

Proposed Amendments for CPA-10-08 Capital Improvements Element

OBJECTIVE 1.2

Alachua County shall define types of public facilities and establish the standards or guidelines for level of service (LOS) by facility type to be used in developing and updating the five year capital improvement program to implement this element.

Policy 1.2.1 Public facilities are classified in the following manner:

- A. Category "A" public facilities are arterial and collector roads, storm water management systems, solid waste, recreation facilities owned and operated by the County, and are addressed in other elements of this Comprehensive Plan;
- B. Category "B" public facilities are arterial and collector roads, storm water management systems, potable water, sanitary sewer, **public schools**, mass transit, and recreation facilities located in the unincorporated area of the County, owned and operated by other entities including Federal and State government or other jurisdictions or private providers in Alachua County.
- C. Category "C" public facilities are correctional, emergency medical services, fire services, sheriff, preservation lands, and other governmental facilities owned and operated by the County.

Policy 1.2.4 LOS standards for Category "A" and "B" public facilities shall be as follows:

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F. **Public Schools LOS Standard (based on Public School Facilities Element)**

The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity [see definition] for elementary, middle and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement, except on an interim basis for the three elementary school concurrency service areas listed below. The interim LOS standards for these three elementary school concurrency service areas shall be as follows for the periods specified below:

High Springs CSA – 120% of permanent program capacity through 2010-2011;

Newberry CSA – 115% of permanent program capacity through 2010-2011;

West Urban CSA – 115% of permanent program capacity through 2010-2011.

These LOS standards shall be applied to School Concurrency Service Areas (SCSAs) as specified in the Public School Facilities Element.

G. Mass Transit LOS Standard (based on Transportation Mobility Element)

Policy 1.3.2 Require Category "A" and "B" public facilities and services needed to support development to be available concurrent with the impacts of development and require issuance of a Certificate of Level of Service Compliance (CLSC) as a condition of all final development orders. "Concurrent" shall mean that all adopted LOS Standards shall be maintained or be achieved within a reasonable time frame as set out in 1.3.2 (A-~~CD~~) below. Failure to receive a Certificate of Level of Service Compliance will preclude the issuance of any final development order on the project or project phase, until the requirements of 1.3.2 (A-~~CD~~) have been satisfied.

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D. **For public schools, the concurrency requirement may be satisfied by:**

- 1. Adequate school facilities will be in place or under construction within three years, as provided in the School Board 5-Year District Facilities Plan for School Concurrency adopted as part of this element, after the issuance of the final subdivision, final plat or final site plan for residential development; or,**
- 2. 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, as provided in the School Board 5-Year District Facilities Plan for School Concurrency, after the issuance of the final subdivision, final plat or final site plan approval; or,**
- 3. 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 the Public School Facilities Element.**