

PUBLIC SCHOOL FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1: Coordinate and maintain a high quality education system which meets the needs of the existing and future populations of Wakulla County and the municipalities of Sopchoppy and St. Marks.

Objective 1: Implement and maintain mechanisms designed to closely coordinate with the Wakulla County School Board in order to provide consistency between the County and municipal comprehensive plans and the school facility plans of the School Board to assure existing and planned schools serve as community focal points, are proximate to the residential areas they serve, are supported with adequate infrastructure, provide safe access to schools including sidewalks, bicycle paths, turn lanes and signalization, and collocate with other public facilities to the extent possible.

Policy 1.1: In cooperation with the Wakulla County School Board, the County and municipalities will implement the Interlocal Agreement for Public School Facility Planning as required by Section 1013.33, F.S.

Policy 1.2: The County and municipalities shall coordinate with the School Board regarding the annual review of school enrollment projections and annual updates to the School Board educational facility plans, including the 5 year Work Program and Educational Plant Surveys.

Policy 1.3: The County and municipalities shall coordinate anticipated student growth based on future land use map projections of housing units with the School Board's long range facility plans over the 5 year, 10 year and 20 year periods.

Policy 1.4: The School Board planning involvement with the County shall be coordinated through the County Technical Review Committee (TRC) with a School Board representative or designee assigned as a regular member, reviewing all types of development applications and providing TRC recommendations to the Wakulla County Planning Commission or Local Planning Agency, and the Board of County Commissioners, and shall include coordinated school site planning and facility collocation planning and development review as required by the school planning requirements of general law. [See existing Wakulla County ICE Policy 1.1.2]

Policy 1.5: The County and municipalities will continue to coordinate with the School Board to assure that proposed school sites are consistent with the land use categories and policies of the County and municipal comprehensive plans and compatible with surrounding land uses, including encouraging schools as focal points of the community and providing sufficient land in land use designations for schools proximate to residential development to meet projected needs for schools. The School Board will use the school siting and site plan review procedures in Florida Statutes Section 1013 to assure consistency.

Policy 1.6: The County and municipalities will continue to coordinate with the School Board to permit the shared and joint use and collocation of school sites and county and/or municipal facilities with similar facility needs, such as recreational facilities.

Policy 1.7: Schools to be located proximate to urban areas or urbanizing enterprise zone areas to the extent possible, and public facilities such as, specifically limited to, libraries, community centers, recreational facilities, or urban parks shall be collocated reasonably proximate (within 1000 feet) or abutting such school facilities to the extent possible. [See existing Wakulla County FLUE Policy 7.5]

Policy 1.8: Existing and planned schools will be supported with adequate infrastructure, including water and sewer, stormwater and transportation facilities. School sites will assure safe access to schools through turn lanes, traffic signalization, sidewalks and school crossing zones.

Policy 1.9:The County and municipalities will coordinate efforts with the School Board to ensure new school facilities are designed to serve as emergency management shelters as required by 1013.372, F.S. The County Emergency Management Agency and School Board will coordinate in the update to the Comprehensive Emergency Management Plan (CEMP) regarding emergency support functions as required by Chapter 252, F.S.

Goal 2: Assure the availability of public school facilities to serve new development consistent with the adopted level of service standards.

Objective 2.1: Manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

Policy 2.1: Wakulla County and the municipalities of Sopchoppy and St. Marks shall take into consideration the School District comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendments and other land use decisions.

Policy 2.2: The early dedication of school sites shall be encouraged where district facility plans indicate the availability of school sites is not sufficient to accommodate future school needs.

Objective 2.2: Implement a concurrency management system to ensure that the capacity of schools is sufficient to support subdivisions and site plans for residential development consistent with adopted level of service standards.

Policy 2.2.1: Wakulla County School Board, Wakulla County and the municipalities of Sopchoppy and St. Marks agree to the following level of service standards for public schools in Wakulla County.

Type of School	Level of Service Standard
Elementary Schools	100% of FISH capacity for permanent

	student stations only
Middle Schools	100% of FISH capacity for permanent student stations only
High School	100% of FISH capacity for permanent student stations only
Charter Schools	100% of fire-code capacity limit

Policy 2.2.2: School concurrency service areas are established as the areas within which an evaluation is made of whether adequate capacity is available based on adopted level of service standards. The school concurrency service areas shall be coterminous with the school attendance zones for elementary, middle and high schools as shown on Maps 3 and 4 incorporated in the data and analysis of the Public School Facilities Element.

Policy 2.2.3: School concurrency service areas shall be established and modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with level of service standards, taking into account minimizing transportation costs and student travel times, the effect of desegregation plans, achieving socio-economic, racial and cultural diversity and recognizing development trends and capacity commitments within the concurrency service area and in contiguous areas.

Policy 2.2.4: Other than modifications to student attendance zones boundaries approved by the School Board, a plan amendment is required for modifications to school concurrency areas. School concurrency areas shall be designed so that adopted level of service standards will be achieved and maintained and so that the 5 year schedule of capital improvements is financially feasible.

Policy 2.2.5: School concurrency applies only to subdivisions or site plans for residential development or their functional equivalent proposed or established after the effective date of this element. The issuance of preliminary subdivisions or site plans for residential development or their functional equivalent shall be subject to the availability of adequate school capacity.

Policy 2.2.6: The following is considered exempt from school concurrency including:

- group quarters that do not generate students such as prisons and nursing home exclusive of employee housing;
- age restricted developments subject to 30 year deed restrictions prohibiting the occupancy of residents under the age of 55 provided any change in use removing such restriction will be subject to school concurrency;
- amendments to residential developments approved prior to the effective date of this element which do not increase the number of students generated by the development;
- single family lots of record having received final subdivision approval prior to the effective date of this element; and
- residential site plans having received final site plan approval prior to the effective date of this element.

Policy 2.2.7: The County and municipalities in cooperation with the School Board shall coordinate in adopting a concurrency management ordinance establishing procedures for evaluating school capacity and making concurrency determinations.

Policy 2.2.8: The School District shall conduct the concurrency review including making recommendations and findings of whether adequate school capacity exists for each level of school at the adopted level of service standards to accommodate the demand created by the development, or if adequate capacity does not exist, whether mitigation can be accepted. The County and the municipalities will issue concurrency determinations affecting developments within their jurisdictions based on the findings and recommendations of the School District.

Policy 2.2.9: A favorable concurrency determination will be issued where:

- adequate school facilities are available or will be in place or under construction within 3 years after issuance of the final subdivision, site plan or functional equivalent; or
- the developer has executed a legally binding commitment to provide mitigation proportionate to the demand created by the development that is the subject of the final subdivision, site plan or functional equivalent approval.

If adequate school facilities are available within an adjacent school concurrency service area and the impacts can be shifted to that area, no proportionate share mitigation shall be required.

Policy 2.2.10: The applicants proportionate share mitigation shall be determined by multiplying the additional student stations needed to resolve the capacity deficiency by the cost per student station for each school type (elementary, middle and high). The cost per student station may include land costs for new or expanded school sites, costs to build evacuation shelters and costs for off-site improvements, if applicable.

Acceptable mitigation options include: the contribution of, or payment for, acquisition of new or expanded school sites or the construction or expansion of permanent school facilities; or the creation of mitigation banking within designated area for the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only within the concurrency service area.

Policy 2.2.11: Proportionate share mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible Work Program. Relocatable classrooms will not be accepted as mitigation. Mitigation shall be assured through a legally binding agreement between the applicant, the School Board and the County or municipality with jurisdiction over the subdivision or site plan approval which shall be executed prior to issuance of the final subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board must commit to place the improvement required for mitigation on its Work Program.

Policy 2.2.12: The student generation rates used to determine the impact of a development on public schools and the costs per student station shall be established

annually by the School Board. The student generation rates shall be updated at a minimum of once every 5 years and will be revised to include rates by housing type. The student generation rates referenced in the supporting data and analysis for the element are based on the Bureau of Economic and Business Research (BEBR) medium population projections for Wakulla County. Should Wakulla County amend its comprehensive plan based on the BEBR high population projections, the School Board shall update the student generation rates in accordance with these forecasts to ensure internal consistency of the plan elements.

Objective 2.3: Ensure future needs are addressed consistent with the adopted level of service standards for public schools, based on the identification of facility needs and level of service standards contained in the Public School Facilities Element, the Wakulla County School Board shall develop and annually review and author a program of capital improvements for educational facilities that will be incorporated by reference by the County and municipalities on an annual basis into the 5-year schedule of capital improvements.

Policy 2.3.1: The County and the municipalities hereby incorporate by reference the Wakulla County School Board Educational Facilities Work Program dated August 27, 2010, authored by the Wakulla County School Board, that includes school capacity sufficient to meet anticipated student demand projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 2.3.2: The County and municipalities shall annually update, by December 1st of each year, the Capital Improvements Element by adopting by reference the School Board authored financially feasible Work Program to ensure a financially feasible capital improvements schedule and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 2.3.3: The 5-year schedule of capital improvements for public school facilities ensures the level of service standards are achieved and maintained within the period covered by the 5-year schedule. After the initial 5-year schedule of capital improvements for public school facilities, annual updates to the schedule shall ensure levels of service standards are achieved and maintained each year of the subsequent 5-year schedule of capital improvements.

FUTURE CONDITIONS MAPS

The Public School Facilities Element contains future conditions maps **PSFE Map 6** and **PSFE Map 7** showing existing and anticipated schools over the 5-year and long range planning periods. The maps are general and do not prescribe a land use on a particular parcel.

