

**ORDINANCE NO. 080014**  
**0-08-42**

**An ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan; by creating and adding a Public Schools Facilities Element; by creating Goals, Objectives and Policies to implement the new element; providing directions to the city manager; stating intent to adopt the new element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

**WHEREAS**, publication of notice of a public hearing was given that the City of Gainesville 2000-2010 Comprehensive Plan be amended by adding a new Public Schools Facilities Element; and

**WHEREAS**, notice was given and publication made as required by law and a Public Hearing was then held by the City Plan Board on April 24, 2008; and

**WHEREAS**, pursuant to law, an advertisement was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of the Public Hearing to be held at the transmittal stage, in the City Commission Auditorium, City Hall, City of Gainesville, at least 7 days after the day the first advertisement was published; and

**WHEREAS**, pursuant to law, after the public hearing at the transmittal stage the City of Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

**WHEREAS**, a second advertisement was placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at least 5 days after the day the second advertisement was published; and

**WHEREAS**, the two Public Hearings were held pursuant to the published notices

1 described above at which hearings the parties in interest and all others had an opportunity  
2 to be and were, in fact, heard; and

3 **WHEREAS**, prior to adoption of this ordinance, the City Commission has  
4 considered the comments, recommendation and objections, if any, of the State Land  
5 Planning Agency.

6 **NOW, THEREFORE**, BE IT ORDAINED BY THE CITY COMMISSION OF  
7 THE CITY OF GAINESVILLE, FLORIDA:

8 **Section 1.** The City of Gainesville 2000-2010 Comprehensive Plan is amended by  
9 creating and adding the Public Schools Facilities Element, as shown in Attachment A,  
10 attached hereto and made a part hereof as if set forth in full.

11 **Section 2.** The City Manager is authorized and directed to make the necessary changes in  
12 maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or  
13 element, or portion thereof in order to fully implement this ordinance.

14 **Section 3.** It is the intent of the City Commission that this new element will become part  
15 of the City of Gainesville 2000-2010 Comprehensive Plan upon adoption.

16 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
17 or the application hereof to any person or circumstance is held invalid or unconstitutional,  
18 such finding shall not affect the other provisions or applications of the ordinance which  
19 can be given effect without the invalid or unconstitutional provisions or application, and to  
20 this end the provisions of this ordinance are declared severable.

21 **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of  
22 such conflict hereby repealed.

1 **Section 6.** This ordinance shall become effective immediately upon passage on second  
2 reading; however, the effective date of this plan amendment shall be the date a final order is  
3 issued by the Department of Community Affairs finding the amendment to be in compliance in  
4 accordance with Chapter 163.3184, F.S.; or the date a final order is issued by the  
5 Administration Commission finding the amendment to be in compliance in accordance with  
6 Chapter 163.3184, F.S.

7 **PASSED AND ADOPTED** this 18<sup>th</sup> day of December, 2008.  
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11 \_\_\_\_\_  
12 PEGEEN HANRHAN  
13 MAYOR

14 ATTEST:

Approved as to form and legality

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17 \_\_\_\_\_  
18 KURT M. LANNON  
19 CLERK OF THE COMMISSION

  
\_\_\_\_\_  
MARION J. RADSON  
CITY ATTORNEY

DEC 18 2008

20  
21 This Ordinance passed on first reading this 14<sup>th</sup> day of July, 2008.

22 This Ordinance passed on second reading this 18<sup>th</sup> day of December, 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 (hereinafter "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 SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning (hereinafter the "Interlocal Agreement") 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:
- (a) Whether school capacity or planned improvements to accommodate the enrollment is available;
  - (b) Whether school sites and facilities are located within neighborhoods;
  - (c) Whether parks, recreation and neighborhood facilities are co-located with school sites;
  - (d) Whether bikeways, trails, and sidewalks are provided for safe access to schools;
  - (e) 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;
  - (f) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
  - (g) 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 County.

**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** 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, established pursuant to the Interlocal Agreement.

## **GOAL 2**

### **PROVIDE 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 in considering the impact that future land use decisions will have on the future availability of adequate public school facility capacity through its authority to implement school concurrency.

**Policy 2.1.1** The City, School Board, County and other municipalities in Alachua County, shall amend the Interlocal Agreement for Public School Facility Planning (hereinafter the Interlocal Agreement) to implement school concurrency within Alachua County. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this element.

**Policy 2.1.2** The City shall amend its land development regulations to include provisions for public school concurrency management.

## **Objective 2.2**

Final subdivisions or final plats or final development plans approved by the City shall meet 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 school concurrency service areas (SCSAs) (within Gainesville's city limits) as adopted in the Interlocal Agreement, except on an interim basis for the elementary Concurrency Service Area listed below:

Newberry SCSA – 115% of Permanent Program Capacity through 2010-2011;

High Springs SCSA – 120% of Permanent Program Capacity through 2010-2011; and

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

(Note – The High Springs and Newberry SCSAs are outside of Gainesville City limits. The LOS standard for the High Springs and Newberry SCSAs are included in order to meet the requirement for uniform, district-wide standards. The LOS standard for the West Urban SCSA shall only apply to areas that are within Gainesville's city limits.)

For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high school students, and shall apply the LOS standard prescribed above for elementary, middle and high school levels respectively.

**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 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 this Element.

**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 SCSAs:

- (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 as provided in the Interlocal Agreement for Public School Facility Planning.

## 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 development 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 this 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 ~~December 18, 2008~~October 2, 2008, or single-family subdivisions or plats that are filed with the City ~~as of October 2, 2008~~, and have received preliminary development approval prior to December 18, 2008 and such development approval has not expired.
2. Multi-family residential development that received final site plan approval prior to December 18, 2008, or multi-family development plans that are filed with the City and have received preliminary development plan approval prior to December 18, 2008 and the development approval has not expired.
3. Amendments to final subdivisions or final plats or final development plans for residential development that were approved prior to ~~December 18, 2008~~October 2, 2008, and which do not increase the number of students generated by the development.
43. Age-restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, as covenants running with the land and 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.
54. 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 SCSA.
2. The School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the adopted LOS 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 taking into consideration 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, development plan, or its functional equivalent, proposed or established after December 18, 2008~~October 2, 2008~~.

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 development plan. The City shall not deny a final subdivision, final plat or final development 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 development plan for residential development; or,
2. Adequate school facilities are available in an adjacent SCOSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCOSA 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 development 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 development plan (or functional equivalent) as provided in this element.

**Policy 2.4.7** The land development code shall be amended to provide that 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 ~~twelve (12) 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 a period not to exceed three (3) years or until completion of construction of development infrastructure required by the duration of the development order as specified in the City's land development regulations.
- (b) Phased projects, as provided for in the City's land development regulations, may obtain approval for a longer period, provided the development order is in accordance with a binding development agreement entered into by the School Board, the City of Gainesville, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board.

- (c) The City 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 development plan or final subdivision or final plat must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation per Objective 2.5; or (2) the development plan or final subdivision or final plat must be delayed to a date when capacity enhancement and level of service can be met concurrent with the impact of the development.

**Policy 2.4.9** In evaluating a subdivision plat or development 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 achieving adequate capacity 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**

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 School Board's adopted financially feasible 5-Year District Facilities Work Program shall be established.

**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 contribution, 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, per 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 do not qualify 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 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 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 school concurrency related impact or exaction fee imposed by local ordinance for school concurrency for the same development, on a dollar-for-dollar basis, at fair market value as of the date of contribution.

## **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 1<sup>st</sup> 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. The 5-Year Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. 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 necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted LOS standards. The City shall have neither the 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 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 verify consistency between the location of the school and 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, F.S., including identification and correction of hazardous conditions along walking routes to schools, and identification of proposed projects to remedy such conditions, subject to the availability and appropriation of legally available funds.

##### **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 (including lighting, if applicable) shall be located and buffered 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, as found in Article VIII. Environmental Management, Subdivision III. Wetlands and Surface Waters District of the Land Development Regulations.

### **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 Technical Review Committee.

**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 Technical Review Committee 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 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, the staff working group established pursuant to 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), F.S.

## **GOAL 5**

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

#### **Objective 5.1**

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

**Policy 5.1.1** The City and the School Board will coordinate during updates or amendments to the comprehensive plan and during updates or amendments to long-range plans for School Board facilities. The City shall consider amendments to the comprehensive plan, as necessary.

**Policy 5.1.2** Consistent with the Interlocal Agreement, a staff working group will meet 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.