coordinate with the City and the other local governments within Alachua County to base school planning upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be reviewed and updated annually.

Policy 4.3.2

The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, F.S. and the Department Of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the other local governments in Alachua County regarding development trends, enrollment projections and future population projections.

Policy 4.3.3 As provided in the Interlocal Agreement, the City shall annually provide the School Board a report on growth and development trends within its municipal boundaries for the preceding calendar year. The report is for the School Board's consideration in allocating projected student enrollment into school attendance zones.

Policy 4.3.4 No later than August 15th of each year, the School Board shall submit to the City the School Board's tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.33 and 1013.35, F.S., and will include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10- and 20-year time periods, and options to reduce the need for additional permanent student stations. The Work Program is to be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element, and as to whether a comprehensive plan amendment will be necessary for any proposed educational facility within Gainesville's city limits.

Policy 4.3.5 At least one year prior to preparation of each Educational Plant Survey, a staff working group established Policy 4.2.1 will assist the School Board in an advisory capacity in preparation of the Survey. The Survey shall be consistent with the requirements of Section 1013.33, F.S., and include an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each. A staff working group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, closures of existing facilities, and the consistency of such plans with the local government comprehensive plan(s).

Objective 4.4

The School Board, in coordination with the City and the other local governments in Alachua County, shall implement an effective process for identification and selection of school sites and for review of significant expansions and school closures.

Policy 4.4.1 The School Board will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions, and potential closure of existing schools. Based on

information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee that will meet on an as-needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include staff representatives from each of the local governments within Alachua County, and a diverse group of community members.

Policy 4.4.2 When the need for a new school site is identified in the School Board's 5-Year District Facilities Work Program, the SPAC will develop a list of potential sites. The list will be submitted to the local government(s) with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites.

Policy 4.4.3 For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

Policy 4.4.4 At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility within Gainesville's city limits, the School Board shall provide the City written notice of its intent. The City shall notify the School Board within 45 days of receipt of this notice as to the proposed new public education facility site's consistency with the comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), Florida Statutes.

GOAL 5

THE CITY SHALL MONITOR AND EVALUATE THE PUBLIC SCHOOL FACILITIES ELEMENT.

Objective 5.1:

On an ongoing basis, the City of Gainesville shall evaluate the comprehensive plan with the school facilities plans of the School Board to ensure consistency.

Policy 5.1.1 The City of Gainesville and the School Board will coordinate during updates or amendments to the comprehensive plan, during and updates or amendments to long-range plans for School Board facilities. Amendments to the City's comprehensive plan shall be made as needed.

Policy 5.1.2 Consistent with the Interlocal Agreement, a staff working group will meet at least once per year to discuss issues related to the effectiveness of implementing this Element and the Interlocal Agreement.

Policy 5.1.3 During the EAR process, City staff will review the comprehensive plan and make a recommendation to the City Plan Board regarding the need for plan amendments that would help to support public schools within or proximate to City limits.