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# PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES, AND POLICIES

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## **GOAL 1: THE CITY SHALL COLLABORATE WITH THE ST LUCIE 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 PSFE 1.1: Land Use and School Capacity Coordination [9J-5.025(3) (b) (4) (5), and (6) F.A.C.]

It is the objective of Port St. Lucie to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the ST. LUCIE COUNTY 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, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

Policy PSFE 1.1.1 Coordinated Map Series [9J-5.025(3) (c) (6), (4) (a) and (4) (b) F.A.C.]:

The City shall provide the ST. LUCIE COUNTY SCHOOL BOARD by October 15 of each year a report of development trends for use in school planning. The ST. LUCIE COUNTY SCHOOL BOARD shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City and other local governments, shall annually update and maintain a public school facilities map series, as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series 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 for the end of the long range planning period of the host city.
- c. A map or map series which depicts School Capacity Planning Areas (SCPA) for high schools, middle schools, and elementary schools.
- d. A map or map series which depicts School Concurrency Service Areas (SCSA) for high schools, middle schools, and elementary schools.

Policy PSFE 1.1.2: Coordinating School Capacity with Growth. The City shall coordinate land use decisions with the ST. LUCIE COUNTY SCHOOL BOARD'S Long Range Facilities Plans over the 5-year, 10-year, and 20-year periods.

Policy PSFE 1.1.3: Geographic Basis for School Capacity Planning. For purposes of coordinating land use decisions with school capacity planning, the School Concurrency

Service Areas (SCSA) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s) for purposes of this planning assessment, existing or planned capacity in adjacent SCSA(s) shall not be considered.

Policy PSFE 1.1.4: Local Government Notice of Development Proposals [ILA Section 9.3]. The City agrees to give the ST. LUCIE COUNTY SCHOOL BOARD notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities. Notice to the ST. LUCIE COUNTY SCHOOL BOARD will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities. Notice to the ST. LUCIE COUNTY SCHOOL BOARD will be provided simultaneously with provision of such materials to the LPA, SPRC, or City Commission. This notice requirement applies to any amendment to the comprehensive plan, future land use map, rezoning, development of regional impact, or major residential or mixed-use development project that proposes:

- a. to increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level.
- b. or to construct or develop non-age-restricted dwelling units or lots that will produce more than one (1) student in any grade level.

Policy PSFE 1.1.5: ST. LUCIE COUNTY SCHOOL BOARD Report to City [ILA Section 9.4]. Within 15 days after notification by the City, the ST. LUCIE COUNTY SCHOOL BOARD will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

Policy PSFE 1.1.6: School Capacity Shortfalls [ILA Section 9.5]. If sufficient school capacity is not available or planned to serve the development at the time of impact, the ST. LUCIE COUNTY SCHOOL BOARD will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the ST. LUCIE COUNTY SCHOOL BOARD, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

Policy PSFE 1.1.7: Criteria for Evaluating Land Use and Development Applications [ILA Section 9.6] [Section 163.3177(6) (a) F.S.]. In reviewing and approving comprehensive plan amendments, developments of regional impact, rezonings, and development proposals, the City will consider the following factors:

- a. ST. LUCIE COUNTY SCHOOL BOARD comments;
- b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- c. The provision of school sites and facilities within planned neighborhoods;
- d. Compatibility of land uses adjacent to existing schools and reserved school sites;
- e. The collocation of parks, recreation, and neighborhood facilities with school sites;

- f. The linkage of schools, parks, libraries, and other public facilities with bikeways, trails, and sidewalks for safe access;
- g. Traffic circulation plans which serve schools and the surrounding neighborhood;
- h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and
- i. The inclusion of school bus stops and turnarounds.

Policy PSFE 1.1.8: Capacity Enhancement Agreements. Where feasible and agreeable to the City, ST. LUCIE COUNTY SCHOOL BOARD, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created, The ST. LUCIE COUNTY SCHOOL BOARD'S Long Range Facilities Plans over the five year, 10-year, and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Objective PSFE 1.2: Community Development Plans [ILA Section 9.7]. *The City shall consider school capacity in the formulation of community development plans.*

Policy PSFE 1.2.1: Factors Considered in Formulating Community Development Plans. In formulating community development plans and programs, the City will consider the following factors:

- a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the ST. LUCIE COUNTY SCHOOL BOARD District educational facilities plan;
- b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- c. Targeting community development improvements in older and distressed neighborhoods near schools; and
- d. Working to address and resolve multi-jurisdictional public school issues.

Objective PSFE 1.3: Evaluation and Appraisal of Comprehensive Plans [ILA Section 9.8]. *The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.*

Policy PSFE 1.3.1: Evaluation and Appraisal of Comprehensive Plans [ILA Section 9.8]

- a. In accordance with Section 163.3191, F.S., the Local Planning Agency (LPA) for each Local Government must prepare an EAR on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of Community Affairs.
- b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the ST. LUCIE COUNTY SCHOOL BOARD, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.
- c. The City shall provide the ST. LUCIE COUNTY SCHOOL BOARD a copy of each EAR prepared by the LPA within 30 days of submission to the City Council.

- d. Whenever a meeting or hearing before the City Council includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the ST. LUCIE COUNTY SCHOOL BOARD prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.
- e. The ST. LUCIE COUNTY SCHOOL BOARD may submit written comments to the City about the possible effect upon the ST. LUCIE COUNTY SCHOOL BOARD of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

The City may request that the ST. LUCIE COUNTY SCHOOL BOARD provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible effect upon the ST. LUCIE COUNTY SCHOOL BOARD, and the ST. LUCIE COUNTY SCHOOL BOARD shall endeavor to provide such assistance as time and resources permit,

**GOAL 2: PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FINANCIALLY FEASIBLE FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM [9J-5.025 (3) (b) (1) F.A.C.]**

*Objective PSFE 2.1: Implementation of School Concurrency. The City shall coordinate with the ST. LUCIE COUNTY SCHOOL BOARD to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.*

Policy PSFE 2.1.1: Amendment of Interlocal Agreement. By July 1, 2008, the City shall amend the Interlocal Agreement for Public School Facility planning to implement school concurrency in concert with the ST. LUCIE COUNTY SCHOOL BOARD, the County, and the City of Ft. Pierce. The Interlocal Agreement shall be consistent with the goals, objectives, and policies of the Element.

Policy PSFE 2.1.2: Ordinance Implementing School Concurrency [9J-5.025(3) (c) (4) F.A.C.]. No later than May 1, 2008, the City shall adopt, or commence proceedings for the adoption of, a Comprehensive Plan amendment to address school concurrency.

*Objective PSFE 2.2: Level of Service Standards. The City shall ensure that new residential development is not approved unless there is sufficient capacity to support new residential subdivisions, plats, and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long-range planning period. After the first five year schedule of capital improvements, capacity shall be maintained within each year of subsequent five year schedules of capital improvements.*

Policy PSFE 2.2.1: Uniform Application of LOS Standards. The LOS standards established herein shall be applied consistently by all the local governments within St. Lucie County and by the ST. LUCIE COUNTY SCHOOL BOARD district-wide to all schools of the same type.

Policy PSFE 2.2.2: LOS Standards for High, Middle, and Elementary Schools [9J-5.025(3) (c) (7)F.A.C.]. The uniform, district-wide LOS standards shall be 100% of permanent program

capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the ST. LUCIE COUNTY SCHOOL BOARD annually to account for measurable programmatic changes. No later than February 1, 2011, the School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

Policy PSFE 2.2.3: Amendment of LOS Standards. If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to 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 first five years of the ST. LUCIE COUNTY SCHOOL BOARD Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

Objective PSFE 2.3: *School Concurrency Service Areas [9J-5.025(3)(c)(1) F.A.C.]. The City shall, in coordination with the ST. LUCIE COUNTY SCHOOL BOARD and municipalities, establish School Concurrency Service Areas (SCSA), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.*

Policy PSFE 2.3.1: School Concurrency Service Area (SCSA) Maps. SCSA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCSA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

Policy PSFE 2.3.2: Criteria for School Concurrency Service Areas. SCSA shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St. Lucie County development approvals within the SCSA and contiguous SCPA.

Policy PSFE 2.3.3: Modifying School Concurrency Service Areas [9J-5.025(3)(c)(1) F.A.C.]. The City, in coordination with the ST. LUCIE COUNTY SCHOOL BOARD and the Municipalities, shall require that prior to adopting a modification to SCSA, the following standards will be met:

- a. Potential modifications to the SCSA may be considered annually. Supporting data and analysis for modified SCSA shall be included in the annual update to the ST. LUCIE COUNTY SCHOOL BOARD'S 5 -Year Work Program.
- b. Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy PSFE 2.3.2.

- c. SCSA boundaries shall be modified based on supporting data and analysis showing that the amended SCSA's are financially feasible within the five year period described by the five year schedule of capital improvements.
- d. Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- e. At such time as the ST. LUCIE COUNTY SCHOOL BOARD determines that a SCSA boundary change is appropriate considering the above criteria, the ST. LUCIE COUNTY SCHOOL BOARD shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.
- f. The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the ST. LUCIE COUNTY SCHOOL BOARD.

Modifications to a SCSA shall become effective upon final approval by the ST. LUCIE COUNTY SCHOOL BOARD and amendment of the Interlocal Agreement for Public School Facility Planning.

*Objective PSFE 2.4: School Concurrency Review Process. In coordination with the ST. LUCIE COUNTY 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 PSFE 2.4.1: Development Review. The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy PSFE 2.4.2: Exemptions. The following residential developments are exempt from the school concurrency requirements:

1. Single-family lots of record that received final plat approval prior to May 1, 2008;
2. Single-family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;
3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;
4. Multi-family site plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;
5. An amendment to a residential subdivision plat or site plan that was approved prior to May 1, 2008, so long as the amendment does not increase the number of students generated by the development.
6. Age restricted developments that prohibit permanent occupancy by persons of school age, where enforceable age restrictions are recorded, irrevocable, and lawful under applicable state and federal housing statutes.
7. Group quarters in public facilities, including residential facilities, that do not generate students, such as jails, prisons, hospitals, bed and breakfasts, motels, hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dormitories (exclusive of married student housing), and religious non-youth facilities.

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005 or had filed applications for development approval prior to May 1, 2005.

Policy PSFE: 2.4.3: Student Generation Rates and Costs per Student Station. 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 ST. LUCIE COUNTY SCHOOL BOARD in the five year Work Program.

Policy PSFE 2.4.4: School Capacity and Enrollment. The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the ST. LUCIE COUNTY SCHOOL BOARD. The ST. LUCIE COUNTY 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 ST. LUCIE COUNTY SCHOOL BOARD to the Department of Education.

Policy PSFE 2.4.5: Determination of Adequate Capacity [9J-5.025(3)(c)(8) F.A.C.]. The ST. LUCIE COUNTY SCHOOL BOARD shall conduct a concurrency review for all development plan approval 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.

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

The City will issue a concurrency determination based on the ST. LUCIE COUNTY SCHOOL BOARD'S written findings and recommendations.

Policy PSFE 2.4.6: Concurrency Availability Standard. School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE). The City shall amend the concurrency management system in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat, or final site plan. The City shall not deny a final subdivision, final plat, or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

- a. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat, or final site plan for residential development; or,

- b. 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 after the issuance of the final subdivision, final plat, or final site plan approval; or,
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat, or site plan (or functional equivalent) as provided in this element.
- d. For SCSAs that do not have any school type (elementary, middle, or high), then the capacity would be assigned as indicated in Table PSFE 2.4.6.d.

PSFE TABLE 2.4.6.d. SCSA Capacity for SCSAs without School Type

<b>SCSA Location of Project without School Type</b>	<b>Capacity for Project is Located in the Following SCSAs</b>
A	B, F
F	A,B,D
G	B,D,E

All school types exist in any SCSA not included in PSFE TABLE 2.4.6.d. The location of the SCSAs can be found in the Consolidated Concurrency Service Area Map in Appendix A of the Interlocal Agreement.

Policy PSFE 2.4.7: Reservation of Capacity [9J-5.025(3)(c)(1)]. The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.
- b. The City shall notify the ST. LUCIE COUNTY 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 Concurrency Determination, except that any change requires review.

Policy PSFE 2.4.8: Subdivision and Site Plan Standards. In the event that the ST. LUCIE COUNTY 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:



- a. The site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective PSFE 2.5; or;
- b. The final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or,
- c. A condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

Policy PSFE 2.4.9: Capacity Availability. In evaluating a subdivision plat or site plan for concurrency any relevant programmed improvements in years 2 or 3 of the five year schedule of improvements 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 five year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through ST. LUCIE COUNTY SCHOOL BOARD funding to accelerate the project, through proportionate share mitigation; or some other means of assuring adequate capacity will be available within 3 years. The ST. LUCIE COUNTY SCHOOL BOARD may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

Objective PSFE 2.5: Proportionate Share Mitigation. *The City, in coordination with the ST. LUCIE COUNTY SCHOOL BOARD, shall provide for mitigation alternatives that are determined by the ST. LUCIE COUNTY SCHOOL BOARD to be financially feasible and will achieve and maintain the adopted LOS standards consistent with the adopted ST. LUCIE COUNTY SCHOOL Board's financially feasible Five-Year Work Program.*

Policy PSFE 2.5.1: Mitigation Options. Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the ST. LUCIE COUNTY SCHOOL BOARD assumes responsibility through incorporation in the adopted ST. LUCIE COUNTY SCHOOL BOARD'S financially feasible Five-Year Work Program and which will maintain adopted LOS standards.

- a. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
- b. The creation of a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with SREF, of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to recover the reasonable cost of such facility, reimbursement from future educational facilities impact fees received by the School Board from collections within the same CSA or adjacent CSAs;
- c. The establishment of a charter school with educational facilities that are both (i) constructed in accordance with SREF and (ii) subject to enforceable assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;
- d. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School

Board, in accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

- e. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need, and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

Policy PSFE 2.5.2: Mitigation Must Enhance Permanent Capacity. Mitigation must be directed toward a permanent capacity improvement identified in the ST. LUCIE COUNTY SCHOOL BOARD'S financially feasible Five-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

Policy PSFE 2.5.3: Mitigation to Meet Financial Feasibility. Mitigation shall be directed to projects on the ST. LUCIE COUNTY SCHOOL BOARD'S financially feasible Five-Year Work Plan that the ST. LUCIE COUNTY SCHOOL BOARD agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the ST. LUCIE COUNTY 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 site plan approval. If the ST. LUCIE COUNTY SCHOOL BOARD agrees to the mitigation, the ST. LUCIE COUNTY SCHOOL BOARD must commit in the agreement to placing the improvement required for mitigation on its Five-Year Work Program.

Policy PSFE 2.5.4: Calculating Proportionate Share. 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 ST. LUCIE COUNTY 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. The applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

*Objective 2.6: Adoption of ST. LUCIE COUNTY SCHOOL BOARD Five-Year Work Program [9J-5.025(3)(b)(1) and (3)F.A.C.]. Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the ST. LUCIE COUNTY SCHOOL BOARD'S annually updated Five -Year Work Program.*

Policy PSFE 2.6.1: Development, Adoption, and Amendment of the ST LUCIE COUNTY SCHOOL BOARD Five-Year Work Program. The ST. LUCIE COUNTY SCHOOL BOARD

shall annually update and amend the Five-Year 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 Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the five year schedule. After the first five year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent five year schedule of capital improvements. The City shall annually adopt the Five-Year district Facilities Plan by reference. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the ST. LUCIE COUNTY SCHOOL BOARD'S Five-Year Work Program into the Capital Improvements Element,

*Objective 2.7: Adoption of School Capacity Planning Areas. The City shall, in coordination with the ST. LUCIE COUNTY SCHOOL BOARD and municipalities, establish School Capacity Planning (SCPA) areas, as the areas within which long range capacity is planned and used for evaluation of comprehensive plan amendments.*

Policy PSFE 2.7.1: School Capacity Planning Area (SCPA) Maps. SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

Policy PSFE 2.7.2: Criteria for School Capacity Planning Areas. SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for “developer agreements” designed to preserve school sites and assure the timely commitment of school construction.

Policy PSFE 2.7.3: Modifying School Concurrency Planning Areas [9J-5.025(3)(c)(1) F.A.C.]. The City, in coordination with the ST. LUCIE COUNTY SCHOOL BOARD and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

- a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the ST. LUCIE COUNTY SCHOOL BOARD'S 5 -Year Work Program;
- b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2.;
- c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;
- d. At such time as the ST. LUCIE COUNTY SCHOOL BOARD determines that a SCPA boundary change is appropriate considering the above criteria, the ST. LUCIE COUNTY SCHOOL BOARD shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group;

- e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the ST. LUCIE COUNTY SCHOOL BOARD.

Modifications to a SCPA shall become effective upon final approval by the ST. LUCIE COUNTY SCHOOL BOARD and amendment of the Interlocal Agreement for Public School Facility Planning.

**GOAL 3: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.**

*Objective PSFE 3.1: School Location [FLUE Objective 1.1.17]*

Policy PSFE 3.1.1: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted. Traditional educational facilities serving students in grades K-12, regardless of grade level configuration, generally should be permitted in any institutional, residential, or mixed use future land use classification. [ILA Section 5.2]

Policy PSFE 3.1.2: Future Land Use Designation for Public Schools. To aid the City in categorizing land use for future purposes, the School Board agrees to cooperate with the City to change the Future Land Use designation of schools at such time the City deems appropriate.

*Objective PSFE 3.2: Encourage Schools as Focal Points of Community Planning and Design. [9J-5.025(3)(b)(4), (5) and (6)]*

Policy PSFE 3.2.1: Enhance Community/Neighborhood Design. The City, in conjunction with the ST. LUCIE COUNTY SCHOOL BOARD, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

*Objective 3.3: Standards for School Site Design. The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.*

Policy PSFE 3.3.1: Compatibility of Adjacent Uses. The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

Policy PSFE 3.3.2: School Accessibility. Bicycle and pedestrian facilities should be established around schools, especially areas near schools that are not served by the school bus system.

Policy PSFE 3.3.3: Bus Stops. The City shall, in cooperation with the ST. LUCIE COUNTY SCHOOL BOARD, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

POLICY PSFE 3.3.4: Safe Ways to School. To reduce hazardous walking conditions consistent with Florida's Safe Ways to School Program, Port St Lucie, in coordination with the ST. LUCIE COUNTY SCHOOL BOARD, shall implement the following strategies:

- a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;
- b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;
- c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, F.S., and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year;
- d. Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including:
  1. Schools with high numbers of pedestrian and bicycle injuries or fatalities; or,
  2. Schools requiring courtesy busing for hazardous walking conditions; or,
  3. Schools with significant walking populations, but poor pedestrian and bicycle access; and,
  4. Schools needing safety improvements;

*Objective PSFE 3.4: School Site Standards. The City will establish site standards for schools.*

*Policy PSFE 3.4.1: Evaluation of Potential School Sites [ILA Section 6.3]. Potential school sites shall be consistent with the following school siting standards, to the extent practicable:*

- a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and collocation with other community facilities .
- b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
- c. Elementary schools should be located on local or collector streets;
- d. Middle and high schools should be located near arterial streets;
- e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;
- f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
- g. Site acquisition and development costs;
- h. Safe access to and from the school site by pedestrians, bicyclists, and motor vehicles;
- i. Existing or planned availability of adequate public facilities and services to support the School;
- j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
- k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
- l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

- m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
- n. The proposed site can accommodate the required parking, circulation, and queuing of vehicles; and,
- o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

*Objective PSFE 3.5: School Development Standards. Coordinate with the ST. LUCIE COUNTY SCHOOL BOARD and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.*

Policy PSFE 3.5.1: School Development Standards. As provided in Chapter 1013, F.S., the Land Development Code may include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statutes, so long as those standards and conditions are not in conflict with Chapter 1013, F.S. or the State Building Code.

- a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property.
- b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site.
- c. 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.
- d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.
- e. Access to school sites shall be governed by the City's and FDOT's access management regulations, including installation by the ST. LUCIE COUNTY SCHOOL BOARD, or other party as determined by The City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads.
- f. 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.
- g. Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

*Objective PSFE 3.7: Coordination of Supporting Infrastructure [9J-5.025(3)(c)(5)]. The City shall coordinate with the ST. LUCIE COUNTY SCHOOL BOARD plans for supporting infrastructure.*

Policy PSFE 3.7.1: Coordination of Planned Improvements. The City shall annually update and amend the Capital Improvements Element to include the ST. LUCIE COUNTY SCHOOL BOARD'S five year Work Program to reflect the infrastructure required to support new school facilities.

**GOAL 4: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.**

Objective PSFE 4.1: School Board Representation

Policy PSFE 4.1.1: ST. LUCIE COUNTY SCHOOL BOARD Representation on LPAs [Section 163.3174(1) F.S.] [ILA Section 9.1]. The City will include a nonvoting representative appointed by the ST. LUCIE COUNTY SCHOOL BOARD on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the ST. LUCIE COUNTY SCHOOL BOARD shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

Policy PSFE 4.2.2: Development Review Representative [ILA Section 9.2]. The ST. LUCIE COUNTY SCHOOL BOARD will appoint a representative to serve on the staff Site Plan Review Committee (SPRC) of the City. The ST LUCIE COUNTY SCHOOL BOARD representative will be provided agenda for review and invited to participate in each meeting of the SPRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment of school facilities.

Objective PSFE 4.2: Joint Meetings. *The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.*

Policy PSFE 4.2.1: Staff Working Group [ILA Section 2.1]. A staff working group of the Local Governments and ST. LUCIE COUNTY SCHOOL BOARD will meet on a semiannual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

Policy PSFE 4.2.2: Joint Workshop Sessions [ILA Section 2.2]. One or more representatives of the County, each City, and the ST. LUCIE COUNTY SCHOOL BOARD will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the local governments and the ST LUCIE COUNTY SCHOOL BOARD 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 Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

Objective PSFE 4.3: Student Enrollment and Population Projections [ILA Section 3]. *The City will coordinate with the ST. LUCIE COUNTY SCHOOL BOARD and the Local Governments to maintain and update student enrollment and population projections.*

Policy PSFE 4.3.1: Review of Projections [ILA Section 3.1]. In fulfillment of their respective planning duties, the City will cooperate with the Local Governments and ST. LUCIE COUNTY SCHOOL BOARD to agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the ST. LUCIE COUNTY SCHOOL BOARD shall be revised annually and provided at the first staff working group meeting described in Policy PSFE 4.2.1.

Policy 4.3.2: Basis of Projections. [ILA Section 3.2] The ST. LUCIE COUNTY SCHOOL BOARD shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, F.S., where available, as modified by the ST. LUCIE COUNTY SCHOOL BOARD based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The ST. LUCIE COUNTY SCHOOL BOARD may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the ST. LUCIE COUNTY SCHOOL BOARD will coordinate with the Local Governments regarding development trends and future population projections.

Policy PSFE 4.3.3: Allocation of Enrollment [ILA Section 3.3]. The ST. LUCIE COUNTY SCHOOL BOARD, working with the Local Governments, will use the information described in Section 4.3 to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the ST. LUCIE COUNTY SCHOOL BOARD and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in

Policy PSFE 4.3.4: Provision of Reports [ILA Section 3.4]. The Local Governments shall provide the ST. LUCIE COUNTY SCHOOL BOARD with a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The ST. LUCIE COUNTY SCHOOL BOARD shall provide the Local Governments with a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the ST. LUCIE COUNTY SCHOOL BOARD within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

Policy PSFE 4.3.5: The School District's Five-Year Facilities Work Program [ILA Section 4.1]. On August 1st of each year, the ST. LUCIE COUNTY SCHOOL BOARD shall submit to the Local Governments the tentative District Educational Facilities Plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, F.S., and include

- a. projected student populations apportioned geographically,
- b. an inventory of existing school facilities,
- c. projections of facility space needs,
- d. information on relocatables,
- e. general locations of new schools for the 5-, 10-, and 20-year time periods,
- f. and options to reduce the need for additional permanent student stations.



- g. The plan will also include a financially feasible District facilities work program for a five year period.

The Local Governments shall review the plan and comment to the ST. LUCIE COUNTY SCHOOL BOARD within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

Policy PSFE 4.3.6: Educational Plant Survey [ILA Section 4.2]. At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy PSFE 4.2.1 will assist the ST. LUCIE COUNTY SCHOOL BOARD in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S., and include at least:

- a. an inventory of existing educational facilities,
- b. recommendations for new and existing facilities,
- c. and the general location of each in coordination with the land use plan.
- d. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

Policy PSFE 4.3.7: Growth and Development Trends [ILA Section 4.3]. On November 15 of each year, the Local Governments will provide the ST. LUCIE COUNTY SCHOOL BOARD with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

- a. The type, number, and location of residential units which have received zoning or site plan approval;
- b. Information regarding comprehensive land use amendments which have an impact on school facilities;
- c. Residential building permits and/or certificates of occupancy issued for the preceding year and their location;
- d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and
- e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

*Objective PSFE 4.4: School Site Selection, Expansions, and Closures [ILA Section 6]. The City, in conjunction with the ST LUCIE COUNTY ST. LUCIE SCHOOL BOARD, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.*

Policy 4.4.1: Public Schools Advisory Committee [ILA Section 6.1] The ST. LUCIE COUNTY SCHOOL BOARD will establish a Public Schools Advisory Committee for the purpose of

reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools.

- a. The ST. LUCIE COUNTY SCHOOL BOARD and each Local Government shall appoint a citizen member to serve on the Committee.
- b. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent.
- c. The Public Schools Advisory Committee will be a standing committee and will meet on an as-needed basis.
- d. In addition to citizen members, the Committee will include appropriate members of ST. LUCIE COUNTY SCHOOL BOARD staff and at least one staff member from each of the Local Governments.

Policy 4.4.2: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]. When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including:

- a. Environmental suitability, transportation, and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues.
- b. The issues identified in Policy PSFE 4.4.3 of this Agreement will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated.

Based on the information gathered during this review for new schools, the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

Policy 4.4.3: Factors Considered [ILA Section 6.3]. The Public Schools Advisory committee, the ST. LUCIE COUNTY SCHOOL BOARD, and the City will consider the factors established in Policy PSFE 3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

Policy PSFE 4.4.4: Notice of Proposed Educational Facility Site Acquisition [ILA Section 6.4]. At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the ST. LUCIE COUNTY SCHOOL BOARD shall provide written notice of its intent to the City. The City shall notify the ST. LUCIE COUNTY SCHOOL BOARD within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's 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.

Policy PSFE 4.4.5: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]. When the need for a new ancillary facility is identified in a District facilities work program, the ST. LUCIE COUNTY SCHOOL BOARD will follow the site selection procedures set forth in Policy PSFE

4.4.2 and Policy PSFE 4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility.

- a. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the ST. LUCIE COUNTY SCHOOL BOARD shall provide written notice to the City.
- b. The City, upon receipt of this notice, shall notify the ST. LUCIE COUNTY SCHOOL BOARD within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), F.S.

Policy PSFE 4.4.6: Conforming Future Land Use Change or Rezoning [ILA Section 6.6]. Upon request of the City, the ST. LUCIE COUNTY SCHOOL BOARD shall cooperate in undertaking any City requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform to the future land use classification or zoning of the property to its actual or intended use by the ST. LUCIE COUNTY SCHOOL BOARD, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable Land Development Regulations (LDR), or otherwise nonconforming.

Policy PSFE 4.4.7: Supporting Infrastructure Agreement [ILA Section 6.7]. In conjunction with the preliminary consistency determination in accordance with Policy PSFE 4.4.4 and Policy PSFE 4.4.5, the ST. LUCIE COUNTY SCHOOL BOARD and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

Objective PSFE 4.5: Ancillary Facilities Site Development [ILA SECTION 7]. *The City, in conjunction with the ST. LUCIE COUNTY SCHOOL BOARD, shall implement an effective process for identification and selection of sites and for the review of ancillary facilities and site development.*

Policy PSFE 4.5.1: Ancillary Facilities Deemed Consistent with LDR [ILA Section 7.1]. All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the LDR.

Policy PSFE 4.5.2: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]. At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the ST. LUCIE COUNTY SCHOOL BOARD shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City with jurisdiction that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, shall include, at a minimum, the following:

- a. Site boundary;

- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed staff population so that traffic impacts may be evaluated.

Policy PSFE 4.5.3: Consistency Determination [ILA Section 7.3]. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities, and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this element. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the ST. LUCIE COUNTY SCHOOL BOARD proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

- 1) Within 45 days of receiving from the ST. LUCIE COUNTY SCHOOL BOARD all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to ST. LUCIE COUNTY SCHOOL BOARD staff.
- 2) All comments and recommendations of the Local Government with jurisdiction shall be set forth in writing specifying the basis for the recommendation.
- 3) To the extent practicable, the ST. LUCIE COUNTY SCHOOL BOARD shall incorporate the comments and recommendations of the City into the Site Plan, and the ST. LUCIE COUNTY SCHOOL BOARD may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.
- 4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the city with respect to a new ancillary facility proposed for construction within the City.
- 5) Following receipt of a consistency determination and upon request of the ST. LUCIE COUNTY SCHOOL BOARD, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the ST. LUCIE COUNTY SCHOOL BOARD has obtained all development approvals required by the City.
- 6) No site plan review fee shall apply but the ST. LUCIE COUNTY SCHOOL BOARD shall reimburse the City for the actual cost of any required publication or other notification expense.

Objective PSFE 4.6: Educational Facilities Site Development [ILA Section 8]. *The City, in conjunction with the ST. LUCIE COUNTY SCHOOL BOARD, shall implement an effective process for the development of sites for educational facilities.*

Policy PSFE 4.6.1: Educational Facilities Deemed Consistent with LDR [ILA Section 8.1]. All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the LDR.

Policy PSFE 4.6.2: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]. At least 120 days prior to commencing construction of a new educational facility

proposed for construction, the ST. LUCIE COUNTY SCHOOL BOARD shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, shall include, at a minimum, the following:

- a. Site boundary;
- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

Policy PSFE 4.6.3: Consistency Determination [ILA Section 8.3]

- a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the ST. LUCIE COUNTY SCHOOL Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the LDR, shall focus upon but not be limited to the following:
  1. Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the LDR;
  2. Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;
  3. Whether the drainage and storm water management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;
  4. Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the LDR;
  5. Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and
  6. If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDR governing such overlay zone.
- b. Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply

to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

- c. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the ST. LUCIE COUNTY SCHOOL BOARD proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:
  1. Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to ST. LUCIE COUNTY SCHOOL BOARD staff.
  2. Any City staff comments and recommendations shall be set forth in writing specifying the basis for the recommendations.
  3. To the extent practicable, the ST. LUCIE COUNTY SCHOOL BOARD shall incorporate the comments and recommendations of the City into the Site Plan, and the ST. LUCIE COUNTY SCHOOL BOARD may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.
  4. Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.
  5. Following receipt of a consistency determination and upon request of the ST. LUCIE COUNTY SCHOOL BOARD, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the ST. LUCIE COUNTY SCHOOL BOARD has obtained all local government development approvals required by the City.
  6. No site plan review fee shall apply but the ST. LUCIE COUNTY SCHOOL BOARD shall reimburse the City for the actual cost of any required publication or other notification expense.
  
- d. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), F.S., no consistency determination or site plan review shall be required for:
  1. The placement of temporary or portable classroom facilities; or
  2. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

*Objective PSFE 4.7: Capital Funding Management. The County will support ST. LUCIE COUNTY SCHOOL BOARD in its efforts to effectively and efficiently manage capital funds and resources.*

Policy PSFE 4.7.1: Alternative Funding Strategies. The City shall support the ST. LUCIE COUNTY SCHOOL BOARD in its efforts to research and support alternative funding for school

capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

Policy PSFE 4.7.2: Private Partnering. The City shall coordinate with the ST. LUCIE COUNTY SCHOOL BOARD to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

Policy PSFE 4.7.3: Support for Creative Partnerships. The City shall support the ST. LUCIE COUNTY SCHOOL BOARD by giving priority consideration for development approvals when property owners provide donation of site(s), reservation, or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

Objective PSFE 4.8: Maximize Collocation And Shared Use Opportunities. *The City shall maximize collocation and shared use opportunities between the City, the ST. LUCIE COUNTY SCHOOL BOARD, and the local governments.*

Policy PSFE 4.8.1: Collocation and Shared Use of Facilities [ILA Section 10.1]. Collocation and shared use of facilities are important to both the ST. LUCIE COUNTY SCHOOL BOARD and the City. The ST. LUCIE COUNTY SCHOOL BOARD will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered. As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

Policy PSFE 4.8.2: Separate Agreement [ILA Section 10.2]. A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

Policy PSFE 4.8.3: Emergency Preparedness. To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, F.S., The City will coordinate with the ST. LUCIE COUNTY SCHOOL BOARD and adjacent municipalities on requirements for such efforts.

Objective 4.9: School Site Identification. *The City, in conjunction with the ST. LUCIE COUNTY SCHOOL BOARD, shall implement an effective process for identification of school sites.*

Policy PSFE 4.9.1: School Site Identification. The ST. LUCIE COUNTY SCHOOL BOARD shall coordinate with the City to identify and acquire future school sites prior to or concurrent

with changes in urban service lines, land use, zoning, or approval of projects generating new students.

Policy PSFE 4.9.2: Use of Dedicated Property. Require within any developer agreement, zoning condition, or development order condition, that any property required to be conveyed for public services to the City may be transferred to the ST. LUCIE COUNTY SCHOOL BOARD, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the ST. LUCIE COUNTY SCHOOL BOARD deems any donated property through a developer agreement, zoning condition, or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the ST. LUCIE COUNTY SCHOOL BOARD.

Policy PSFE 4.9.3: Use of Surplus Property. Before disposing of surplus property, the City shall notify the ST. LUCIE COUNTY SCHOOL BOARD and conversely, the ST. LUCIE COUNTY SCHOOL BOARD shall notify the City.

Policy PSFE 4.9.5: Conveyance of School Sites. The City shall facilitate the conveyance of land, as required by the ST. LUCIE COUNTY SCHOOL BOARD and consistent with this Element, to address the impact of new residential development on the school system.

## **GOAL PSFE 5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT**

*Objective PSFE 5.1: Coordinate the Comprehensive Plan With School Facilities Plans on an ongoing basis, The City shall evaluate the comprehensive plan with the school facilities plans of the ST. LUCIE COUNTY SCHOOL BOARD to ensure consistency with the comprehensive plan.*

Policy PSFE 5.1.1: Coordination of Plan Amendments. The City and the ST. LUCIE COUNTY SCHOOL BOARD will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for ST. LUCIE COUNTY SCHOOL BOARD facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the ST. LUCIE COUNTY SCHOOL Board's adopted Work Program and shall occur prior to December 1st of each year.

Policy PSFE 5.1.2: Annual Meeting of the School Working Group. Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy PSFE 5.1.3: ST. LUCIE COUNTY SCHOOL BOARD to Report to the Elected Officials Group. The ST. LUCIE COUNTY SCHOOL BOARD will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

Policy PSFE 5.1.4: Annual Meeting of the City and the ST. LUCIE COUNTY SCHOOL BOARD. On an annual basis, the City and the ST. LUCIE COUNTY SCHOOL BOARD will



conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

## DEFINITIONS

The terms used in this element shall be defined as follows [ILA Section 1] :

1. Adequate School Capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.
2. Affected Jurisdictions – local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.
3. Ancillary Facilities/plant - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the ST. LUCIE COUNTY SCHOOL BOARD. [ILA Section 1.1]
4. Auxiliary Facilities - the spaces located at educational plants of the ST. LUCIE COUNTY SCHOOL BOARD that are not designed for student occupant stations. [ILA Section 1.3]
5. Capacity - "capacity" as defined in the FISH Manual.
6. Capacity Enhancement Agreement – An agreement between the ST. LUCIE COUNTY SCHOOL BOARD, affected jurisdictions, and a private entity (land owner, developer, applicant, etc.) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.
7. Concurrency Management System - the requirements relating to the availability of public facilities and services to serve new development adopted by a local government in the manner provided in Section 163.3180, F.S. [ILA Section 1.6]
8. Development Regulatory Action - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.9]
9. Educational Facilities - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily, the social and park and recreational purposes of the community and that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, F.S.) and approved by the ST. LUCIE COUNTY SCHOOL BOARD. [ILA Section 1.12]

10. Educational Plant - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the ST. LUCIE COUNTY SCHOOL BOARD. [ILA Section 1.13]
11. Existing School Facilities - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.
12. Final Subdivision or Plat / Final Site Plan – the stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.
13. FISH Manual - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [<http://www.fldoe.org/edfacil/> ]
14. Land Use Decisions – future land use amendments, developments of regional impact, rezonings, and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.
15. LDR - the land development regulations adopted by the Local Government within its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Ft. Pierce, the Zoning Ordinance of the City of Ft. Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]
16. Long-range Planning - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the ST. LUCIE COUNTY SCHOOL BOARD. [ILA Section 1.18]
17. LPA - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, F.S., and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDR of, a Local Government. [ILA Section 1.20]
18. New Construction - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]
19. Permanent FISH Capacity - capacity that is provided by "permanent buildings" as defined in the FISH Manual.
20. Permanent Program Capacity - shall mean the maximum number of students that may be housed in structures that are permanent to the campus, using FISH Capacity that is adjusted by the School Board annually to account for measurable programmatic changes in order to create permanent program capacity, as set forth in the District facilities work program for a 5-year period.[ILA Section 1.23]

21. Planned School Facilities - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the ST. LUCIE COUNTY SCHOOL Board's adopted five year Facilities Work Program.
22. Preliminary Subdivision or Plat / Preliminary Site Plan – any conceptual approval of residential development that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.
23. Regional Planning Council - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, F.S. [ILA Section 1.26]
24. SPRC - the Staff Plan Review Committee, site plan technical review committee, or equivalent body, for the City
25. SREF shall mean the State Requirements for Educational Facilities as adopted by the Florida State Board of Education in accordance with Florida Administrative Code Rule 6A-2.0010. <http://www.fldoe.org/edfacil/pdf/sref-rule/pdf>.
26. School Facilities - any or all ancillary, auxiliary, and educational facilities of the ST. LUCIE COUNTY SCHOOL BOARD. [ILA Section 1.28]
27. Site - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.30]
28. Site Development - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction, or to make an addition usable. [ILA Section 1.31]
29. Site Improvement - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.32]
30. Superintendent - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.34]
31. Utilization of Capacity - current enrollment at the time of a completed application for residential development.
32. Work Program - the financially feasible School District's 5- Year Facilities Work Program adopted pursuant to Section 1013.35, F.S.
33. Measurable Programmatic Change - means a change to the operation of a school or the use of the school facility that consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

34. School Type - Elementary Schools are grades Pre-Kindergarten Exceptional Student Education (PK-ESE) through 5; Middle Schools are grades 6 through 8; and High Schools are grades 9 through 12.