
School Concurrency

Status Report

2007



Introduction: Growth Needs Management

- Polk County is the exception in Florida: high student enrollment growth in 2006/07 (4,046 or 4.44%)
 - Polk County, located between Orlando and Tampa, is over 500,000 in population and expected to reach 603,601 by 2015.
 - Residential growth will not be stopped by the proposed school concurrency provisions.
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School Concurrency Mandated by Florida Statute

- What's needed for School Concurrency?
 - Public School Facilities Element
 - Revised Interlocal Agreement for Public School Facility Planning
 - Level of Service Standards
 - Concurrency Service Areas
 - Concurrency Determinations
-

TIMELINES for Local Governments

- Every local government must adopt a School Element or chapter in their growth plan to address school facilities. The Element outlines the responsibilities of the local government, and discusses coordination with school board.
 - A **Public School Facilities Element** must be adopted by Polk County and its cities by **March 1, 2008**. This element must include:
 - Uniform Level-of-Service Standards
 - Provisions for School Concurrency, district-wide by March 2008 or by 2013 on sub-district basis
 - The County and School Board must agree first; City Element's must agree with County's.
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Definitions

Florida Inventory of School Houses (FISH) Capacity



The number of students that may be housed in a school at any given time as measured using guidelines published by the Florida Department of Education.

- ❑ Permanent Capacity
- ❑ Relocatable or Portable Capacity

Definitions

Level of Service

Citizens Guide

The specific amount of infrastructure that is required to supply the needs of its citizens for water, sewer, roads, parks, schools, etc., as established in the comprehensive plan.

Polk County Comprehensive Plan

An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of Service shall indicate the capacity per unit of demand for each public facility for which the Plan establishes an LOS.

Demand vs. Capacity

Level of Service Standards

3 Options Considered

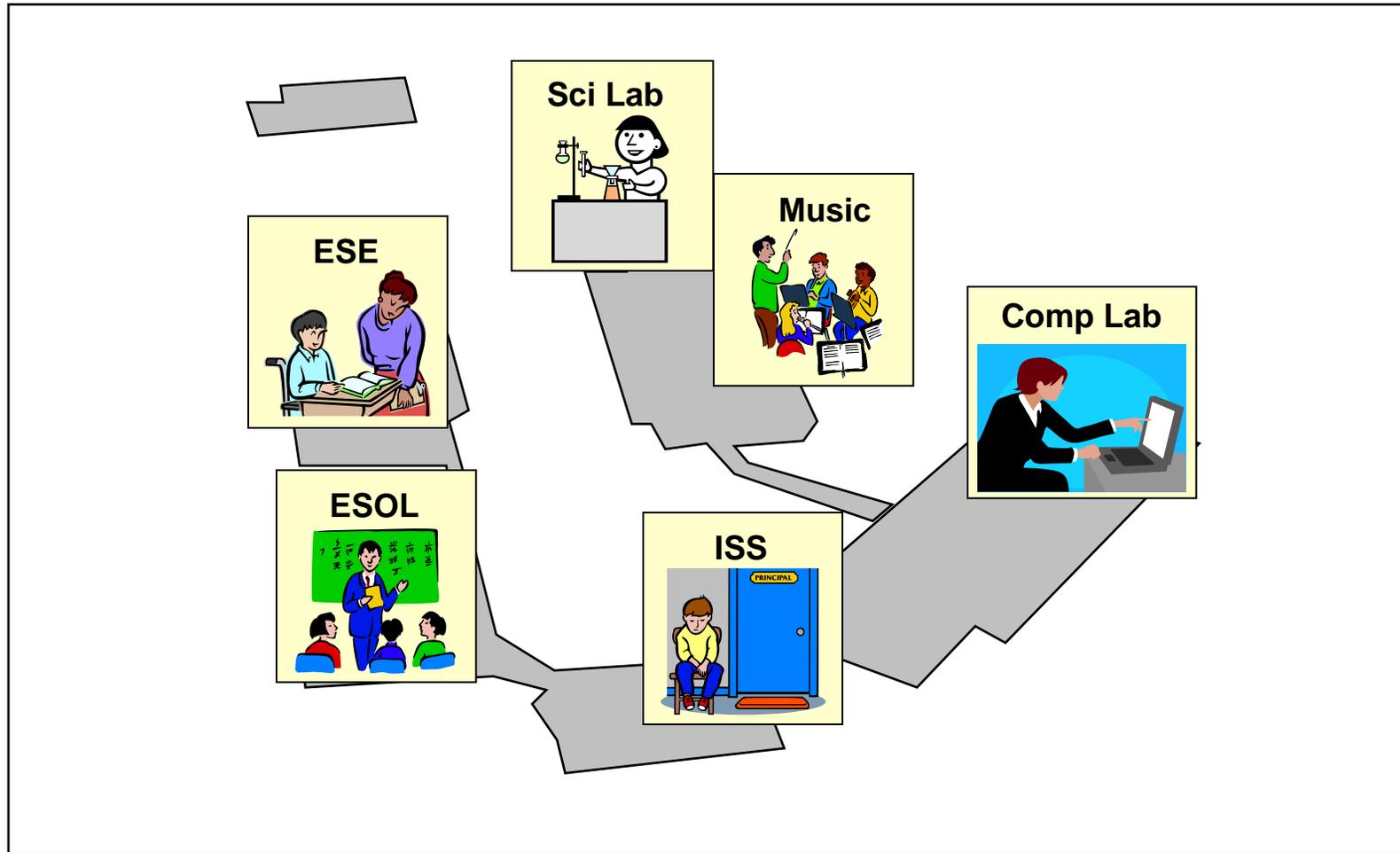
Students will not exceed 100% of:

- Permanent FISH Adjusted for Program Capacity
 - Permanent FISH Capacity
 - Permanent + Portable FISH Capacity
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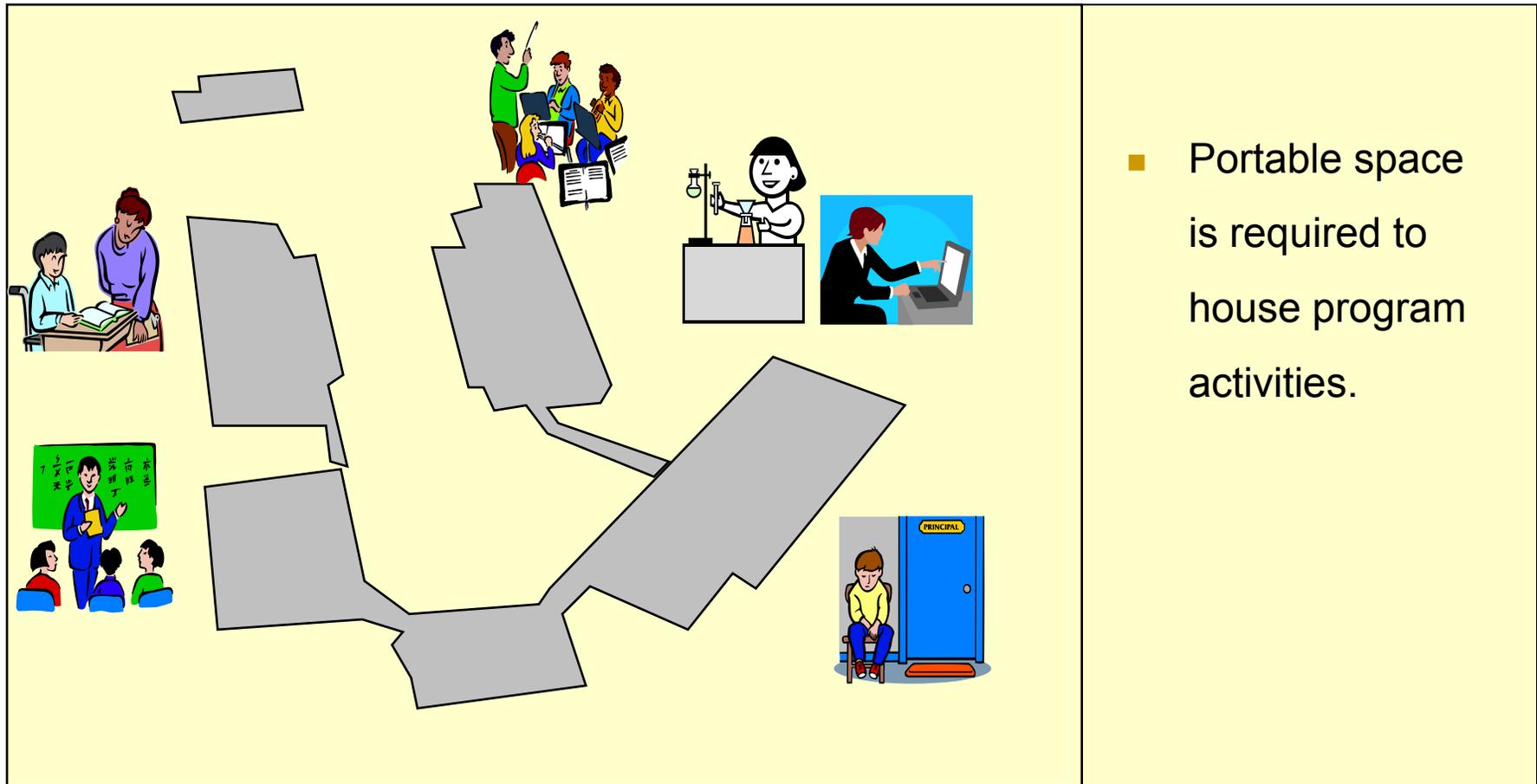


Capacity Adjusted for Programs

A.K.A. Functional or Operational Capacity

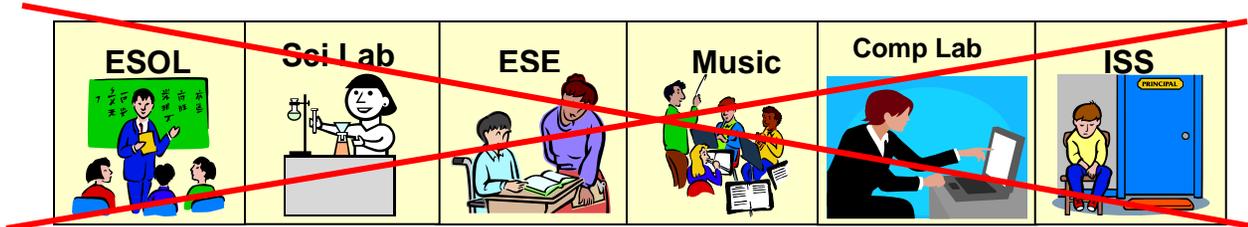
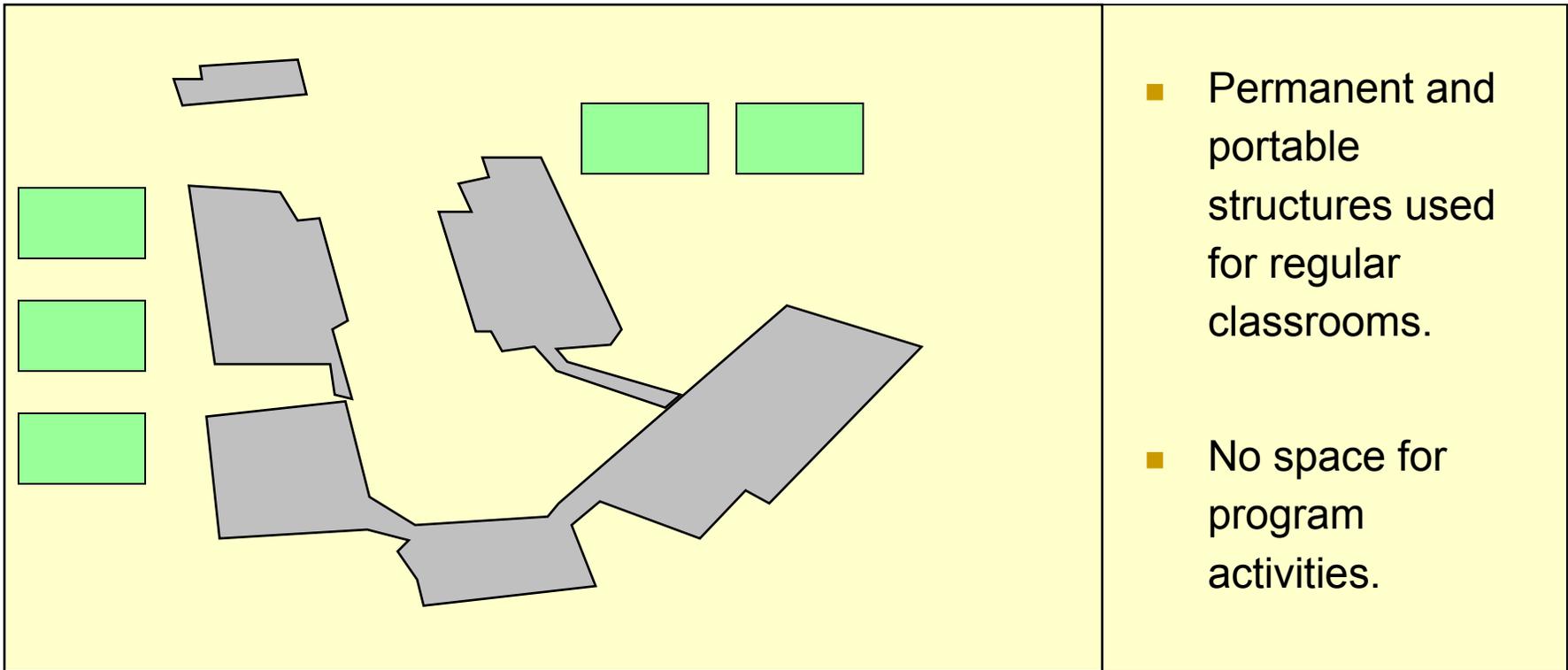


Permanent FISH Capacity

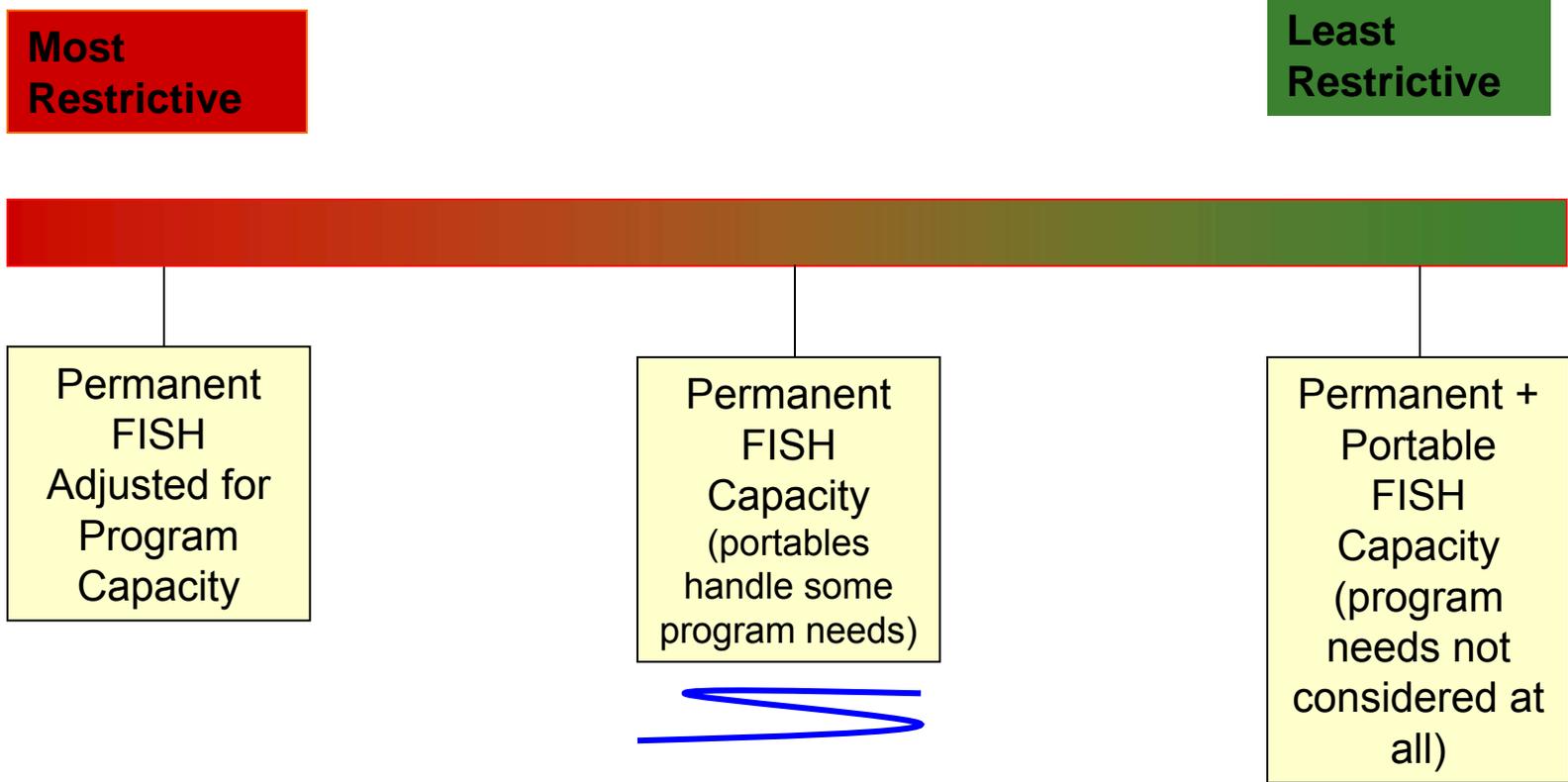


- Portable space is required to house program activities.

Permanent + Portable FISH Capacity



Level of Service Standards



School Concurrency Recommendations:



- Level of Service Standards
 - Goal – 100% Permanent FISH Capacity
 - Concurrency Service Areas
 - School Attendance Zones by School Level
Elementary – Middle - High
 - Concurrency Determinations
 - Available Capacity Adjusted for Growth Impact
-

Level of Service Standards

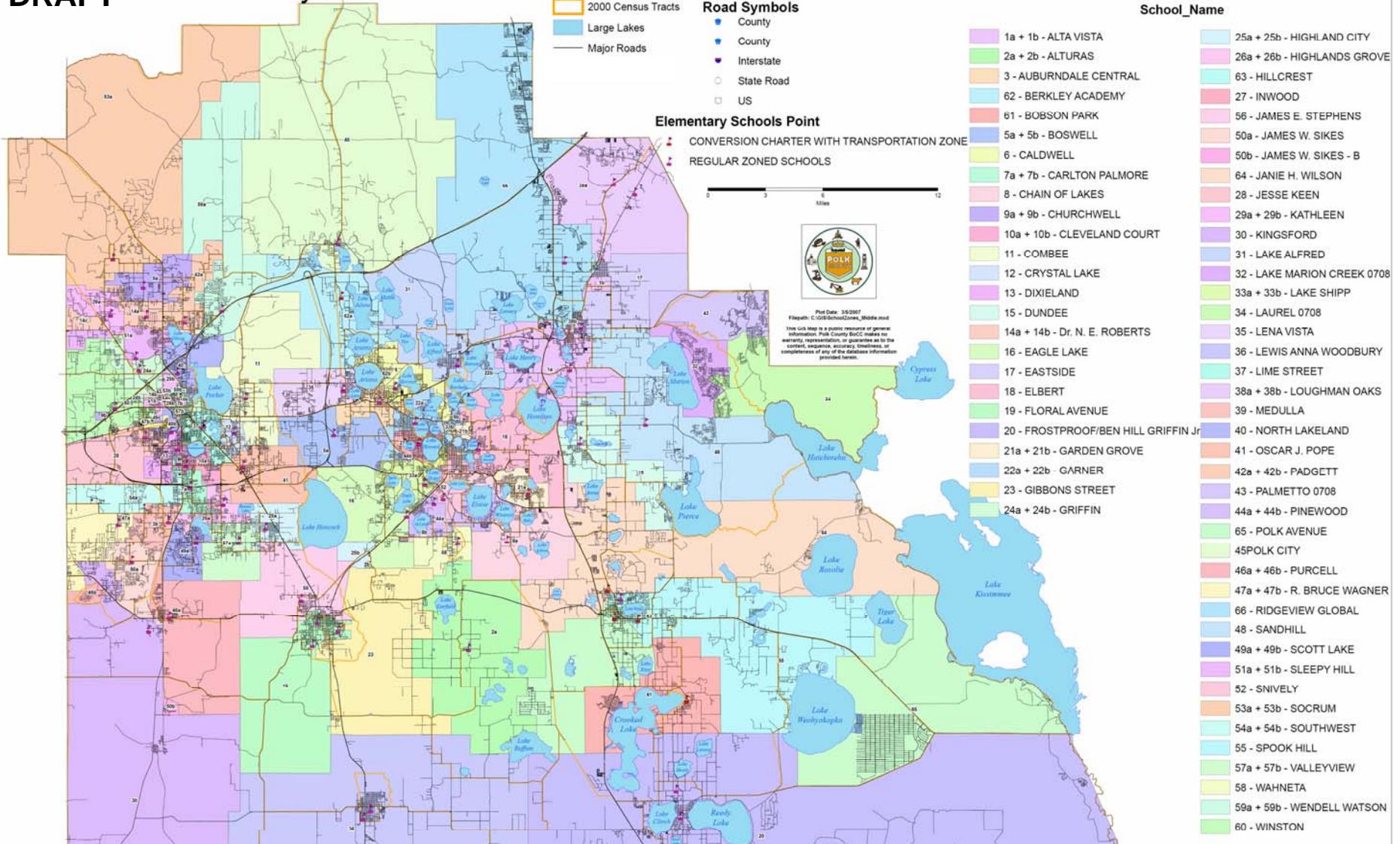
- The Planners Working Group is recommending the implementation of Tiered Level of Service (LOS) Standards – target is to achieve the desired standard at the end of 5 years.
 - Proposed LOS standards must be financially feasible.
 - Some schools will need to be listed as “backlogged” facilities→longer LOS compliance
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Level of Service Standards (% of FISH)

TIERED LEVEL OF SERVICE – SCHOOL YEAR 2008-2013

Facility Type	Year	Year	Year	Year	Year	Year
	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Elementary	122%	122%	115%	100%	100%	100%
Middle	113%	113%	110%	100%	100%	100%
High School	110%	110%	105%	100%	100%	100%

DRAFT Elementary School Zones



As currently proposed, school attendance zones will be used to evaluate school concurrency -- concurrency service areas.



Middle School Zones

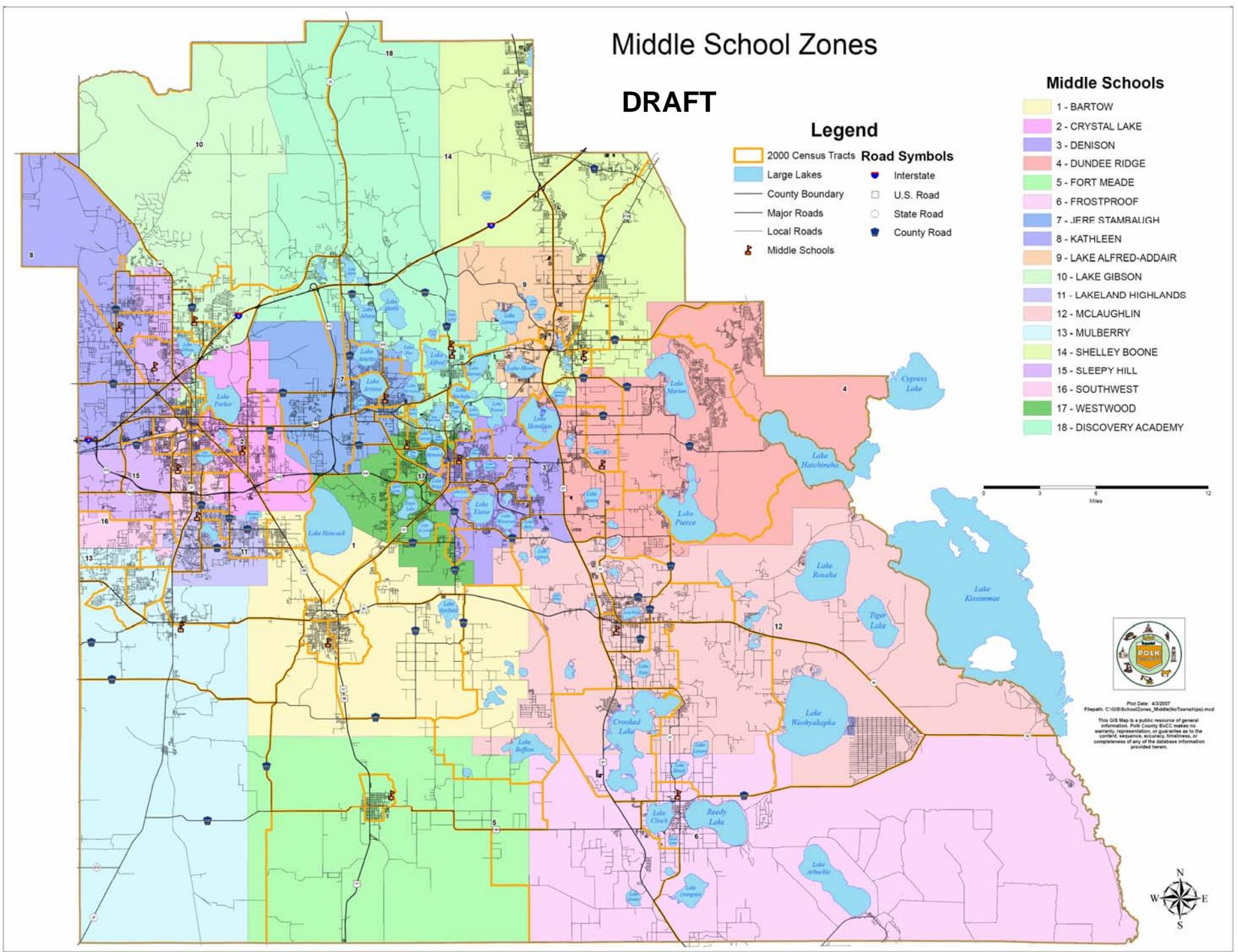
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Legend

- 2000 Census Tracts
- Large Lakes
- County Boundary
- Major Roads
- Local Roads
- Middle Schools
- Road Symbols
 - Interstate
 - U.S. Road
 - State Road
 - County Road

Middle Schools

- 1 - BARTOW
- 2 - CRYSTAL LAKE
- 3 - DENISON
- 4 - DUNDEE RIDGE
- 5 - FORT MEADE
- 6 - FROSTPROOF
- 7 - JERE STAMBAUGH
- 8 - KATHLEEN
- 9 - LAKE ALFRED-ADDAIR
- 10 - LAKE GIBSON
- 11 - LAKELAND HIGHLANDS
- 12 - MCLAUGHLIN
- 13 - MULBERRY
- 14 - SHELLEY BOONE
- 15 - SLEEPY HILL
- 16 - SOUTHWEST
- 17 - WESTWOOD
- 18 - DISCOVERY ACADEMY



Plot Date: 4/2/2007
Filepath: C:\GIS\SchoolZones_Middle\NoTownship.mxd
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High School Zones (2006 - 2007)

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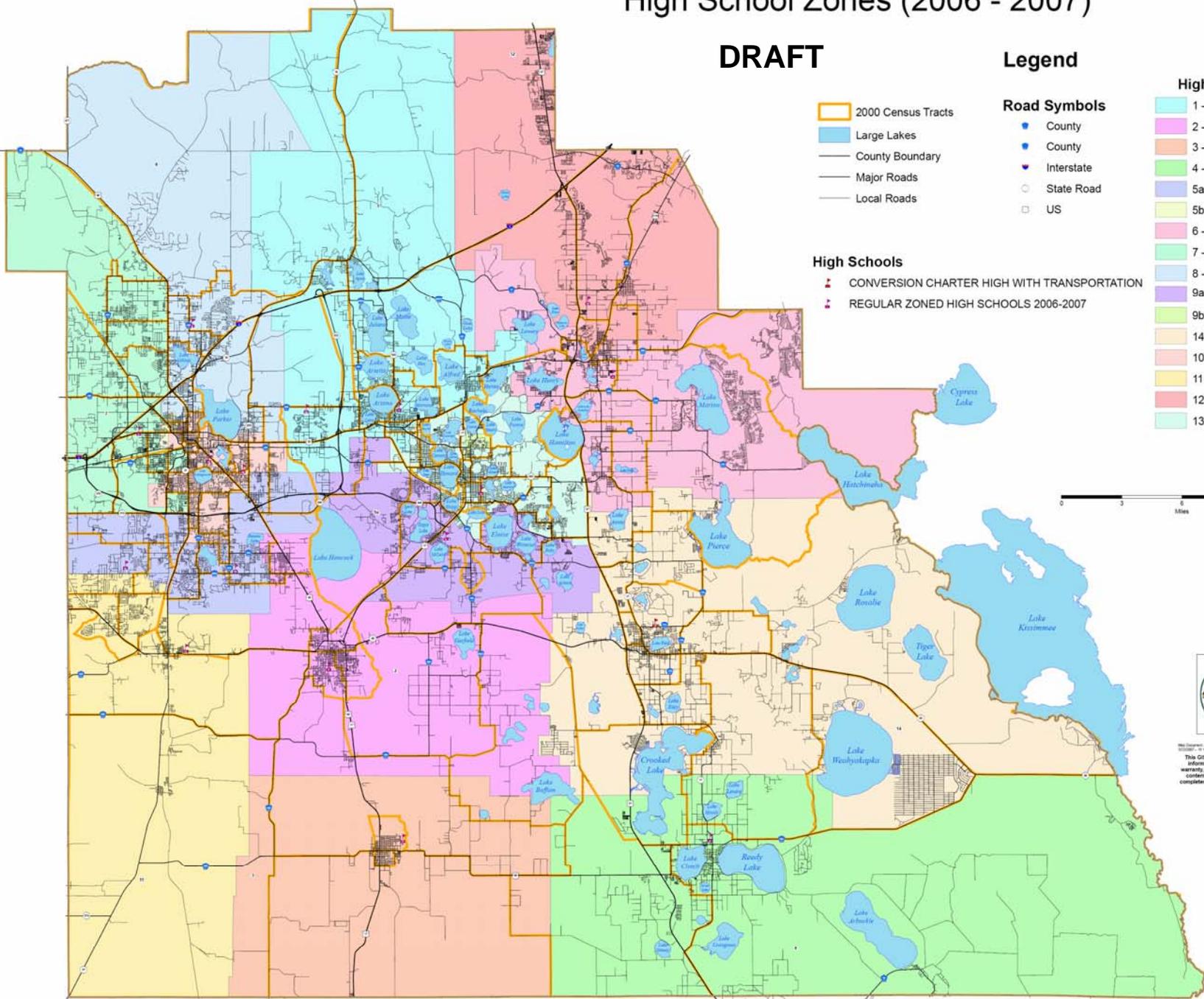
Legend

- 2000 Census Tracts
- Large Lakes
- County Boundary
- Major Roads
- Local Roads

- ### Road Symbols
- County
 - County
 - Interstate
 - State Road
 - US

- ### High Schools
- CONVERSION CHARTER HIGH WITH TRANSPORTATION
 - REGULAR ZONED HIGH SCHOOLS 2006-2007

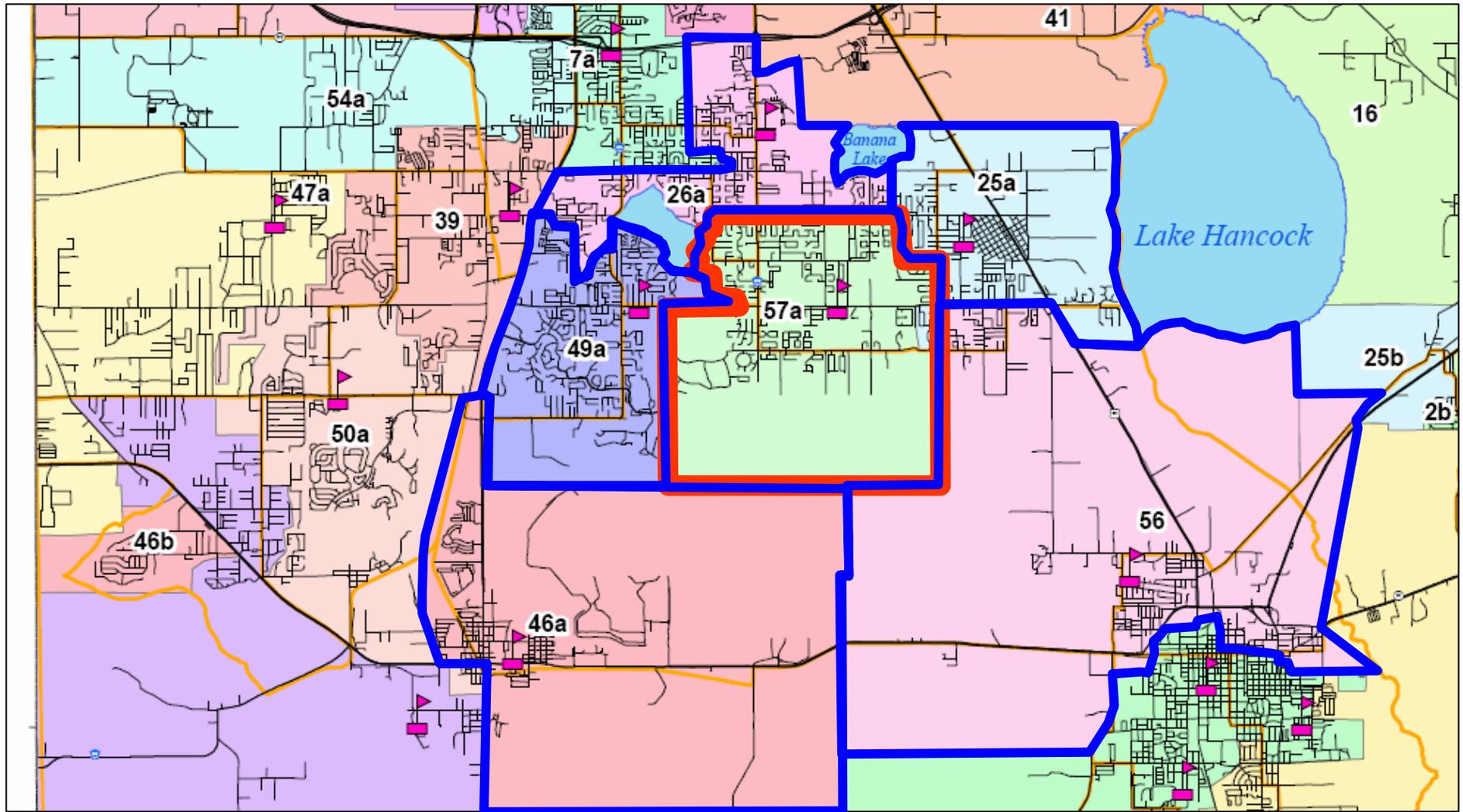
- ### High School Zones
- 1 - AUBURNDALE
 - 2 - BARTOW
 - 3 - FORT MEADE
 - 4 - FROSTPROOF
 - 5a - GEORGE JENKINS
 - 5b - GEORGE JENKINS
 - 6 - HAINES CITY
 - 7 - KATHLEEN
 - 8 - LAKE GIBSON
 - 9a - LAKE REGION
 - 9b - LAKE REGION
 - 14 - LAKE WALES
 - 10 - LAKELAND
 - 11 - MULBERRY
 - 12 - RIDGE COMMUNITY
 - 13 - WINTER HAVEN



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Elementary School Zones



Example of “Contiguous Zones”

Concurrency Determination

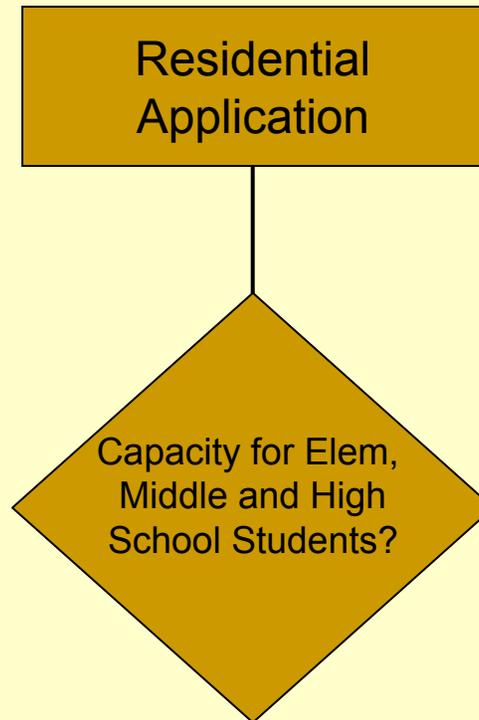
Residential Application

School concurrency only applies to residential uses that generate demand for public school facilities (students).

Exemptions:

- Single family lots of record with final plat approval
- Multi-family developments with final site plan approval

Concurrency Determination



School Board evaluates available capacity and demand.

Capacity = Existing + Committed (3 years) Student Stations in CIP

Demand = Current Student Enrollment + Reserved + Proposed

All three school levels:

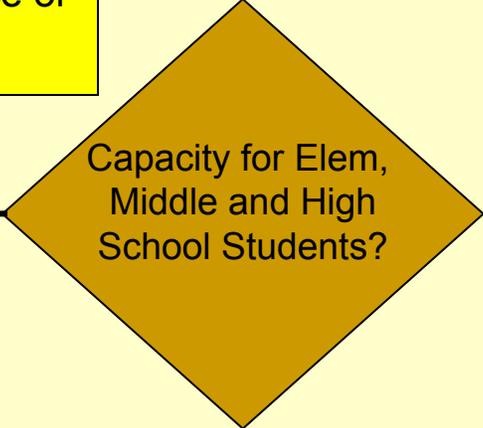
Is capacity available in school attendance zone or contiguous zone?

Concurrency Determination

Residential Application

School Board and applicant must agree on proposed mitigation.
Proportionate share mitigation is eligible for a school impact fee credit.

Local government approves development if adequate school capacity is in place or will be under construction in 3 years.



Yes

No

Capacity > Demand

Demand > Capacity

1 Year Certificate

Mitigation Options

Mitigation Agreement

Acceptable forms of mitigation:

- donation, construction or funding of school facilities
- contribution of land
- add student stations through donation or renovation of buildings
- construction of permanent student stations
- construction of charter school meeting SREF standards

School Concurrency Implementation Schedule

Activity	Date
Public Meetings (flyer to all schools in May)	June 2007
“ Summit ” or Workshop with BoCC, School Board & Local Governments to Review Draft	June 2007
BoCC Hearing & Transmittal of School Element	July 2007
COL P&Z Board Hearing & Staff Report (expedited) – example of city following Co.	August 2007
COL City Commission Transmittal Hearing	September 2007
BoCC Adoption Hearing	November 2007
COL City Commission Adoption Hearing	December 2007
Execution of Revised Interlocal Agreement	Jan / Feb 2008
Effective Date for School Concurrency	March 1, 2008

School Board – Local Government Agreement

- To implement school concurrency, an existing Interlocal Agreement for Public School Facility Planning must be updated with provisions for uniform level-of-service standards including procedures for proportionate share mitigation.
- The Interlocal Agreement outlines what *the School Board* is responsible for doing, like determining capacity of a school, determining how to handle the impact of a new residential project (called mitigation). The Interlocal also outlines responsibilities for *local governments* (like data sharing and coordinating development review with the school board).
- A final draft of the revised Interlocal will be released in June 2007.



PARTNERS

COUNTY – SCHOOLS - CITIES

- In growth decisions
- In financial decisions
- In infrastructure decisions
- In the decisions affecting the future and quality of living, working, and raising families in Polk County



The only constant in life is change...

QUESTIONS?



