

...Title

Presentation on Public School Concurrency

The City Commission referred the report and school concurrency issues to the Community Development Committee for analysis and report back to the City Commission.

Explanation

The Florida Legislature over the past decade has progressively strengthened the linkage between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes. The 2005 Legislature mandated that availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning

A statewide schedule was established by the State that requires local governments in Alachua County to adopt comprehensive plan amendments to establish school concurrency by July 1, 2008. If the amendments are not adopted and transmitted to the state land planning agency by that date, it will result in the local government being prohibited from adopting comprehensive plan amendments that increase residential density until the school concurrency amendments have been adopted and transmitted.

The PSFE must contain data and analysis that addresses the standards used by the School Board to evaluate school facilities, provides an inventory of existing facilities and planned future facilities and an evaluation of the school system based on these standards and a determination of need, including an analysis of funding. The data and analysis evaluates the school system and its relationship to development and growth within sectors and communities. The findings and conclusions support the goals, objectives and policies of the PSFE, including the establishment of levels of service standards and the delineation of concurrency service areas. Related updates are also required for the Intergovernmental Coordination Element (ICE) and for the Capital Improvement Element (CIE).

Over the past year, a staff working group (established by interlocal agreement) of the School Board, Alachua County, City of Gainesville and other municipalities, with support from the University of Florida's Center for Building Better Communities, has been meeting on school concurrency. The working group has developed the required data and analysis for the Public Schools Facility Element (PSFE), and has developed a concurrency implementation strategy for use by the various local governments in their comprehensive plans. City staff and others associated with the Staff Working Group made a presentation to the City Commission on December 20, 2007, and the City Commission referred the matter to the Community Development Committee. Concerns regarding the impact of countywide growth and development patterns and their impact on schools located in Gainesville were expressed. Overall growth and development patterns and their impact on the City are topics that perhaps can be best considered in the near future by the Community Development Committee when it discusses recommendations of the Rusk Report. They will also be considered during the EAR (Evaluation and Appraisal Report – on the comprehensive plan) process which will begin in 2009 and end by November 2010.

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

There are major capacity issues regarding elementary schools in the district. Among the recommendations by School Board staff to address elementary school capacity in the next 5 years are: additional capacity for 200 students at Alachua Elementary, one new elementary school in the High Springs CSA and one new elementary school in the West Urban CSA, and attendance boundary changes to shift enrollment from Stephen Foster Elementary (Northwest Gainesville CSA) to Metcalfe Elementary and Rawlings Elementary (Northeast Gainesville CSA). Among School Board staff recommendations for the second 5 years (2012/13 – 2017/18) are four new elementary schools to be

located in the Newberry, Northwest Gainesville, South Gainesville and Alachua CSAs, and an additional 80 student stations at JJ Finley (South Gainesville CSA). These recommendations, if implemented, comprise a financially feasible plan to meet the 100 percent LOS standard by 2011/12, which is the end of the first 5-year period. In order to meet possible capacity deficiencies within first 5-year period, an interim LOS standard greater than 100 percent for currently backlogged CSAs (none of which are within Gainesville city limits) is recommended. Also recommended is incorporation of a proportionate share mitigation program as a component of the 5-year District Facilities Plan of the School Board.

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

..Fiscal Note

None

..Recommendation

The Community Development Committee refer this item to the City Commission and authorize staff to take school concurrency-related comprehensive plan amendment petitions to the City Plan Board.

**Presentation to Community
Development Committee**

Public School Concurrency

February 14, 2008

School Concurrency

Senate Bill 360 (2005 Legislature)

- Requirement that public school facilities needed to serve new residential development be in place prior to or concurrent with the impacts of the development

Why School Concurrency?

- Ensure community adequately served with schools
- Coordinate school plans and local plans
- Link land use and capital planning for schools
- Link development approvals and school capacity

Key Documents for School Concurrency

- Interlocal Agreement for Public School Facility Planning
(Update of September 1, 2006 Agreement)
- Comprehensive Plan
 - Public School Facilities Element
 - Capital Improvements Element
 - Intergovernmental Coordination Element
 - Future Land Use Element
(Amend by July 1, 2008)
- Local Government LDRs

**Alachua County
Elected Officials Group**

- Accepted School Concurrency Strategy (whitepaper) as presented at August 30th Meeting and directed Staff Workgroup to present to local governments

Level of Service Standard

**100% of Permanent Program
Capacity for Elementary, Middle
and High Schools**

Concurrency Service Areas

- District-wide
- **Less Than District-wide**
 - School Attendance Zones
 - Community-based Concurrency Service Areas

High School Community-Based Concurrency Service Areas

- Adaptation/Grouping of School Attendance Zones
 - 1 Municipal Reserve and Extra-territorial Areas
 - 2 Reduce Effect of "Adjacency Rule"
 - 3 Recognizable Geographic Features

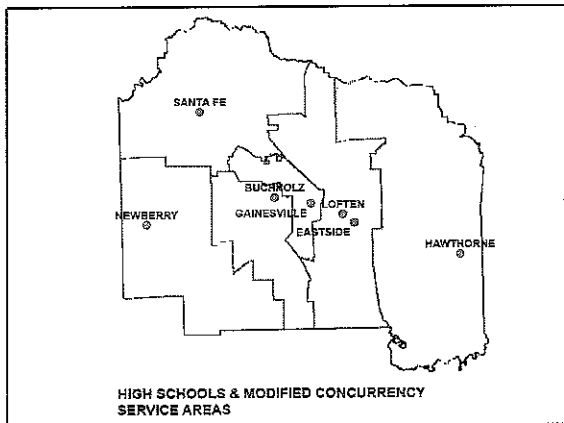
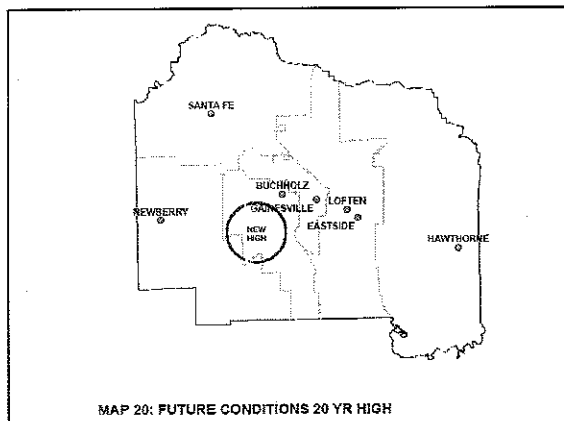


TABLE A3: HIGH SCHOOL CSAs- 5 YR PLAN:
PROJECTED LEVEL OF SERVICE by YEAR

	2007-08	2008-09	2009-10	2010-11	2011-12
Buchholz CSA	110.6%	97.3%	92.9%	90.6%	87.1%
Eastside CSA	88.0%	80.9%	79.8%	79.9%	79.4%
Gainesville CSA	90.4%	90.4%	90.3%	91.2%	91.9%
Hawthorne CSA	56.4%	51.8%	50.8%	50.6%	50.2%
Newberry CSA	92.1%	89.9%	93.8%	94.6%	95.3%
Santa Fe CSA	116.9%	92.5%	78.2%	73.0%	73.0%
TOTAL HIGH SCHOOL	97.8%	88.0%	84.3%	84.3%	83.7%



Middle School Community-Based Concurrency Service Areas

- Adaptation/Grouping of School Attendance Zones
 - 1 Municipal Reserve and Extra-territorial Areas
 - 2 Reduce Effect of "Adjacency Rule"
 - 3 Recognizable Geographic Features

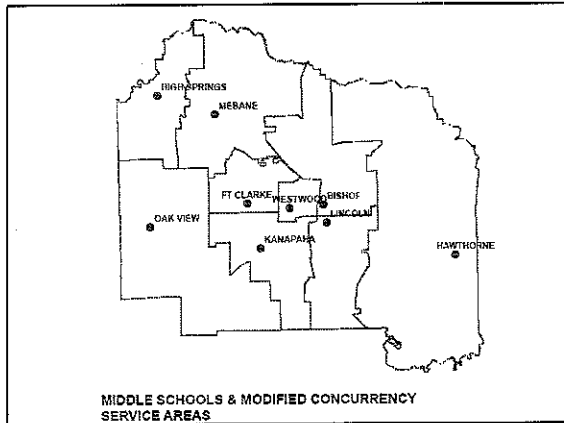
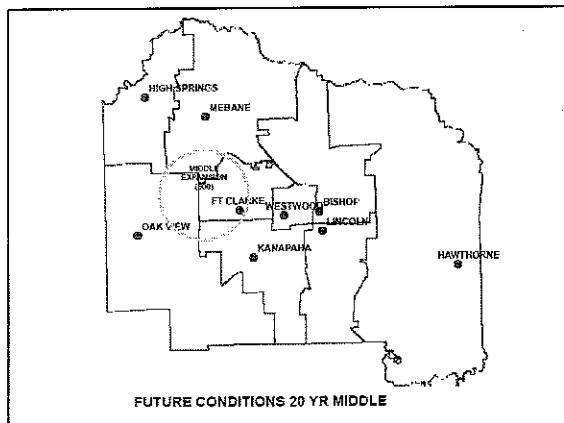


TABLE B3: MIDDLE SCHOOL CSAs - 5 YR PLAN: PROJECTED LEVEL OF SERVICE by YEAR

	2007-08	2008-09	2009-10	2010-11	2011-12
BISHOP CSA	68.0%	72.6%	74.2%	74.8%	77.5%
FORT CLARKE CSA	94.6%	93.5%	85.6%	86.7%	90.2%
HAWTHORNE CSA	72.0%	71.0%	67.1%	62.8%	59.7%
HIGH SPRINGS CSA	77.4%	81.7%	83.7%	84.5%	87.2%
KANAPAHA CSA	78.6%	88.1%	89.9%	90.6%	93.6%
LINCOLN CSA	67.6%	71.4%	73.1%	71.0%	76.2%
MEBANE CSA	58.3%	61.9%	62.8%	63.3%	65.5%
OAK VIEW CSA	49.0%	68.1%	73.4%	77.7%	84.0%
WESTWOOD CSA	79.4%	89.9%	91.8%	92.6%	95.7%
TOTAL MIDDLE SCHOOLS	72.4%	77.6%	79.5%	80.0%	83.3%



**Elementary School
Community-Based
Concurrency Service Areas**

- Adaptation/Grouping of School Attendance Zones
 - 1 Municipal Reserve and Extra-territorial Areas
 - 2 Reduce Effect of "Adjacency Rule"
 - 3 Recognizable Geographic Features
 - 4 *Clustering of Elementary Schools within Urban Areas*

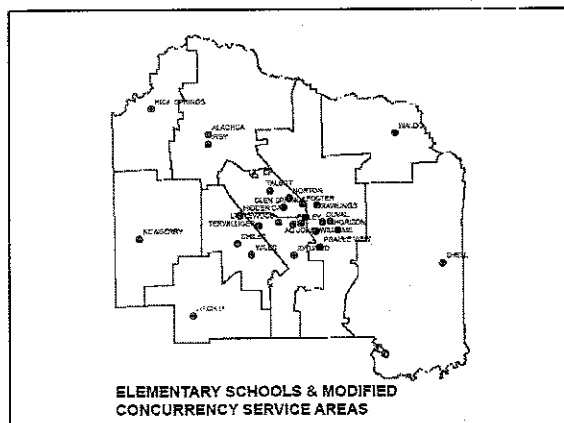
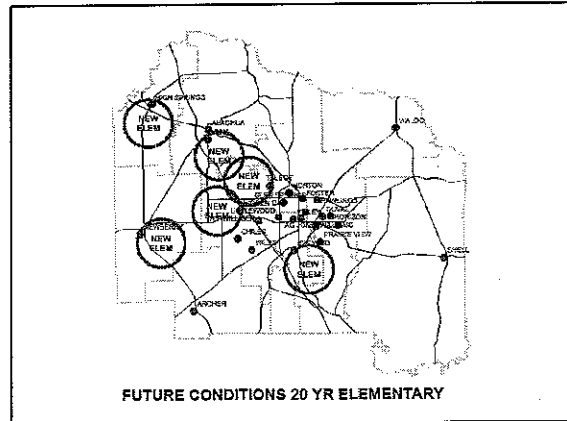
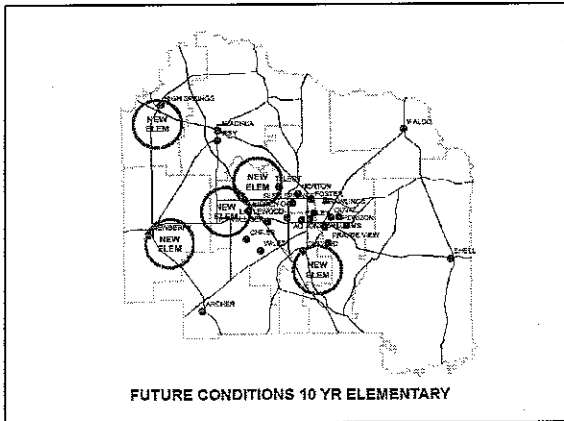


TABLE C3: ELEMENTARY SCHOOLS - 5 YR PLAN: PROJECTED LEVEL OF SERVICE by YEAR

	2007-08	2008-09	2009-10	2010-11	2011-12
ALACHUA CSA	81.1%	73.0%	73.6%	75.1%	76.3%
ARCHER CSA	73.3%	77.2%	78.1%	79.9%	80.5%
HAWTHORNE CSA	47.3%	49.7%	50.2%	50.9%	51.9%
HIGH SPRINGS CSA	105.3%	113.5%	118.0%	73.7%	74.4%
NEWBERRY CSA	110.9%	92.8%	91.0%	89.4%	87.8%
NORTHWEST GAINESVILLE CSA	92.6%	87.4%	96.5%	97.0%	98.1%
EAST GAINESVILLE CSA	75.9%	80.0%	82.7%	84.4%	85.3%
SOUTH GAINESVILLE CSA	87.3%	92.0%	93.0%	94.8%	96.0%
WALDO CSA	76.2%	80.1%	80.6%	82.9%	83.7%
WEST URBAN CSA	98.3%	104.4%	106.4%	111.9%	88.3%
TOTAL ELEMENTARY SCHOOLS	87.3%	89.9%	90.9%	90.9%	87.3%



Financial Feasibility & Tiered Level of Service Program (For Elementary Schools)

- Identify significant backlogged areas
- Establish “interim Level of Service Standard” for backlogged areas
- Develop financially feasible capital and/or program improvements for 10 years to achieve 100% LOS Standard
- Correct deficiencies and set priorities

Recommendations for School Concurrency

- 100% of Permanent Program Capacity as LOS Standard (elementary, middle, high)
- Community-based concurrency service areas
- “Tiered” concurrency management program for elementary (Interim LOS for backlogged areas and financially feasible program to achieve 100% LOS in ten years)

Recommendation

- The Community Development Committee refer this item to the City Commission and authorize staff to take school concurrency-related comprehensive plan amendments to the City Plan Board.

Discussion