

## **DIVISION 3.600 PUBLIC SCHOOL FACILITIES ELEMENT**

### **SECTION 3.601 INTRODUCTION**

The coordination of Polk County public school facility planning and comprehensive land use planning is in the best interests of the citizens of Polk County. Land use and public school facility planning should be coordinated and based on consistent population, enrollment, Capital Outlay Full Time Equivalent (COFTE), independent forecasts and development trend data. New schools and the provision of additional school capacity should be coordinated with land development, so additional school capacity is in place prior to, or concurrent with, additional student enrollment.

New schools should be located to take advantage of existing and planned infrastructure including roads, water, sewer and parks. Where possible, capital investments in schools should support existing neighborhoods and serve to reduce urban sprawl. Infill sites shall be sought for new schools in an effort to minimize urban sprawl and maximize the utilization of existing infrastructure. Relocatables or portables should be reduced or eliminated as permanent class rooms pursuant to 1013.21(1)(a), Florida Statutes as much as possible

The Public School Facilities Element includes objectives and policies intended to improve the coordination between land planning and the provision of school facilities. These measures will provide the following benefits:

- (1) Better coordination of new schools in time and place with land development;
- (2) Greater efficiency for the school board and local governments by the reduction of student travel times and the placement of schools to take advantage of existing and planned roads, water, sewer, and parks;
- (3) Improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the local governments;
- (4) The location and design of schools so that they serve as community and neighborhood focal points; and
- (5) The location of new schools and expansion and rehabilitation of existing schools so as to reduce pressures contributing to urban sprawl and support existing neighborhoods.

Within the Public School Facilities Element, the term “schools” refers to public elementary schools, middle schools, and high schools or any combination thereof.

## **SECTION 3.602 COORDINATION TO MAINTAIN A HIGH QUALITY OF EDUCATION**

**GOAL:** Coordinate with the Polk County School Board (School Board) and other jurisdictions to ensure quality educational facilities and superior educational opportunities which in turn encourage economic growth for individuals, families and communities in Polk County.

**OBJECTIVE 3.602-A:** Polk County shall implement the approved Interlocal Agreement for Public School Facility Planning (hereafter referred to as the Interlocal Agreement) as amended to maximize opportunities to share information.

POLICY 3.602-A1: Elected Officials Annual Meeting (aka “Schools Summit”). -- Polk County shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public School Facilities Element and the Interlocal Agreement and to determine the need to revise these documents.

POLICY 3.602-A-2: Planners Working Group Annual Meetings. -- The Planners Working Group as established in the Interlocal Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in POLICY 3.602-A1, formulate recommendations and discuss issues related to this element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

POLICY 3.602-A3: Population Projections. -- Polk County shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board, and student enrollment projections district-wide and by planning areas which are agreed upon by the Planners Working Group. The School Board’s student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Interlocal Agreement.

POLICY 3.602-A4: Polk County shall at least annually report on growth and development trends within its jurisdiction to the School Board. Polk County shall provide the information as specified in the Interlocal Agreement. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.

POLICY 3.602-A5: Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and the Interlocal Agreement.

POLICY 3.602-A6: Polk County shall seek and consider School Board comments on relevant comprehensive plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.

POLICY 3.602-A7: Polk County shall review their annually updated copy of the Polk County School Board's Five Year Work Plan and other reports from the School Board including a general educational facilities report with information outlined in the Interlocal Agreement.

POLICY 3.602-A8: Polk County shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of their local planning agency but could be a full member with voting rights.

**OBJECTIVE 3.602-B: Encourage partnerships that will ensure adequate educational facilities which in turn will encourage economic growth and provide for a trained and stable labor force, resulting in a higher quality of life.**

POLICY 3.602-B1: Support and encourage community and business partnerships for educational support services, to include, but not be limited to, magnet programs, work training, and job placement in order to improve productivity, earning potential, standard of living, and retention of labor force.

POLICY 3.602-B2: Consider the economic impact of school locations on neighborhoods such as, but not limited to the following factors: infrastructure, property and housing values, as well as surrounding land uses.

POLICY 3.602-B3: Encourage public/private partnerships between schools, business community, and other employers through mentoring programs, and Adopt-A-School programs with employees.

**OBJECTIVE 3.602-C: Polk County shall establish new and review existing coordination mechanisms relating to school facility planning that evaluates and addresses the comprehensive plan's effects on adjacent local governments, the school board, and other units of local government providing services but not having regulatory authority over use of land and the State.**

POLICY 3.602-C1: Polk County shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for:

- a. Coordination and Sharing of Information
- b. Planning Processes
- c. School Siting Procedures
- d. Site Design and Development Plan Review
- e. School Concurrency Implementation
- f. Implementation and Amendments

g. Resolution of Disputes

POLICY 3.6021-C2: The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five Year Work Plan and the annual general education facilities report.

POLICY 3.602-C3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the Polk County School District, the Board of County Commissioners, School Board, and Commissions from other jurisdictions shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual Community Investment Program of Polk County, the annual educational facilities report and Five Year Work Plan of the School Board.
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d. Use of a unified data base including population (forecasts of student population), land use and facilities.
- e. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

### **SECTION 3.603 IMPLEMENTATION OF SCHOOL CONCURRENCY**

**GOAL**: Polk County will implement public school facilities concurrency uniformly with other local jurisdictions in order to ensure the availability of public school facilities consistent with an adopted level of service providing adequate school capacity and eliminating overcrowded conditions in existing and future schools.

**OBJECTIVE 3.603-A**: Establish a minimum level of service for schools and consider school capacity within development impact reviews, e.g. for Planned Developments, rezoning requests, site plans, DRIs, or where there are specific development plans proposed.

POLICY 3.603-A1: Polk County shall establish development plan review procedures with an effective date of March 1, 2008 for all residential and mixed use development proposals in order to implement school concurrency.

POLICY 3.603-A2: The Level of Service for Polk County Schools shall be 100% of Florida Inventory of School Houses (FISH).

An annual Utilization Analysis will be conducted by the Polk County School Board Facilities Division to determine the operation and efficiency of each school as compared to the Department of Education's standards determined by the Florida Inventory of School Houses (FISH).

POLICY 3.603-A3: Polk County shall collaborate with the School Board to identify methods to achieve targeted utilization that include:

- a. Improvements to existing school facilities (shared facilities, redistricting, expansion or remodeling, etc.)
- b. Retrofitting of existing structures
- c. New school construction
- d. Encouraging multi-story school facilities in an urban environment
- e. Exploring re-use of former non-residential centers as potential urban school sites.

**OBJECTIVE 3.603-B: LEVEL OF SERVICE STANDARDS**

**Polk County shall ensure that the capacity of schools is sufficient to support students at the adopted level of service (LOS) standards within the period covered by the Five Year Work Plan. These standards shall be consistent with the Interlocal Agreement.**

POLICY 3.603-B1: Polk County shall apply the LOS standards set forth herein consistently with all local jurisdictions and the School Board on a district-wide basis within the adopted concurrency service areas for each school type.

POLICY 3.603-B2: Consistent with the Interlocal Agreement, the uniform district-wide level-of service standards are established as a percent of Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

- a. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.
- b. Other: K-8, 6th grade centers, 9th grade centers, 6-12th grade schools are at one hundred percent (100%) of permanent DOE FISH capacity
- c. Special: Including alternative education or special programmatic facilities are designed to serve a specific segment of the student population on a countywide basis or for a temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.

- d. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

POLICY 3.603-B3: Polk County shall identify those schools operating below their respective LOS standard as of the adoption of the Public School Facilities Element.

POLICY 3.603-B4: Polk County shall coordinate with the School Board to achieve an acceptable LOS at all schools as part of the School Board's financially feasible Five Year Work Plan concurrency management program. The student population shall not exceed the core dining capacity at any time.

**OBJECTIVE 3.603-C: SCHOOL CONCURRENCY SERVICE AREAS**

**Polk County, in coordination with other jurisdictions and the School Board, shall establish School Concurrency Service Areas within which a determination is made of whether adequate school capacity is available based on the adopted level of service standards.**

POLICY 3.603-C1: The School Concurrency Service Areas (CSAs) for the Polk County School District, as agreed in the Interlocal Agreement, shall be school attendance zones (excluding attendance "spot zones"). When a proposed adjustment to the established school attendance zones is to be considered by the School Board, Polk County shall coordinate with the School Board to provide technical and public input prior to an official public hearing. The school attendance CSAs are hereby adopted by reference and included in the Public Schools Facility Element data and analysis.

POLICY 3.603-C2: Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments' within Polk County's development approvals for the CSA and for contiguous CSAs.

POLICY 3.603-C3: Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the bounds of the School Board's requirement for a financially feasible five year capital facilities plan.

**OBJECTIVE 3.603-D: PROCESS FOR SCHOOL CONCURRENCY IMPLEMENTATION:**

**In coordination with the School Board, Polk County will establish a process for implementation of school concurrency which includes capacity determinations and availability standards. Polk County shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.**

POLICY 3.603-D1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.

POLICY 3.603-D2: School concurrency shall apply only to residential development or a phase of residential development that generate students requiring a final development approval including subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

POLICY 3.603-D3: Polk County shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public School Facilities Element.

POLICY 3.603-D4: Polk County, in consultation with Polk County School Board staff, will develop and adopt land development regulations which establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement.

POLICY 3.603-D5(a): Polk County may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and proportionate share mitigation commitments, as provided herein.

POLICY 3.603-D5(b): School concurrency decisions should support and not be in conflict with the local goals and objectives of the comprehensive plan regarding growth management, as articulated in the other elements of the local comprehensive plan.

POLICY 3.603-D6: Polk County will issue a concurrency determination based on the School Board's concurrency review findings and recommendations consistent with the Interlocal Agreement. The School Board's findings and recommendations shall address whether adequate capacity exists for elementary, middle, and high schools, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.

POLICY 3.603-D7: Polk County shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
- b. Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

POLICY 3.603-D8: In the event that there is not sufficient capacity in the affected concurrency service area based on the adopted level of service standard to address the impacts of a proposed development, and the availability standard for school concurrency cannot be met, one of the following shall apply:

- a. The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share or other school board approved mitigation; or,
- b. The project shall be delayed to a date when the level of service can be ensured through capital enhancement(s) or planned capacity increases; or,
- c. A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and each phase shall be delayed to a time when capacity enhancement and level of service can be ensured; or,
- d. The project shall not be approved.

POLICY 3.603-D9: If the impact of the project will not occur until years 2 or 3 of the School Board's financially feasible Five Year Work Plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Work Plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means.

**OBJECTIVE 3.603-E: PROPORTIONATE SHARE MITIGATION**

**Polk County shall allow for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible Five Year Work Plan.**

POLICY 3.603-E1: Mitigation shall be allowed where the adopted level of service standards cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five Year Work Plan and which will maintain adopted level of service standards.

- a. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; and,
- b. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

POLICY 3.603-E2: Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to that concurrency service area and where such is consistent with the other provisions of this Element.

POLICY 3.603-E3: Mitigation shall be directed to permanent capacity improvement projects on the School Board's financially feasible Five Year Work Plan that will satisfy the demand created by that development approval consistent with the adopted level of service standards, and shall be assured by a legally binding development agreement between the School Board, Polk County, and the applicant executed prior to the issuance of the subdivision plat or the site plan as required by the local government. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five Year Work Plan in a timely manner. However, if a new development triggers the need for additional capacity which can only be met by a new school and such new school would not otherwise be needed for more than five years, the mitigation agreement shall not trigger concurrency nor a change to the Five Year Work Plan until the time at which conditions for the agreement are acceptable to the School Board. The development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration. Relocatable classrooms will not be accepted as mitigation.

POLICY 3.603-E4: The amount of mitigation required for each school level shall be determined by multiplying the number of new student stations required to serve the new development by the average costs per student station applicable to the Polk County School District. The average cost per student station shall include school facility development costs and land costs.

POLICY 3.603-E5: As provided in the Interlocal Agreement, the student generation rates used to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

**OBJECTIVE 3.603-F: Polk County, in coordination with other jurisdictions, shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.**

POLICY 3.603-F1: Polk County, in coordination with other jurisdictions, shall ensure that future development pays a proportionate share of the costs of the capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

POLICY 3.603-F2: Polk County hereby incorporates by reference as listed in Policy 4.205-A16 the School Board's financially feasible Five Year Work Plan.

POLICY 3.603-F3: Polk County shall continue to investigate the feasibility of additional funding sources for additional public schools.

**SECTION 3.604 SCHOOL SITING, DESIGN AND PLANNING, CO-LOCATION AND SHARED USE OF PUBLIC FACILITIES**

**GOAL:** Partner with the school board and other jurisdictions to promote schools as focal points of existing and future neighborhoods through siting for new schools, redevelopment of existing school facilities, and co-location and shared use of facilities and services.

**OJECTIVE 3.604-A:** Polk County, in collaboration with the School Board and other jurisdictions, shall provide for the location and expansion of existing schools in a coordinated manner ensuring the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and to ensure compatibility and consistency with the Comprehensive Plan.

**POLICY 3.604-A1:** Polk County will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.

**POLICY 3.604-A2:** Polk County will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property and other guidelines as outlined in the Interlocal Agreement.

**POLICY 3.604-A3:** Polk County shall coordinate with the School Board and other jurisdictions on the planning and siting of new schools facilities to ensure appropriate timing of necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

**POLICY 3.604-A4:** Polk County will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all future land use plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. Polk County shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.

**POLICY 3.604-A5:** The siting and location of new schools within the Green Swamp Area of Critical State Concern (ACSC) in unincorporated Polk County shall be limited to parcels located in the Transit Supportive Development and Urban Growth Areas (TSDA and UGA, respectively) within the Polk City and the Ridge Special Protection Areas.

**POLICY 3.604-A6:** Polk County will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

POLICY 3.604-A7: Polk County shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.

POLICY 3.604-A8: The preferred locations for public schools, whether elementary, middle or high schools are within the Urban Service Areas for utility services and expansions.

POLICY 3.604-A9: Polk County shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary. The processing of any amendments shall be at no cost to the School Board.

POLICY 3.604-A10: Polk County shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.

POLICY 3.604-A11: Polk County shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.

POLICY 3.604-A12: Polk County shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:

- a. Consideration of school siting during the completion of area wide studies,
- b. Encouragement to developers to contribute towards the provision of school facilities.

**OBJECTIVE 3.604-B: Enhance community and neighborhood design through effective school educational facility design, school siting standards, compatibility with surrounding land uses, schools as focal points for community planning, and making schools a central component, geographically or otherwise, to neighborhood-level planning.**

POLICY 3.604-B1: Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.

POLICY 3.604-B2: Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

POLICY 3.604-B3: Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.

POLICY 3.604-B4: Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School Board.

POLICY 3.604-B5: Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

POLICY 3.604-B6: In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments.

POLICY 3.604-B7: Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes and adult education on-site or in alternative locations, such as but not limited to commercial plazas, shopping malls, and community centers.

POLICY 3.604-B8: Polk County shall coordinate closely with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, pedestrian, bicycle and other connectivity to the surrounding residential community.

POLICY 3.604-B9: Reduce capital expenditures for Polk County and the School Board via cost-effective design criteria and shared facilities.

**OBJECTIVE 3.604-C: Plan for the expansion and/or rehabilitation of existing school facilities to maintain and improve neighborhoods and communities.**

POLICY 3.604-C1: Where existing schools are proposed to be expanded, substantially renovated or new schools are proposed to be built, Polk County shall request that school board staff, local school-based faculty, and advisory councils coordinate with County staff and relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.

POLICY 3.604-C2: Coordinate with the School Board, Florida Department of Transportation (FDOT), the Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in seeking grant funding to enhance access and inter-modal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

**OBJECTIVE 3.604-D: Implement provisions of the Interlocal Agreement by coordinating the location of educational facilities and the co-location of other public facilities.**

POLICY 3.604-D1: Polk County will review future school and ancillary facility plans and identify opportunities for future co-location or joint use projects. The School Board will be notified of potential projects in a timely manner.

POLICY 3.604-D2: Encourage the location of parks, recreation and community or civic facilities in new and existing communities in conjunction with school sites. Seek out other co-location and joint use opportunities as outlined in the Interlocal Agreement that will benefit existing neighborhoods or redevelopment efforts.

POLICY 3.604-D3: Polk County will provide funding within their Capital Improvements Element to allow for identified and potential co-location projects.

**OBJECTIVE 3.604-E: Strengthen existing neighborhoods and enhance community and neighborhood design through the co-location and joint use of educational facilities.**

POLICY 3.604-E1: Polk County, in cooperation with the School Board and other jurisdictions, shall whenever possible coordinate the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.

POLICY 3.604-E2: Polk County and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects which overlap boundaries within areas defined for civic purposes. Civic uses near or adjacent to schools shall be a preferred land use in regard to land use decision making.

POLICY 3.604-E3: Continue to exercise joint use agreements between the School Board, Polk County, and other relevant agencies regarding shared use of facilities, including schools, community centers, libraries, parks, and other compatible facilities. Agreements shall include shared costs where feasible.

POLICY 3.604-E4: Support and encourage community-based programs for children's athletics, performing arts, and after-school enrichment in conjunction with school facilities. This may include exploring and supporting economically feasible multi-modal transportation system options that will enhance such opportunities.

POLICY 3.604-E5: Each year upon adoption of the School Board's Five Year Work Plan, County staff shall assist the School Board as needed in bringing together relevant agencies to discuss planning and budgeting for possible co-located facilities. The coordination may include staff from the affected County and/or City planning, parks and recreation, library, police/law enforcement, civic groups, and other government agencies as necessary. The coordination meeting should occur several years prior to commencement of school construction in order to achieve maximum co-location opportunities.

POLICY 3.604-E6: Encourage the business community, developers, and other private organizations to coordinate with Polk County and the School Board to jointly fund and design community-based services and facilities in conjunction with existing and proposed school sites.

## **SECTION 3.605 INTERGOVERNMENTAL COORDINATION IN A MULTI-JURISDICTIONAL ENVIRONMENT**

**GOAL:** Maintain and enhance intergovernmental coordination and joint planning efforts with the school board and other jurisdictions to ensure public infrastructure and other necessary services are available in a multi-jurisdictional environment for public school facilities.

**OBJECTIVE 3.605-A:** Integrate land use and school facility planning in Polk County through a series of planning, coordination and implementation activities which ensure capital facilities and infrastructure necessary for school facilities are available to public schools.

POLICY 3.605-A1: Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.

POLICY 3.605-A2: Develop a process for an annual joint review of the capital plans for the school board and the local government.

POLICY 3.605-A3: Plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.

POLICY 3.605-A4: Polk County shall coordinate with the efforts of the School Board to provide emergency shelter, in accordance with Florida Statutes, when the construction of new facilities or rehabilitation or expansion of existing facilities is being considered.

**OBJECTIVE 3.605-B:** Support School Board programs to effectively and efficiently manage existing capital and operational funds and resources.

POLICY 3.605-B1: Polk County shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.

POLICY 3.605-B2: Support School Board efforts to ensure sufficient capacity and operational resources for current and future school enrollment by partnering in the identification of capital needs, operational needs, and available funding sources for various campuses and school programs.

POLICY 3.605-B3: Support the School Board and encourage the State Legislature to allow flexibility in state, local and private sector participation in capital and operational funding of public school facilities.

POLICY 3.605-B4: Give priority in scheduling County programs and capital improvements which are consistent with and which meet the capital needs identified in the school facility planning program(s).

POLICY 3.605-B5: Coordinate with the School Board to ensure the appropriate methodology is utilized to evaluate the impact of different types of residential units on student populations, school facilities, and fiscal impacts to schools.

POLICY 3.605-B6: Consider joint funding for expanding appropriate school facilities to function as community service centers.

POLICY 3.605-B7: Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments.

POLICY 3.605-B8: Polk County in consultation with the School Board on a case by case basis shall consider incentives such as, but not limited to, density bonus points, tax credits, waiver of fees, or other innovative means to encourage developers to contribute to the provision of school facilities by:

- donating school site(s),
- reserving or selling sites at pre-development prices,
- constructing new facilities or renovating existing facilities, and
- providing access to public transit.

POLICY 3.605-B9: Support School Board efforts to allow the private sector to construct school facilities and/or lease land or facilities to the School Board.

POLICY 3.605-B10: Polk County shall identify infrastructure projects within Polk County's Community Investment Program which will permanently or temporarily impact an existing campus due to proximity or serviceability to a campus.

### **SECTION 3.606 MONITORING, EVALUATION AND IMPLEMENTATION**

**GOAL: Monitor and evaluate efforts to coordinate school facility planning to ensure successful implementation of the Public School Facilities Element.**

**OBJECTIVE 3.606-A: Polk County shall implement the objectives and policies of the Public School Facilities Element in coordination with the School Board and local municipalities.**

POLICY 3.606-A1: The Polk County Manager, or designee, shall be responsible for implementing the educational facilities objectives and policies included in Polk County Comprehensive Plan.

POLICY 3.606-A2: Polk County shall adopt development regulations as necessary to implement the objectives and policies of the Public School Facilities Element.

POLICY 3.606-A3: Polk County shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public School Facilities Element.

POLICY 3.606-A4: Polk County shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.

POLICY 3.606-A5: Polk County shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

POLICY 3.606-A6: Polk County shall develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

POLICY 3.606-A7: Polk County shall determine from the School Board the inventories required by the Public School Facilities Element.

POLICY 3.606-A8: Polk County shall continue to enforce existing regulations where specified within the Public School Facilities Element.

POLICY 3.606-A9: Any conflicts related to issues covered by the Public School Facilities Element and Interlocal Agreement shall be resolved in accordance with governmental conflict resolution procedures specified in Florida Statute.

<b>Revision History Division 3.600 Public School Facilities Element</b>	
DIVISION 3.600	Added November 2007 BY Ord. 07-079
SECTION 3.601	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.602-A7	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.6021-C2	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.602-C3	<b>CPA 15B-05 (Ord. 16-005) 2/16/16; CPA-10B-04 (Ord. 10-043) 8/4/10</b>
POLICY 3.603-A2	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
OBJECTIVE 3.603-B	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.603-B2	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.603-B4	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.603-D9	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
OBJECTIVE 3.603-E	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.603-E1	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>

<b>Revision History Division 3.600 Public School Facilities Element</b>	
POLICY 3.603-E2	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.603.E3	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.603-F2	<b>CPA 15B-05 (Ord. 16-005) 2/16/16; CPA 15-046 (Ord. 15-0456) 7/21/15</b>
POLICY 3.604-A5	<b>CPA 10B-01 (Ord. 10-039) 8/4/10</b>
POLICY 3.604-E5	<b>CPA 15B-05 (Ord. 16-005) 2/16/16</b>
POLICY 3.605-B10	<b>CPA-10B-04 (Ord. 10-043) 8/4/10</b>