

**PUBLIC SCHOOL FACILITIES  
GOALS, OBJECTIVES AND POLICIES****GOAL SCH 1: PUBLIC SCHOOLS FACILITIES**

**Work with the Lake County School Board and provide for the future availability of quality public school facilities, in a manner consistent with the adopted level of service standard.**

**OBJECTIVE SCH 1.1: LEVEL OF SERVICE**

To adopt Level of Service (LOS) standards in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.

**Policy SCH 1.1.1: Level of Service Standard**

The LOS for all schools shall be set at 100% of FISH permanent capacity, except in instances where the CORE (dining) capacity is greater than the FISH permanent capacity, in which case the school capacity shall be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of this capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.

**Policy SCH 1.1.2: Level of Service Application**

The City shall utilize the adopted LOS standards to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements.

**Policy SCH 1.1.3: Increasing Residential Density/Intensity**

The City shall reference the Lake County Public School District's Proposed Additional Capacity Plan and long-range public school facility map when coordinating the approval of new development that increases residential intensity/density, including Future Land Use map amendments.

**Policy SCH 1.1.4: Development Orders and Building Permits**

The issuance of development orders and building permits shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted LOS.

**Policy SCH 1.1.5: Five-year Schedule of Capital Improvements**

The Five-year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon our adopted level of service standards, are adequately planned for.

**Policy SCH 1.1.6: Concurrency Service Area Boundaries**

The City shall coordinate with the Lake County School Board's Five Year District Facilities Work Plan, the plans of other local governments, and as

necessary, updates to the Concurrency Service Area (CSA) map to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained.

**Policy SCH 1.1.7: Interlocal Agreement**

In coordination with Section 5.3 of the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, future amendments to the Concurrency Service Areas (CSA's) may be accomplished by the School Board only after review and comment by the County and other municipalities within Lake County as provided in Section 5.1.1 of the Interlocal Agreement. Amendments to the CSA's shall be established to maximize available school capacity, taking into account transportation costs, desegregation plans, diversity policies, and the extent to which development approvals have been issued by a local government based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued. Amendments to the CSA's and attendance zones shall be designed to make efficient use of new and existing public school facilities in accordance with the Level of Service Standards set forth in the Interlocal Agreement.

**OBJECTIVE SCH 1.2: SCHOOL FACILITIES PLANNING COORDINATION**

To ensure that the planning and construction of educational facilities are coordinated so that the timing is proper, the selected location is compatible with the surrounding area, community design is enhanced, the construction is concurrent with necessary services and infrastructure, and the proposal is consistent with the comprehensive plan.

**Policy SCH 1.2.1: New School Location Planning**

The City shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the comprehensive plan. Pursuant to Section 235.193, F.S., the City will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The City will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

- a. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the Lake County School Board and the City;
- b. Coordination of the location, phasing and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility;
- c. Preferences for urban and urbanizing areas; and
- d. Provide for allowances for rural sites as deemed necessary and appropriate under certain circumstances.

- Policy SCH 1.2.2: Potential Co-Location Opportunities**  
The City shall coordinate with the School Board to evaluate and locate potential sites where the co-location of schools with other public facilities, such as parks, libraries, community centers, and other community facilities can be selected.
- Policy SCH 1.2.3: Planning Coordination**  
The City shall closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:
- a. Greater efficiency for the School Board and the City by locating schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
  - b. Improved student access and safety by coordinating the construction of new and expanded schools and sidewalk construction programs; and
  - c. The expansion and rehabilitation of existing schools to support neighborhoods.
- Policy SCH 1.2.4: Emergency Preparedness**  
The City shall coordinate with the School Board in the area of emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.
- Policy SCH 1.2.5: Pedestrian and Bicycle Access**  
Public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the City and County. Parking and sidewalks at public schools will be provided consistent with the comprehensive plan.
- Policy SCH 1.2.6: Consistency with Future Land Use and Zoning**  
Schools shall be designed consistent with the comprehensive plan. Land uses in which schools will be an allowable use will be directed by the City's comprehensive plan and any subsequent zoning and land development codes must be consistent with the comprehensive plan.

**OBJECTIVE SCH 1.3: CONCURRENCY IMPLEMENTATION**

To establish a process for the implementation of school concurrency by providing for capacity determination, availability standards, and applicability standards.

- Policy SCH 1.3.1: School Board Capacity Review**  
The City shall provide to the School Board the data it requires to determine whether adequate school capacity exists for comprehensive plan amendments and other land use decisions as provided for in s. 163.3177 (6)(a), F.S.

**Policy SCH 1.3.2: Capacity Determination**

If the School Board determines that adequate capacity will not be in place or under construction within three (3) years after the issuance of final subdivision or site plan approval according to the Lake County School Board's Five-Year Capital Improvement Plan at the time of approval and mitigation is not an acceptable alternative, the School Board shall issue a School Concurrency Determination stating that capacity is not available. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation is an option, the development will remain active pending the conclusion of mitigation negotiations.

**Policy SCH 1.3.3: School Board Recommendation**

The City shall review the School Board's concurrency determination for each proposed development, including the findings of the adequate school capacity analysis to accommodate the proposed development for each type of school within the City consistent with the LOS standard.

**Policy SCH 1.3.4: School Board Review**

The City shall use the lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial of proposed comprehensive plan amendments and other land use decisions.

**Policy SCH 1.3.5: Plat or Site Plan Approval**

The City shall not deny a subdivision plat or site plan for the failure to achieve and maintain the adopted level of service for public school capacity where:

- a. Adequate school facilities will be in place or under construction within three (3) years after the issuance of the subdivision plat or site plan according to the School Boards 5 year Capital Improvement Plan at the time of approval;
- b. Adequate school facilities are available and the capacity impacts of development can be satisfied by utilizing available capacity in an adjacent Concurrency Service 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.

**OBJECTIVE SCH 1.4: PROPORTIONATE SHARE MITIGATION PROCESS**

To establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible Capital Improvement Plan.

**Policy SCH 1.4.1: Mitigation Options**

In the event that mitigation is an acceptable alternative to offset the impacts

of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options for which the School District assumes operational responsibility shall include, but are not limited to:

- a. The donation, construction, or funding of 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 SCH 1.4.2: Proposed Mitigation**

Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year Capital Improvement Program. Consideration may be given by the School Board to place an additional improvement required for mitigation on its Capital Improvement Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted Capital Improvement Program.

**Policy SCH 1.4.3: Development Agreement**

Approved mitigation shall be assured by a legally binding development agreement between the School Board, the relevant local government, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. This development agreement shall include landowner's commitment to continuing renewal of the development agreement upon its expiration.

**Policy SCH 1.4.4: Proportionate Share Calculation**

The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

**Step 1:** Determine the number of students to be generated by the development

Number of Dwelling Units in the proposed development (by unit type)

**MULTIPLIED BY**

Student Generation Rate (by type of DU and by School Type)

**EQUALS**

Number Students Stations needed to serve the proposed development

**Step 2:** Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation

Available Capacity

**MINUS**

The Number of new Students Stations needed to accommodate the proposed development

**EQUALS**

The shortfall (negative number) or surplus (positive number) of capacity to serve the development

**Step 3:** Evaluating the available capacity in contiguous service areas

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.

**Step 4:** Calculating proportionate share mitigation

Needed additional Student Stations from Step 3

**MULTIPLIED BY**

Average cost per Student Station

**EQUALS**

Proportionate-Share Mitigation Obligation