

Response to The Community Planning Act

ALACHUA COUNTY SCHOOL CONCURRENCY

Benefits of School Concurrency

- ❖ Successful Integration of School Planning and Comprehensive Planning
- ❖ School Planning supports Existing and Future Residential Development
- ❖ Mechanism to Forecast Demand and Respond Accordingly

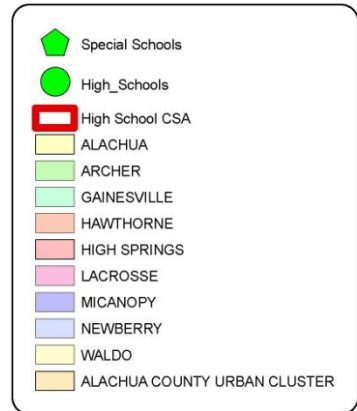
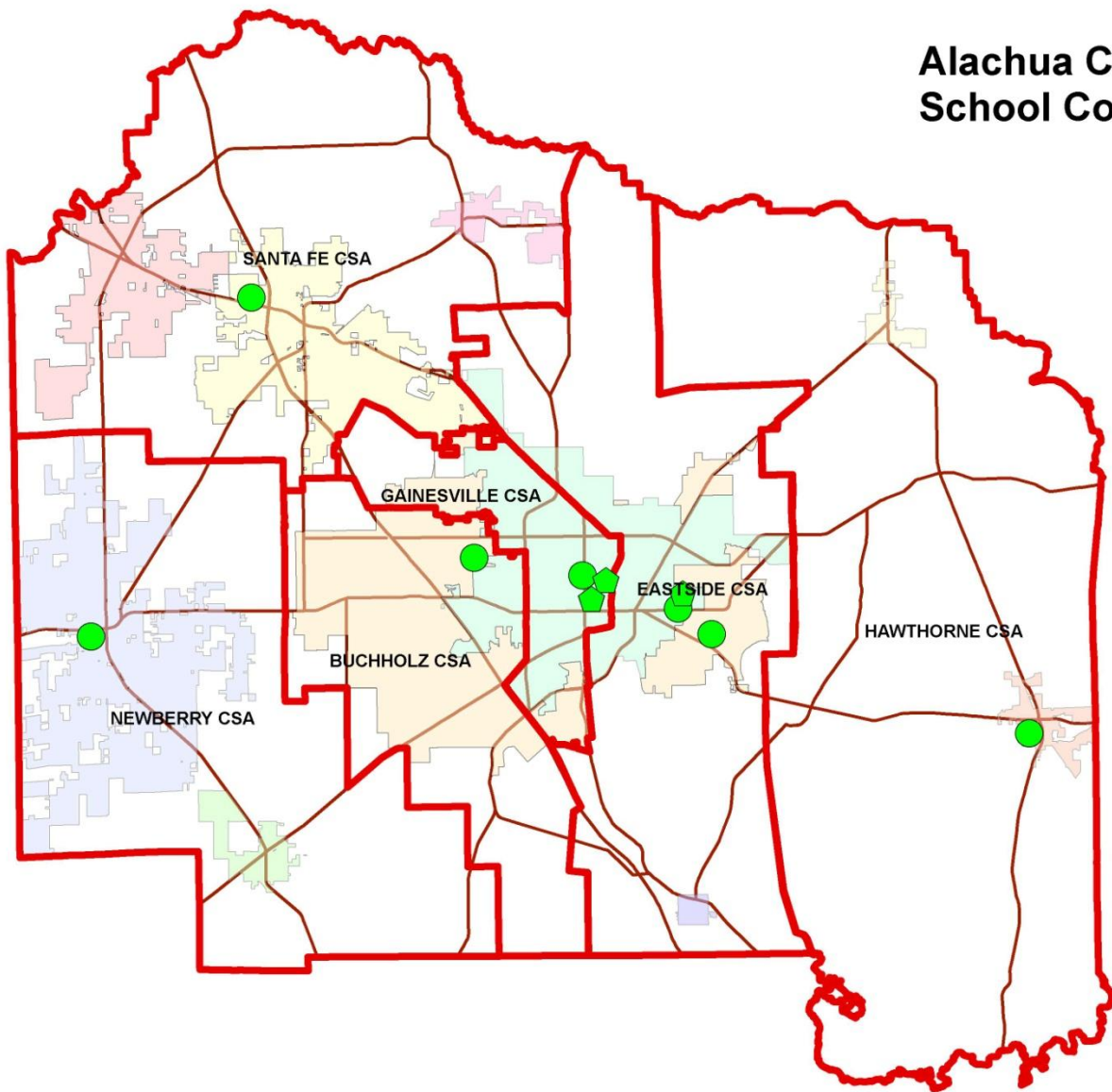
Staff Workgroup Recommends School Concurrency

- ❖ Concurrency Service Areas Focus on Local Community School Needs
- ❖ Alachua County Schools Have Current and Projected Capacity
- ❖ Since Implementation, School Concurrency Has Not Delayed or Added to Cost of Development

Recommendations

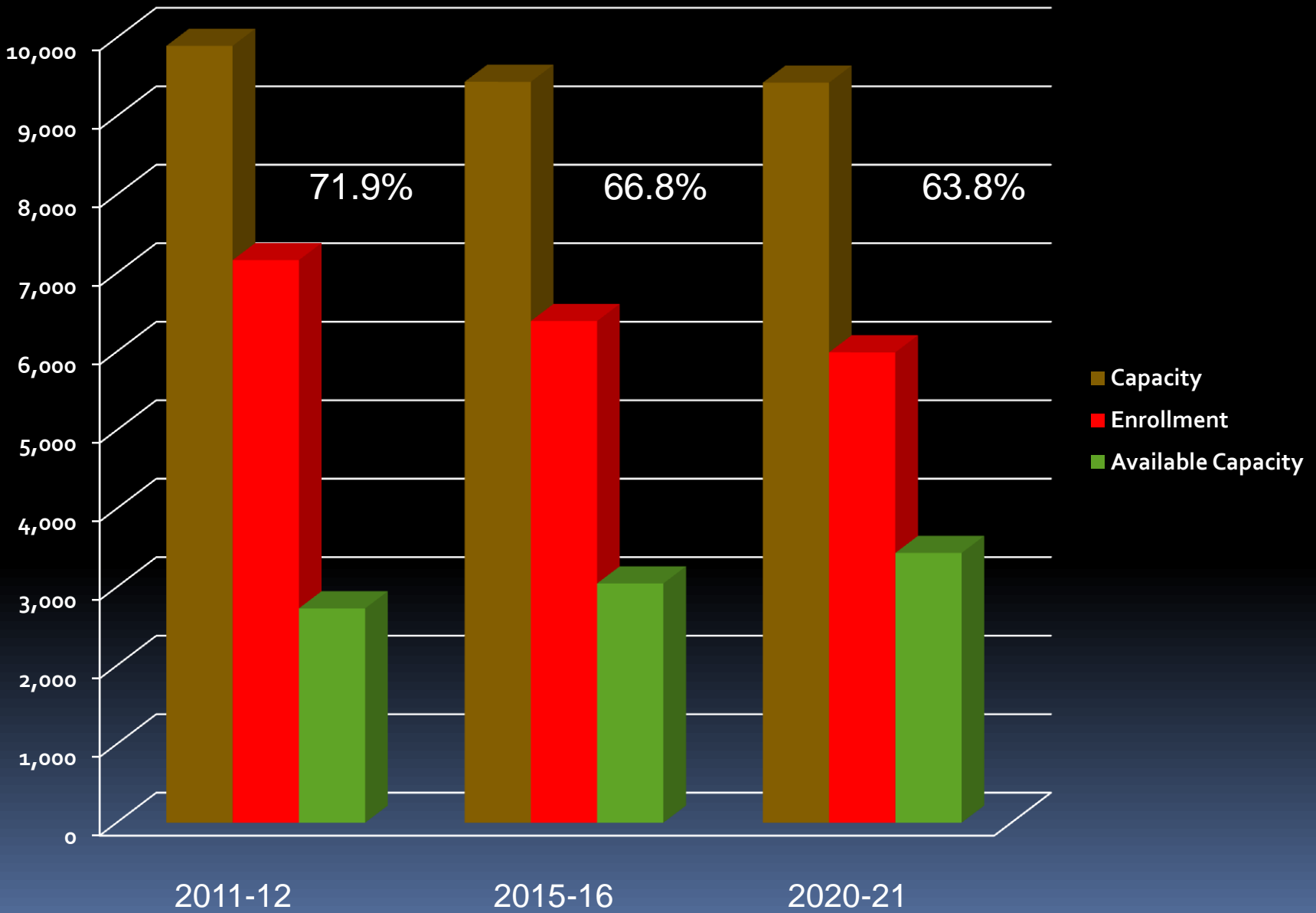
- Retain / Amend Public Schools Facilities Elements (PSFE)
- Amend Interlocal Agreement for Public School Facility Planning (ILA)
- Amend PSFE and ILA for Compliance
 - Replace “Permanent Program Capacity with “Program Capacity”
 - Remove References to “Financial Feasibility”
 - Modify “Proportionate Share Mitigation”
- Simplify concurrency review by
 - Streamlining of provisions in PSFE / ILA
 - Expedited Process for Review of School Capacity

Alachua County Schools School Concurrency Map Series

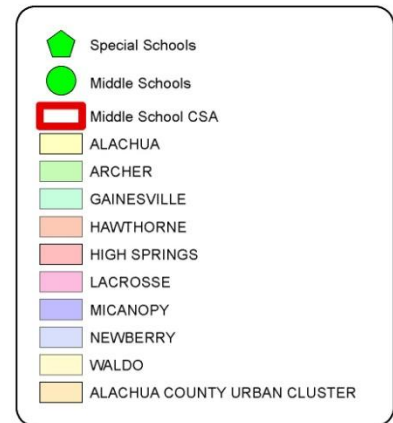
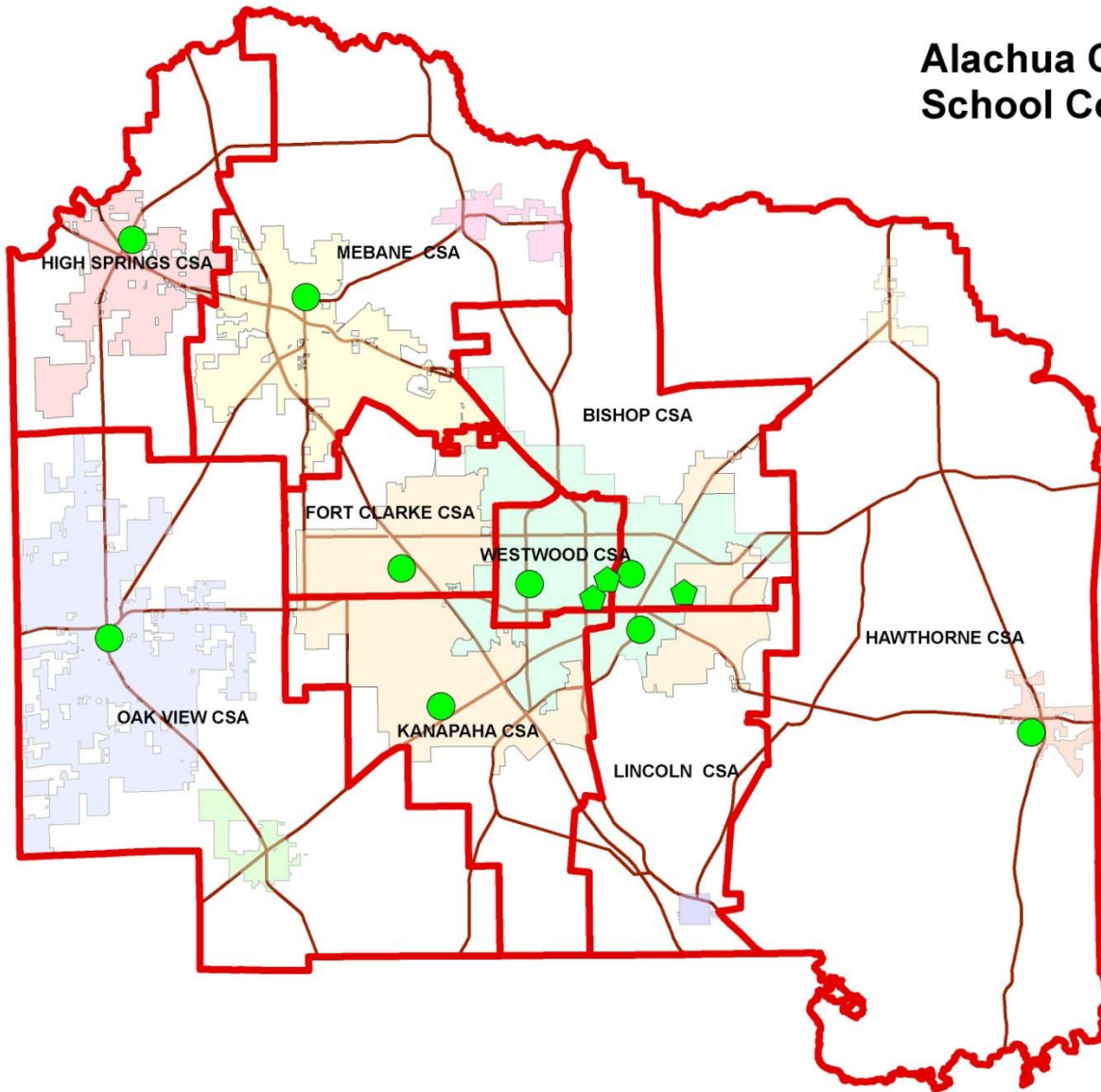


Map 1: High Schools and High School Concurrency Service Areas

Alachua County School District – High Schools

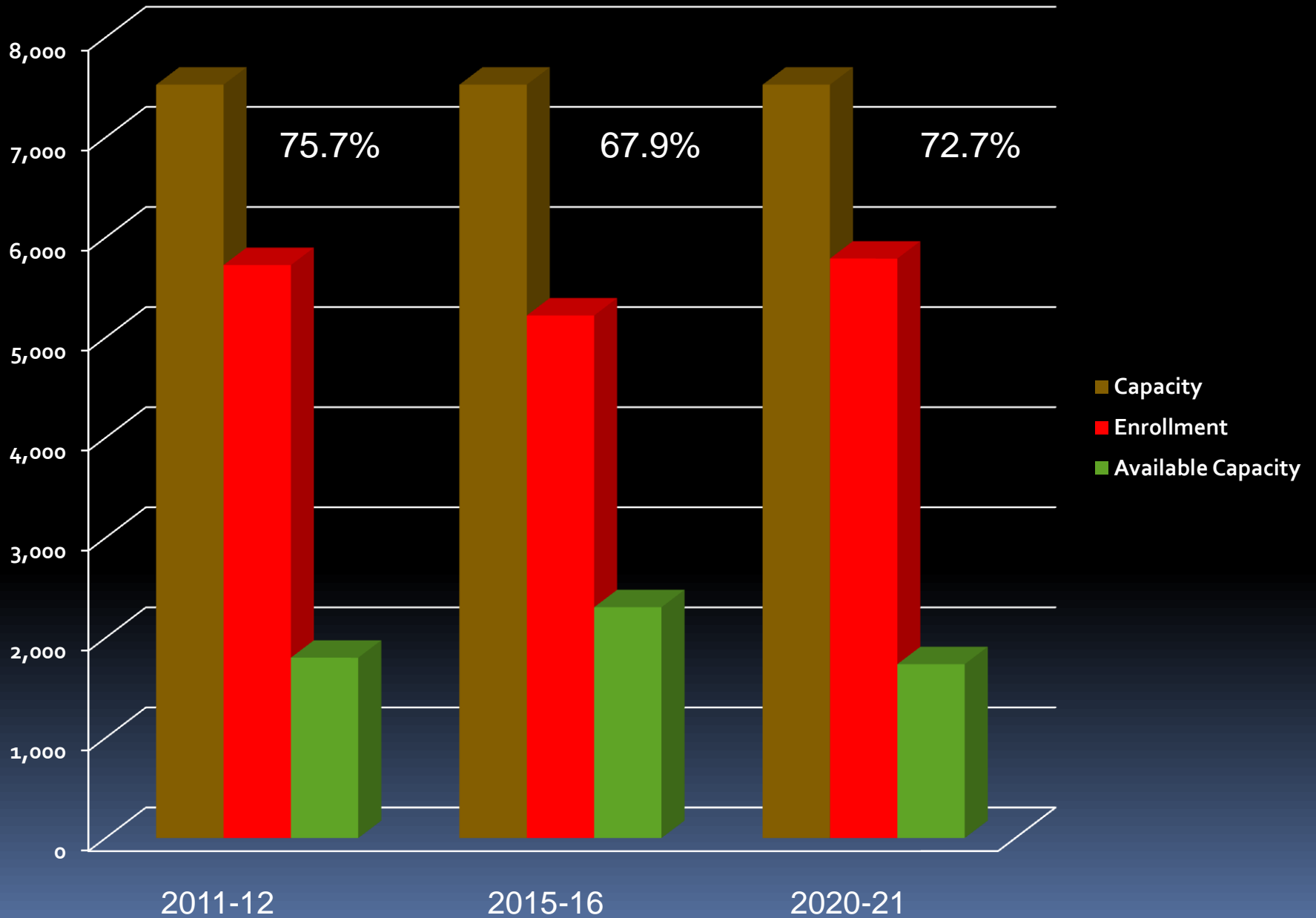


Alachua County Schools School Concurrency Map Series

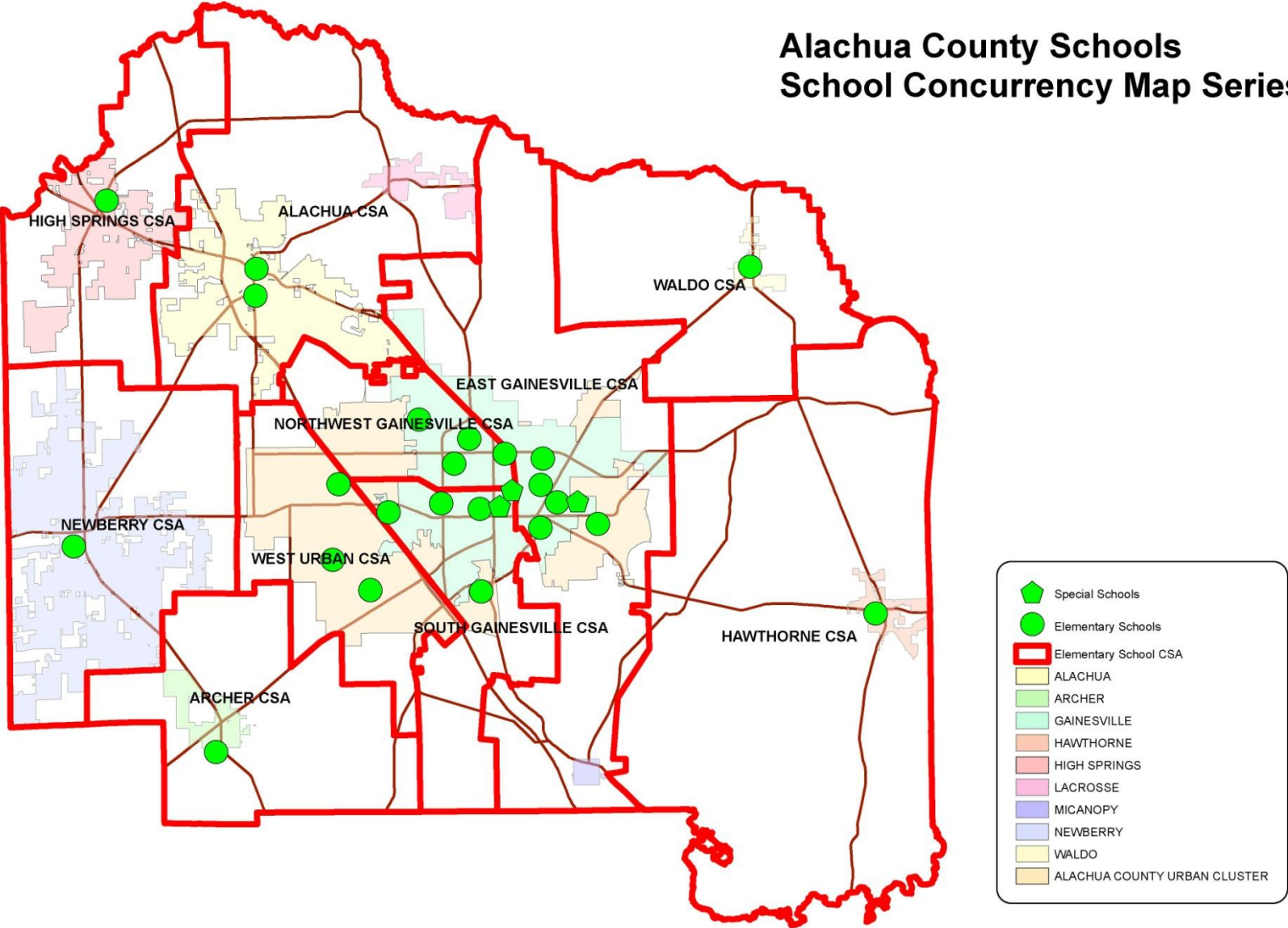


Map 2: Middle Schools and Middle School Concurrency Service Areas

Alachua County School District – Middle Schools

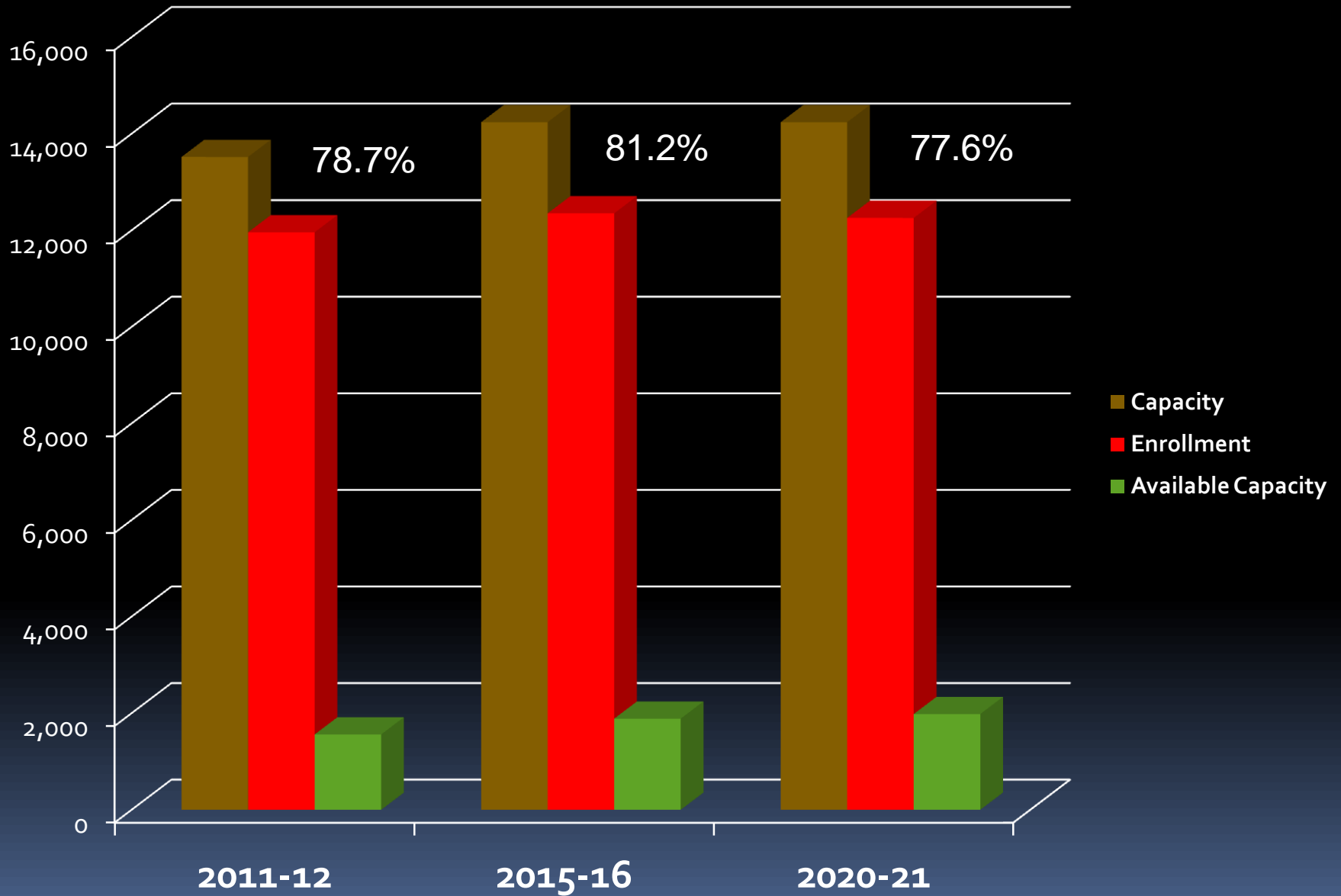


Achua County Schools School Concurrency Map Series



Map 3: Elementary Schools and Elementary School Concurrency Service Areas

Alachua County School District – Elementary Schools



Streamlined Review

- For Concurrency Reviews
- Local Governments can certify concurrency if residential project does not exceed threshold
- Threshold is established annually by School Board

The Community Planning Act

The Community Planning Act – Adopted 2011

- **School Concurrency Not Mandated**
[163.3180(1)]
- **Public School Facilities Element (PSFE) is optional**
- **Comp Plan amendment required to rescind Optional concurrency provisions**
[163.3180(1)(a)]

The Community Planning Act

- Future Land Use Element (FLUE) shall
 - Encourage the location of schools proximate to urban residential areas
 - Designate future land use categories where public schools are permitted

[163.3177]

The Community Planning Act

- Intergovernmental Coordination Element
 - Principles / guidelines to coordinate comp plan with plans of school board [163.3177(h)]
 - Coordinate on impacts of development on adjacent governments [163.3177(h)(3)(a)]
 - Ensure coordination in establishment of level of service (LOS) standards for public facilities with responsible entity [163.3177(h)(3)(b)]

The Community Planning Act

- Interlocal Agreement Required

[163.31777 / 1013.33(2)

- Consistent population and student enrollment projections
- Coordinate / share information – new schools, renovations / closures
- Coordination regarding site acquisition / new schools/ renovations. Local Government to advise regarding consistency with comprehensive plan

The Community Planning Act

- Interlocal Agreement Required

[163.31777] (con't)

- Onsite / offsite Improvements to support schools
- Process for school board to comment on comp plan amendments
- Participation by LG in annual update of 5 Yr Educational Facilities Plan
- Joint use of facilities
- Dispute resolution
- Oversight process

The Community Planning Act

- If concurrency applied, **comp plan and interlocal agreement** must provide principles, guidelines, standards, strategies including adopted levels of service (LOS)
[163.3180(1)(a)] / [163.3180(6)(a)]
- **Comp plan must demonstrate that LOS can be reasonably met.** [163.3180(1)(b)]
(rather than financially feasible)

The Community Planning Act

- Concurrency in effect if 80% of total countywide population is represented
[163.3180(6)(a)]
- Level of Service (LOS) jointly established
- LOS adopted into Capital Improvement Element (CIE)

The Community Planning Act

- If concurrency applied less than districtwide, must demonstrate that utilization of school capacity is maximized (e.g. transportation costs)

(fosters community schools concept)

- Standards for Concurrency Service Areas (CSA) boundaries in data & analysis

[163.3180(6)(f)(2)]

The Community Planning Act

- Capital Improvements Element (CIE) shall identify facilities necessary to meet LOS during Five Year Educational Facilities Plan

[not required to be financially feasible]

[163.3180(6)(g)]

The Community Planning Act

- New development reviewed to determine if capacity is available
- Statute provides mechanism for development to proceed if capacity is not available