



Public Schools Facilities Element Evaluation and Appraisal

Major Issues Assessment

Issue 3: Encourage Livable Neighborhoods for People of All Ages.

Multi-generational neighborhoods. As a large percentage of the population ages and moves toward retirement, Gainesville finds itself in the position of needing to provide affordable housing that provides convenient access to the needs of everyday life.

Gainesville's current comprehensive plan does not provide the tools to create neighborhoods that allow a multi-generational spectrum of residents to 'age in place'. Access to everyday needs such as shopping, services, and medical facilities as well as libraries, schools, community colleges, churches, museums, civic, social and cultural associations, parks, and the arts attracts young families to needed resources, encourages people to stay in their homes as they age, and helps develop intergenerational neighborhoods.

Affordable Housing. The availability of affordable housing is an ongoing issue for this community. This is not simply about housing for the poor but also about reasonable housing for all income levels in all parts of the community. During the rise in housing prices a few years ago, moderate income households had more difficulty finding the housing that they wanted. The University of Florida has concerns about affordable housing, especially near campus and in particular for UF employees. Higher density areas near campus are attracting more students.

Housing the homeless is an ongoing issue related to affordable housing. At this point in time, a location with housing, camping, and/or a tent area with facilities such as showers and lockers is needed for our homeless population.

Analysis of Existing Objectives and Policies

The Public Schools Facilities Element (PSFE) policy that pertains to Major Issue 3 is Policy 3.1.2, as shown in the Major Issues Evaluation Matrix for the PSFE.

Policy 3.1.2 requires the City, in conjunction with the School Board, to promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers. Individual agreements regarding specific school sites (see EAR/ Recreation Element Policy 1.3.3) have been made by the City's Parks, Recreation and Cultural Affairs Department. There also is an on-going

recreational, tutorial after school program for elementary and middle school-aged city youth (see EAR/Recreation Policy 1.7.1) that involves the School Board and UF.

Unforeseen or Unanticipated Changes

There have been no unforeseen or unanticipated changes with respect to this comprehensive plan element since it was adopted in December of 2008.

Recommended Changes

The recommended change that is needed to address Issue 3, Encourage Livable Neighborhoods for People of All Ages, is as follows:

- Policy 3.1.2 (re: promotion of the neighborhood concept by encouraging the use of existing schools as neighborhood centers) needs to be revised so that it is not limited to existing schools.

<p align="center">Table 1 Major Issues Evaluation Matrix –Intergovernmental Coordination Element <i>Issue 3: Encourage Livable Neighborhoods for People of All Ages.</i></p>			
Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>		Partially. Individual agreements re: specific school sites (see EAR/ Recreation Element Policy 1.3.3) have been made by the City’s Parks, Recreation and Cultural Affairs Department. There also is an on-going recreational, tutorial after school program for elementary and middle school-aged city youth (see EAR/Recreation Policy 1.7.1) that involves the School Board and UF.	Delete the term “existing” so that policy is not limited to the use of existing schools.

Public Schools Facilities Element Evaluation and Appraisal

Element Assessment

Key Findings for the Public Schools Facilities Element

The City of Gainesville has substantially met the objectives, and policies of the Public Schools Facilities Element.

Successes

The School Board of Alachua County is maintaining a financially feasible plan, school capacity is now incorporated into all residential development reviews, and the school siting process has progressed smoothly. (Source: April 26, 2010 e-mail from Gene Boles, FAICP, Director, Center for Building Better Communities, Department of Urban & Regional Planning, University of Florida, and consultant to the SBAC.)

The City has continued to reduce hazardous walking conditions consistent with Florida's Safe Paths to School program.

Per Policy 4.3.3 and as provided in the Interlocal Agreement, the City [Planning Department] continues to annually provide the School Board a report on residential 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.

Shortcomings

The land development regulations have not yet been amended (per Policy 2.1.2) to include school concurrency provisions. However, school concurrency determinations are made for all applicable (residential) land use, zoning and land development applications, and annual residential building permit data is provided in the annual report (described in Successes) to the School Board.

Impact of Rule Changes on the Public Schools Facilities Element

There have been no changes to Rule 9J-5, Chapter 163, the State Comprehensive Plan, or the Strategic Regional Policy Plan that impact the PSFE Element that was adopted in December 2008.

Recommended Changes

The recommended changes that are needed to update the PSFE (see Table 2, Evaluation Matrix – Public Schools Facilities Element) and that are not unrelated to Major Issues are:

- Objective 2.6 and Policy 2.6.1 – (re: annual adoption in the City's Capital Improvements Element of the School Board's annually updated 5-Year District Facilities Work Program) should be revised to incorporate the annually updated work program by reference.

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>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:</p> <ul style="list-style-type: none"> (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 		<p>Yes, on-going</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>Concurrency Service Areas (hereinafter "SCSAs") for high schools, middle schools and elementary schools.</p>			
<p>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.</p>		Yes, on-going	None
<p>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.</p>		Yes, on-going	None
<p>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;</p>		Yes, on-going	None

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
(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.			
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		Yes, on-going	None

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>			
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>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.</p>		<p>None have been needed to date, but the policy should be retained in case Capacity Enhancement Agreements are needed in the future.</p>	<p>None</p>
<p>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.</p>		<p>Policy has not yet been achieved, but School Board staff will prepare a report for the next meeting of the Elected Officials Group.</p>	<p>None</p>
<p>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</p>		<p>Yes, on-going</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>availability of adequate public school facility capacity through its authority to implement school concurrency.</p>			
<p>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.</p>		<p>Yes and the policy should be retained.</p>	<p>None</p>
<p>2.1.2 The City shall amend its land development regulations to include provisions for public school concurrency management.</p>		<p>No. The land development regulations have not yet been amended to include such provisions. However, school concurrency determinations are made for applicable land use, zoning and land development applications.</p>	<p>None</p>
<p>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).</p>		<p>Yes, on-going</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>2.2.1</p> <p>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:</p> <p>Newberry SCSA – 115% of Permanent Program Capacity through 2010-2011;</p> <p>High Springs SCSA – 120% of Permanent Program Capacity through 2010-2011; and</p> <p>West Urban SCSA – 115% of Permanent Program Capacity through 2010-2011.</p> <p>(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.)</p> <p>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</p>		<p>Yes, on-going</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>prescribed above for elementary, middle and high school levels respectively.</p>			
<p>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.</p>		<p>No amendments have been needed, but the policy should be retained.</p>	<p>None</p>
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>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</p>		<p>Yes</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>as part of the Data and Analysis for this Element</p> <p>2.3.2</p> <p>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.</p>		Yes	None
<p>2.3.3</p> <p>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.</p>		Yes	None
<p>2.3.4</p> <p>The City, in coordination with the School Board and the local governments within Alachua County, shall use the following process to modify SCSAs:</p> <ul style="list-style-type: none"> (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 		There has been no need to modify the school concurrency service areas (SCSAs).	None

Table 2

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<p>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;</p> <p>(c) The School Board shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group;</p> <p>(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,</p> <p>(e) Modifications to a SCSA shall become effective as provided in the Interlocal Agreement for Public School Facility Planning.</p>		<p>Yes</p>	<p>None</p>
<p>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.</p> <p>2.4.1</p>		<p>Yes, on-going</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p> <p>2.4.2</p> <p>The following residential developments are exempt from the school concurrency requirements:</p> <ol style="list-style-type: none"> 1. Single-family lots of record that received final subdivision or plat approval prior to December 18, 2008, or single-family subdivisions or plats that are filed with the City, 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, and 		<p>Yes</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>which do not increase the number of students generated by the development.</p> <p>4. 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.</p> <p>5. 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.</p>			
<p>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</p>		<p>Yes</p>	<p>None</p>

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Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>annually by the School Board in the 5-Year District Facilities Work Program.</p>			
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>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.</p> <ol style="list-style-type: none"> 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 		<p>Yes</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p> <p>The City will issue a concurrency determination taking into consideration the School Board's written findings and recommendations.</p>			
<p>2.4.6</p> <p>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.</p> <p>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</p>		<p>Partially. Although the land development regulations have not yet been amended, the described school concurrency requirements are met for all new, non-exempt residential development.</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>school capacity where:</p> <ol style="list-style-type: none"> <li data-bbox="443 1331 695 1915">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, <li data-bbox="716 1331 1057 1915">2. Adequate school facilities are available in an adjacent 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 development plan approval; or, <li data-bbox="1078 1331 1330 1915">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. 			

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Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>2.4.7</p> <p>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) months or until a final development order is issued, whichever occurs first.</p> <p>(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 development order as specified in the City's land development regulations.</p> <p>(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</p>		<p>No, the land development code has not yet been amended to add these and other school concurrency requirements.</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p> <p>(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.</p>			
<p>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</p>		<p>No such determination has occurred, but the policy should be retained because it may be needed one day.</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>			
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>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.</p>		<p>Yes</p>	<p>None</p>

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Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p> <ol style="list-style-type: none"> 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, 		<p>There has been no need for mitigation for any development within the City, but the policy should be retained.</p>	<p>None</p>
<p>2.5.2 Mitigation must be directed toward a permanent</p>		<p>There has been no need for mitigation for any development within the</p>	<p>None</p>

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Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>		<p>City, but the policy should be retained.</p>	
<p>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.</p>		<p>There has been no need for mitigation for any development within the City, but the policy should be retained.</p>	<p>None</p>

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<p>2.5.4</p> <p>The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:</p> <p>Number of Student Stations (by School Type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by Housing Type and School Type);</p> <p>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;</p> <p>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,</p> <p>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.</p>		<p>This has not been needed for development within the City, but the policy should be retained for possible future use.</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

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<p>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.</p>		<p>Partially. The annual update of the City's CIE did not occur by December 1st. However, it was recommended for approval by the City Plan Board on April 22, 2010 and it will be heard by the City Commission in the near future.</p>	<p>The City should change this objective to <i>incorporating by reference</i> the School Board's annually updated 5-Year District Facilities Work Program, into the City's Capital Improvements Element (CIE). The City is not responsible for developing the School Board's 5-year work program. Neither Florida Statutes nor the Florida Administrative Code require adoption of a school district's 5-year work program directly into the City's 5-Year Schedule of Capital Improvements. The current requirement puts the considerable burden on staff of timely obtaining an up-to-date and accurate 5-year plan from the School Board each year. Incorporation by referencing the School Board's 5-Year District Facilities Work Program in the annually updated Gainesville 5-Year Schedule of Capital Improvements would remove that burden and meet applicable state requirements. In addition, any changes to the 5-year plan that the School Board might make following its annual adoption would not cause an inconsistency with the unamended plan that the City would have directly adopted into its CIE.</p>
<p>2.6.1 The School Board shall annually update and amend</p>		<p>Partially. See previous comments.</p>	<p>See previous comments. The City should change the last sentence by incorporating the</p>

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Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>			<p>5-Year District Facilities Work Program by reference (rather than directly adopting it into the City's CIE) when it annually updates and adopts its CIE.</p>
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>

**Table 2
Evaluation Matrix - Public Schools Facilities Element**

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>		<p>Although no new public schools have been built within City limits, the policy needs to be retained.</p>	<p>None</p>
<p>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.</p>		<p>See Table 1, Major Issue 3</p>	
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>Objective 3.2 - The City shall coordinate with the</p>		<p>Yes, on-going</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>School Board on the reduction of hazardous walking conditions.</p>			
<p>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.</p>		<p>Yes. The Metropolitan Transportation Planning Organization (MTPO) uses the Alachua County Traffic Safety Team to identify SR2S Project Priorities. School Board and City staffs participate in this process as Safety Team members.</p>	<p>None</p>
		<p>The MTPO's Transportation Improvement Program (TIP) currently includes SR2S funding for the NE 15th Street Sidewalk Project from NW 39th Avenue to the 4400 Block of NE 15th Street. The draft Florida Department of Transportation Tentative Work Program includes SR2S funding for two NE 19th Place Sidewalk Project Priorities (from NE 9th Street to NE 15th Street). This project will be placed</p>	

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>Objective 3.3 - Potential school sites shall be evaluated consistent with the school site evaluation requirements in the Interlocal Agreement.</p>		<p>in the draft TIP which will go to the MTPO Advisory Committees in April 2010.</p>	
<p>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.</p>		<p>None have been identified within the City.</p>	<p>None</p>
<p>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.</p>		<p>This will occur at such time whenever potential new sites are to be considered.</p>	<p>None</p>
<p>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).</p>		<p>Yes</p>	<p>None</p>
		<p>Yes, in that the policy is in effect and will be implemented at such time that new school sites are posed for to be developed.</p>	<p>None</p>

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Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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;</p> <p>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.</p> <p>c. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;</p> <p>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;</p> <p>e. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;</p> <p>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,</p>			

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>or other party as determined by the City, of all access-related improvement required by such regulations;</p> <p>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;</p> <p>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;</p> <p>i. Development of the site shall 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.</p>			
<p>Objective 3.5 - The City shall coordinate with the School Board plans for supporting infrastructure.</p>		Yes	None
<p>3.5.1 As part of the annual review and update of the Capital Improvements Element, the City shall</p>		Yes, in that the policy is in effect and will be implemented in response to	None

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
consider infrastructure required to support new school facilities.		proposed new school facilities.	
Objective 4.1 - The City shall include representatives of the School Board on the City Plan Board and the Technical Review Committee.		Yes	None
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.		Yes, on-going	None
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.		Yes	None
Objective 4.2 - The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.		Yes, on-going	None

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>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.</p>		<p>There have been no meetings since the PSFE was adopted in December 2008. Such a meeting is anticipated in 2010.</p>	<p>None</p>
<p>Objective 4.3 - The School Board will coordinate with the City and with the other local governments within Alachua County to maintain and update</p>		<p>Yes, on-going</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>student enrollment and population projections.</p>			
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>4.3.3 As provided in the Interlocal Agreement, the City shall annually provide the School Board a report on</p>		<p>Yes, the City Planning Department provides this report each year to the</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>		<p>School Board.</p>	
<p>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.</p>		<p>Partially. The 5-Year Plan typically is received later in the year from the School Board.</p>	<p>None</p>
<p>4.3.5</p>		<p>The next Educational Plant Survey is expected to take</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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). 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.</p>		<p>place within two years.</p>	
<p>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.</p>		<p>Partially. See Policy 4.4.2 below.</p>	<p>None</p>
<p>4.4.1</p>		<p>Partially. The SPAC met in October 2009 for the first</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>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.</p>		<p>time since 2006. At the October 27, 2010 meeting, the SPAC made unanimous recommendations for the locations of two new elementary schools including - one in the West Gainesville Urbanized Area and one in High Springs that School Board are expected to open in the fall of 2012. There was no discussion of potential school closures by the SPAC at the October 2011 meeting.</p>	
<p>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.</p>		<p>Yes, on-going</p>	<p>None</p>
<p>4.4.3</p>		<p>There have been none since adoption in December 2008</p>	<p>None</p>

Table 2

Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.</p>		<p>of the PSFE.</p>	
<p>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.</p>		<p>There have been none since adoption in December 2008 of the PSFE.</p>	<p>None</p>
<p>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.</p>		<p>Yes</p>	<p>None</p>
<p>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</p>		<p>Yes, on-going</p>	<p>None</p>

Table 2
Evaluation Matrix - Public Schools Facilities Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
comprehensive plan, as necessary.			
<p>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.</p>		Yes, on-going	None
<p>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.</p>		Not yet. This will be revisited by staff subsequent to EAR review of the Future Land Use Element.	To be reviewed subsequent to EAR assessment of the Future Land Use Element.