



Alachua County
Board of County Commissioners

CPA-10-08

Comprehensive Plan Amendments for
Public School Concurrency
& Update of Interlocal Agreement for Public
School Facility Planning

June 24, 2008

School Concurrency

What is School Concurrency?

Senate Bill 360 (2005 Legislature)

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

Purposes for School Concurrency

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

Key Documents for School Concurrency

➤ **Local Government Comprehensive Plans**

- **Public School Facilities Element**
- **Capital Improvements Element**
- **Intergovernmental Coordination Element**
- **Future Land Use Element**

(Amend Comprehensive Plans by July 1, 2008)

➤ **Interlocal Agreement for Public School Facility Planning**

(Update 2006 Agreement to be consistent with Comprehensive Plan by July 1, 2008)

Deadline & Sanction Per Statutes

- Florida Statutes require local governments to amend comprehensive plans by scheduled deadline (July 1, 2008) and enter into Interlocal Agreement consistent with comprehensive plan;
- Sanction for failure to meet deadline: local governments may not amend their comprehensive plans to increase residential density.

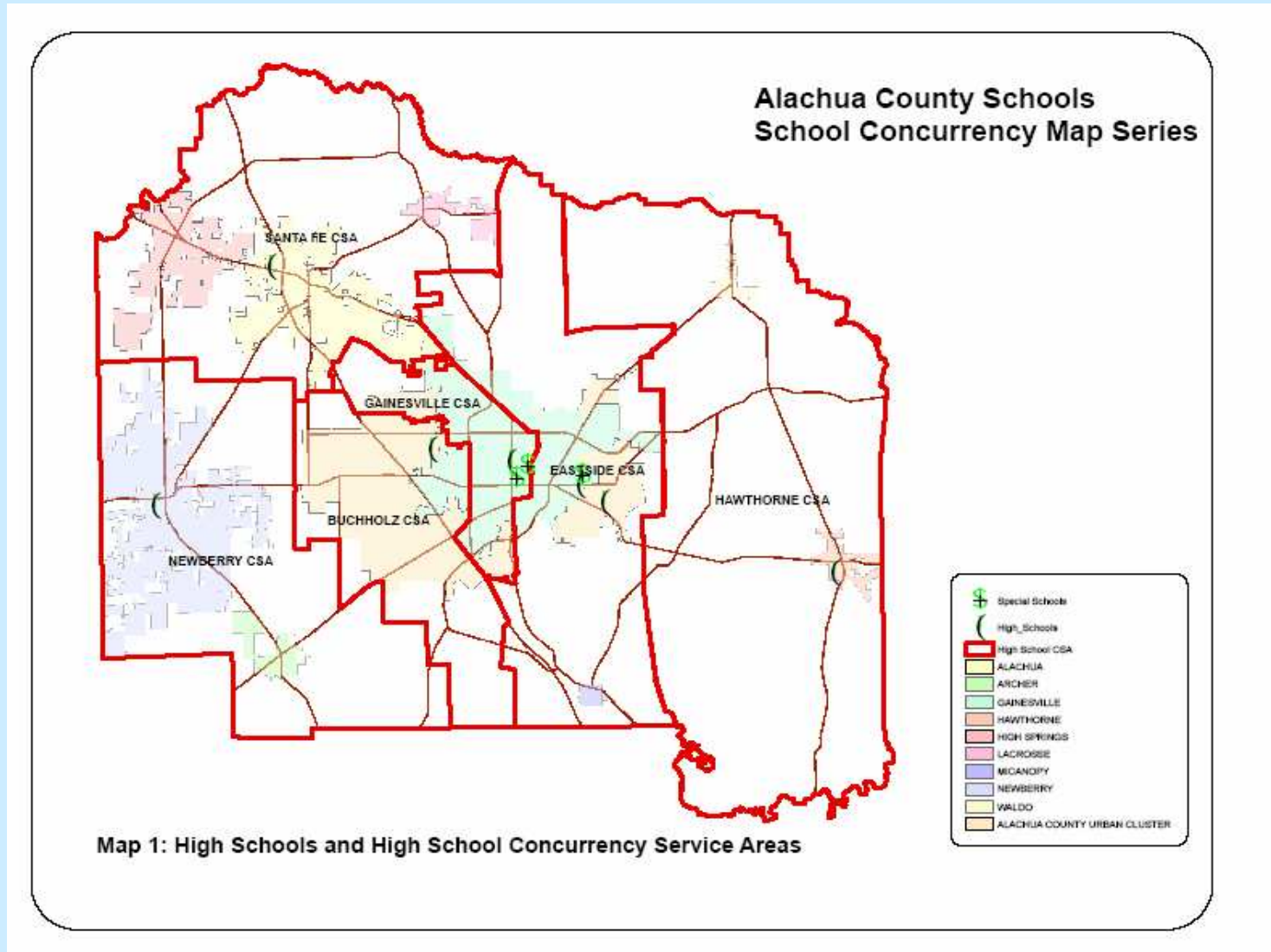
CPA-10-08 Timeline

- Required Comprehensive Plan Amendments were Transmitted to Florida Department of Community Affairs (DCA) March 11, 2008
- DCA Objections, Recommendations & Comments (ORC) Report Issued May 16, 2008

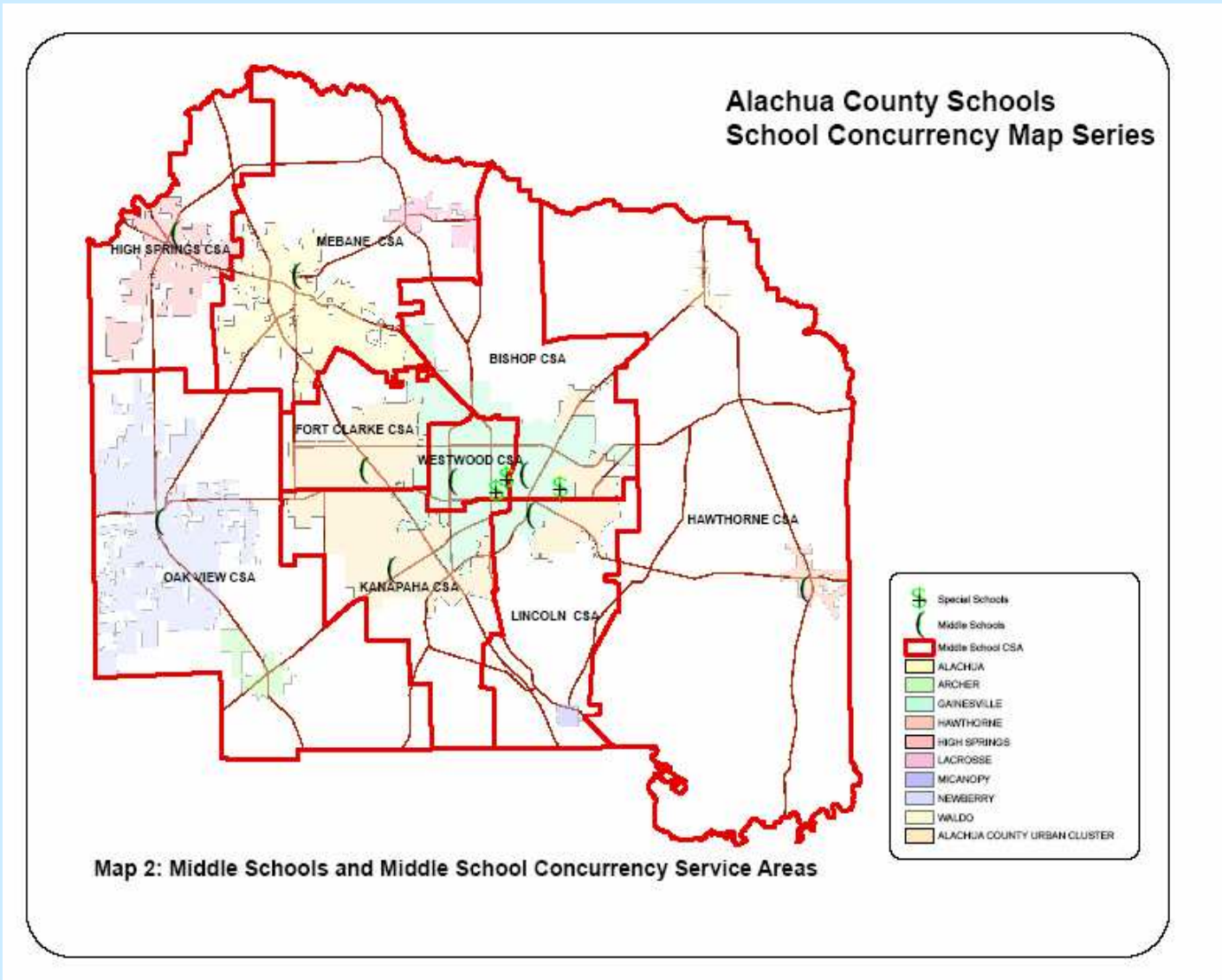
Alachua County Enrollment

School Year	Total Enrollment	Elementary	Middle	High
2005-06	26,526	11,420	6,248	8,858
2007-08	26,235	11,831	5,676	8,728
2011-12	27,285	13,027	6,433	7,825
2016-17	29,715	14,279	6,776	8,660

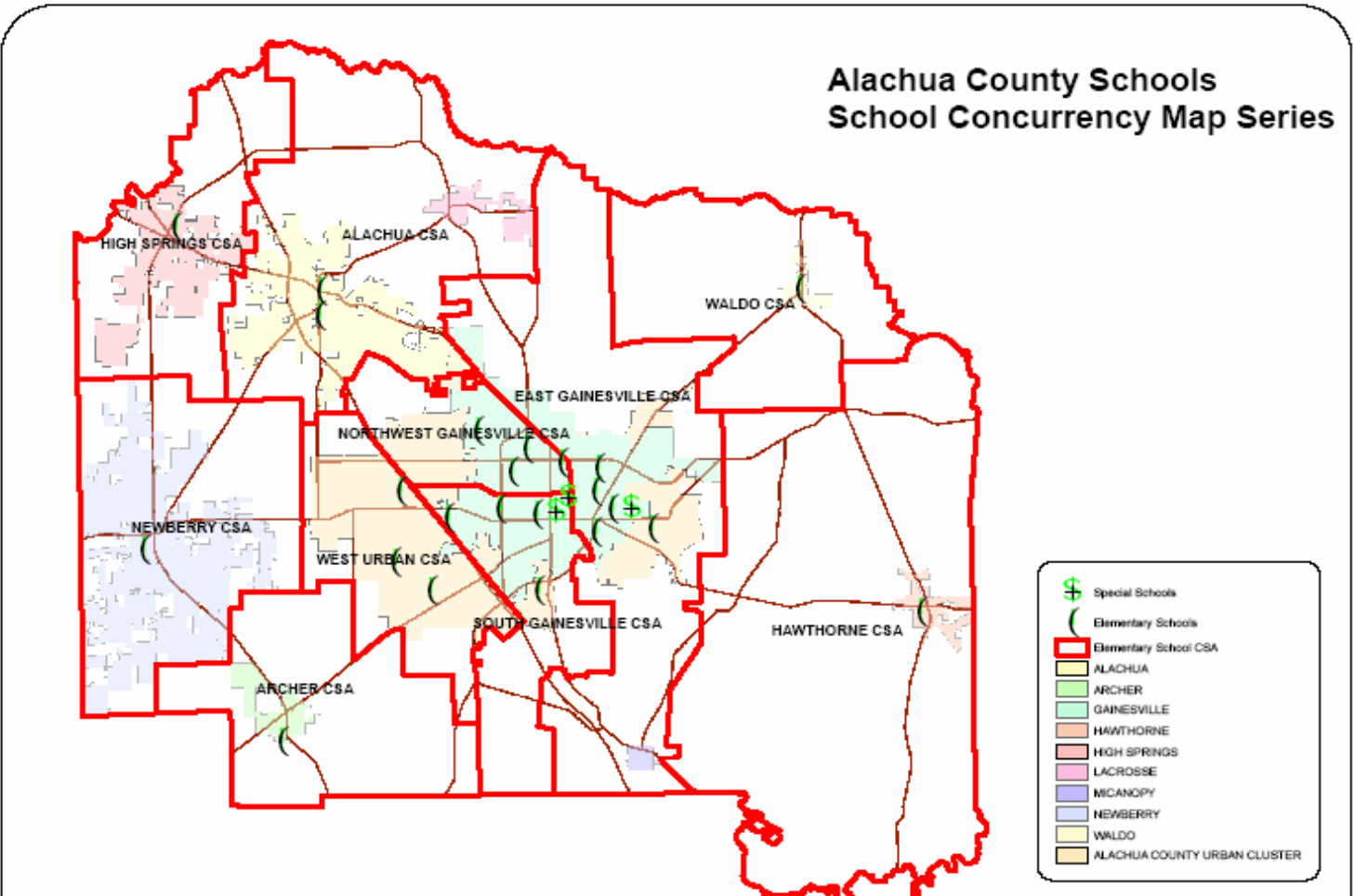
High School CSAs



Middle School CSAs

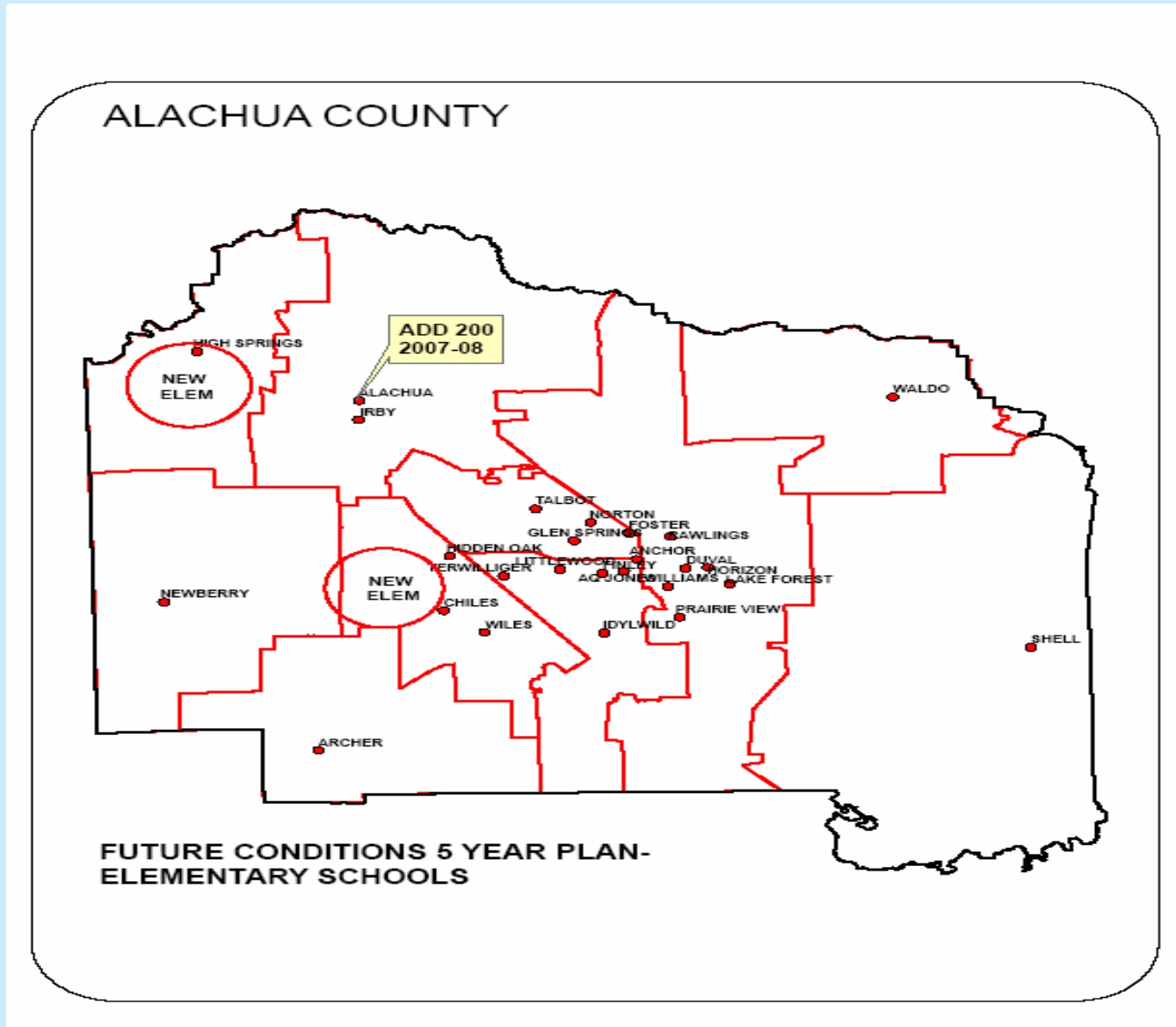


Elementary School CSAs

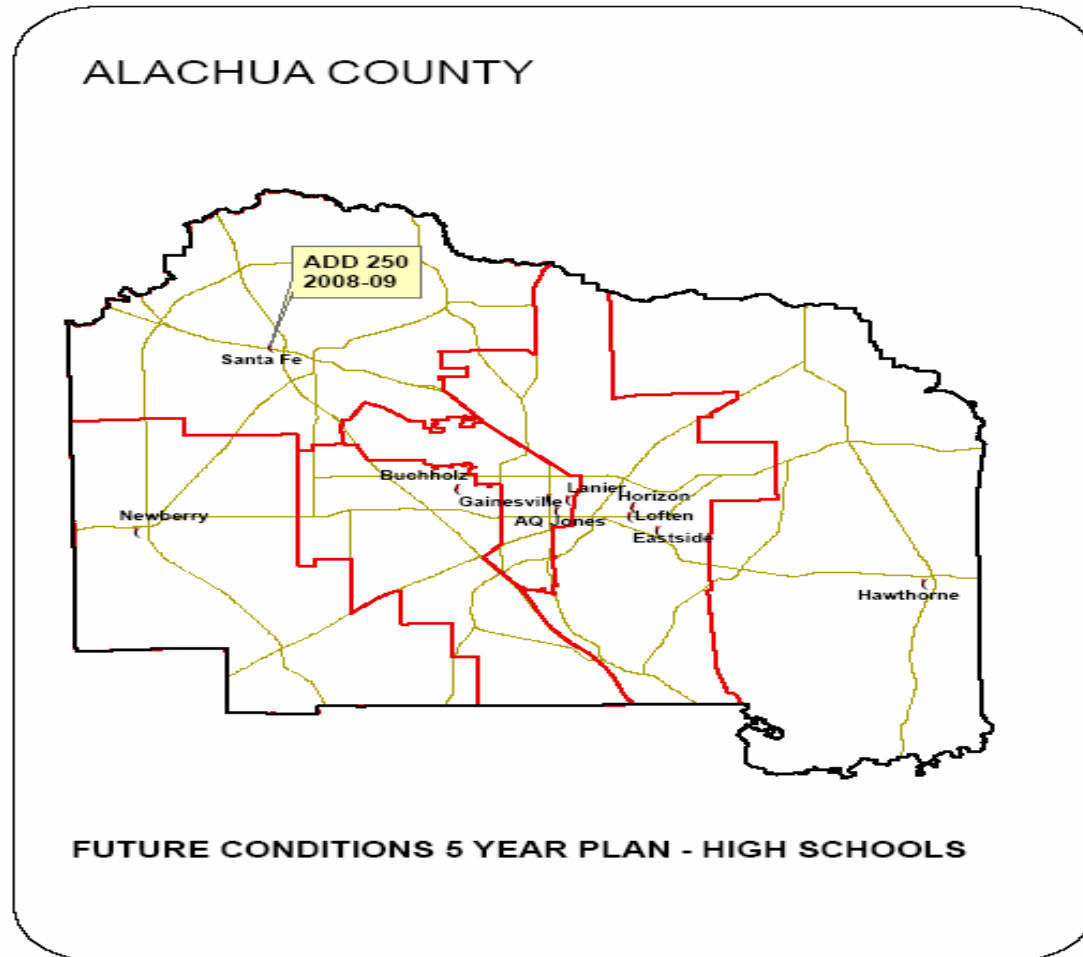


Map 3: Elementary Schools and Elementary School Concurrency Service Areas

Elementary – Future Conditions (5-Year)



High School – Future Conditions (5-Year)



Level of Service Standard **(CPA-10-08)**

- **100% of Permanent Program Capacity for Elementary, Middle and High Schools**
- **Interim LOS Standards for Backlogged Elementary SCSAs**
 - **High Springs – 120% thru 2010-11**
 - **Newberry – 115% thru 2010-11**
 - **West Urban – 115% thru 2010-11**

Five-Year District Facilities Plan

Key Improvements

Facility	2007-08	2008-09	2009-10	2010-11	2011-12
Alachua Elem.		200 seats			
Elem. F High Spr.				378 seats	
Elem. G W. Urban					756 seats
Santa Fe High		180 seats	250 seats		

Public School Facilities Element

- Land Use & School Capacity Coordination
- School Concurrency Implementation
- Proportionate Share Mitigation
- School Board 5-Year Work Program
- Standards for School Location
- School Board Representation
- Coordination of Enrollment & Population, School Site Selections, Expansions and Closures
- Comprehensive Plans & School Facility Plan

Intergovernmental Coordination Element

- Interlocal Agreement for Public School Facility Planning
- Update Statutory References

Capital Improvements Element

- Adopt School Board 2007-08 5-Year District Facilities Plan for School Concurrency
- Add Public Schools to Public Facilities Subject to Concurrency
- Specify Public School LOS Standard Based on PSFE
- Criteria for Public School Concurrency

Capital Improvements Element (Continued)

- Public School Concurrency Requirements:
 - Adequate facilities in place or under construction within three years per 5-Year Plan;
 - Adequate facilities available in adjacent SCSA – in place or under construction within three years per 5-Year Plan; or,
 - Developer execution of legally binding proportionate share mitigation commitment per PSFE

Future Land Use Element

- Include Public Schools in List of Facilities Subject to Concurrency;
- Update Statutory References;
- Update Minimum Size Guidelines Recommended by School Board
 - Elementary – 25 acres (from 15 acres)
 - Middle – 35 acres (from 30 acres)
 - High – 65 acres

Response to DCA/ORC

- Revise PSFE Policy 2.2.2 to address combination schools;
- Revise PSFE Policy 2.6.1 to address correction of existing facility deficiencies and facilities to meet future needs in the 5-Year Capital Improvements Schedule;
- Explanation of difference in Capital Improvements Schedule and District Facilities Work Plan

Updated Interlocal Agreement

- Less than District-wide Level of Service Standard
- School Concurrency Service Area Maps
- Criteria for School Concurrency Service Areas
- School Concurrency Review Process
- Proportionate Share Mitigation

Staff Recommendation

- Adopt CPA-10-08 by Ordinance
 - Add Public School Facilities Element
 - Amend Capital Improvements Element
 - Amend Intergovernmental Coordination Element
 - Amend Future Land Use Element
- Execute Updated Interlocal Agreement



Alachua County Implementation of Public School Concurrency

Questions & Comments

Information Online

Department of Community Affairs (DCA)

Website for School Planning:

<http://www.dca.state.fl.us/fdcp/dcp/schoolplanning>

Alachua County Schools Website:

<http://www.sbac.edu/~wpops/SchoolConcurrency/index.html>