

Required Documents

The following Clay County documents are required to be completed by May 1, 2008:

- A new Public School Facilities Element
- An updated Intergovernmental Coordination Element
- An updated Capital Improvement Element
- The updated Interlocal Agreement for Coordinated Planning, Public Educational Facility Siting and Review and School Concurrency is scheduled to be completed by September 1, 2006 (DCA Agreement)

Interlocal Agreement (ILA)

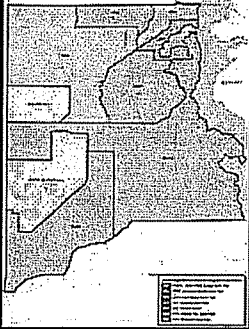
- Updated Interlocal Agreement 163.3177(2), F.S.
 - Provides framework for school concurrency
 - Level of service standards
 - Financially feasible school capital program
 - School concurrency service areas defined
 - Coordinated student projections
 - Development review procedures
 - School siting criteria
 - Co-location of public facilities
 - Monitoring and evaluation
 - Proportionate share mitigation process

Data Collection & Analysis

- School concurrency is a coordinated data-driven process
- Assessment of current conditions
- Projection of future school capacity demands and requirements
- Revenue sources and funding mechanisms

The Framework for School Concurrency

- Data Collection
- Analysis of data to determine
 - Short and long term trends
 - Population growth
 - Student projections
 - Schools' financial feasibility
 - Current/future needs
 - Utilization vs LOS standards
 - Concurrency service areas
 - GIS mapping

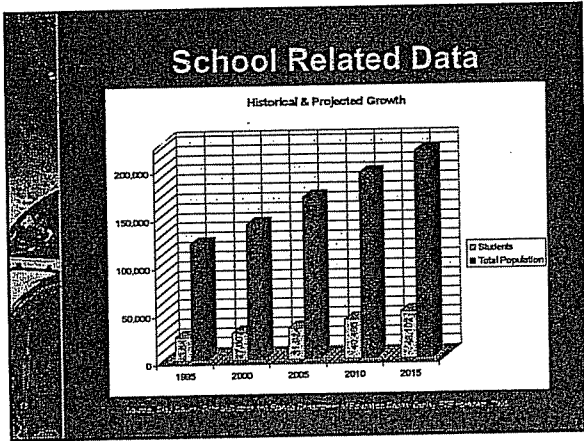


School Related Data

- School capacity
- Current and projected enrollment
- Student generation rates per school type and housing type
- School facility demand/ utilization
- Capital costs and funding for school improvements including land and infrastructure


Capacity Factors

• Class size	• Core size
• Permanent	• Choice
• Relocatables	• Schedule
• Special Facilities/Programs	• Building design age
• Site restrictions	• Development trends




- ### School District Five-Year Capital Facilities Program
- Financially feasible plan demonstrates:
 - Funding availability
 - Adopted level of service will be achieved and maintained
 - Student enrollment projections are anticipated
 - Capacity needs
 - School modernization/replacement projects
 - School utilization maximized
 - General long term conditions planned

- ### Municipal Data
- Residential development activity
 - Population projections
 - Capital improvement projects
 - Roads, water, sewer, drainage, sidewalks
 - Co-location opportunities
 - Schools, parks, libraries, community centers




Data and Analysis Results

- Integrated school and municipal planning
- Assessment of the impact of residential growth on the school system
- Plan for financial feasibility to achieve and maintain the adopted level of service
- Basis for the Public School Facilities Element and Capital Improvements Element



Public School Facilities Element (PSFE)

- Required new comprehensive plan element
 - Based on data and analysis
 - Codifies ILA to establish goals, objectives, and policies
 - Addresses level of service; concurrency service areas; proportionate share mitigation; capital improvements; coordinated planning and emergency preparedness
 - Includes map series



Capital Improvements Element (CIE)

- CIE to include School District's Five-Year Capital Improvement Program and Estimated Revenue Summary
 - Updated annually
 - Demonstrates financial feasibility
 - Achieves and maintains adopted LOS

Intergovernmental Coordination Element (ICE)

- Required coordination regarding:
 - School level of service standard
 - Residential project review
 - Data sharing
 - School location and joint-use
 - Public infrastructure
 - Dispute resolution

Residential Review Process for School Concurrency

- Residential application submitted to local government for review
- Local government deems application sufficient
- Application transmitted to School District for review
- School District reviews:
 - Calculates the number of new students generated
 - Applies the number of new students to SCSA
 - Determines capacity availability in SCSA
 - Adjacent SCSA review (if necessary)
 - Allows negotiation for proportionate share mitigation
 - Issues School Concurrency Reservation/Deficiency Letter to local government
- Local government completes the development review process

Level of Service Standard(s)

- Sets uniform standards district-wide for each school type
- Uses school facility capacity
- Based on financially feasible capital plan
- Adopted in the PSFE and CIE
- May be Tiered to address backlogged demand and meet future LOS

Adjacent / Contiguous Service Area Review

- Required when school concurrency is applied less than district-wide
 - Used when there is no capacity available in the initial service area
 - Reviewed for available capacity
 - Development impacts shifted where capacity is available

The Availability Standard

- A local government may not deny a residential application on the basis of school concurrency if adequate school facilities will be in place or under actual construction within three years of the anticipated project approval date.
- School concurrency may be satisfied if the developer executes a legally binding commitment providing mitigation proportionate to the demand created by its development.

163.3180.13(e) F.S.

Proportionate Share Mitigation

- Mitigation options may include:
 - Donation of land/buildings
 - Renovation of existing school facilities
 - Construction of permanent student stations
 - Construction of schools in advance of the time set forth in School District's Five-Year Plan
 - Financial contribution/mitigation bank
- Directed toward a capacity project identified in the School District Five-Year Capital Plan and satisfy the demands created by the development




School District Focus

- Interlocal Agreement
- Financially feasible 5-year plan
- School level of service standards
- Student generation rates
- School concurrency service area boundary(s)
- Residential review
- Mitigation measures



Local Government Focus

- Interlocal Agreement
- Public School Facilities Element
- Updated Capital Improvement Element
- Updated Intergovernmental Coordination Element
- School level of service standards
- School concurrency service area boundary(s)
- Mitigation measures



School Concurrency Benefits

- Awareness of new residential development and its impact on public schools
- Collaborative mapping/data gathering
- Regulatory oversight/monitoring
- Joint planning to meet future student growth

Next steps

- Complete data and analysis
 - Student / population projections
 - School Concurrency Service Areas
 - Level of Service / Tiered Level of Service
 - Financial feasibility of Capital Plan
- Finalize ILA
 - Execute and submit ILA to DCA by September 1, 2006
- Prepare new Public School Facilities Element

Additional Information

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School Concurrency Workshop
 July 19, 2006

SCHOOL BUS

Kimley-Horn and Associates, Inc.

**Growth Management Workshop for School Concurrency
The Clay County Commission, the School Board of Clay County, and
The Participating* Municipalities of Clay County**

SUMMARY

There are three main components upon which a school concurrency program depends that are required to be included in the updated Interlocal Agreement for Public Educational Facility Siting and Review (ILA): 1) Financial feasibility of the School District Five-Year Capital Facilities Work Program; 2) Regulatory review of all new residential projects; and 3) Joint planning with Cities, the County and the School District. More guidance is provided through the statutes. The following summarizes the details of the components of the updated interlocal agreement for school concurrency:

- Update the existing Public School Interlocal Agreement (ILA) for Facility Siting to include school concurrency. The ILA will detail the specific responsibilities of the School Board, the County and the Cities to address the timely delivery of adequate public school facilities at the adopted level of service including: close coordination among the parties at the level of land use planning, development approval, and school facility planning, based on a financially feasible School District Capital Facilities Work Program. (Sections 163.3177(6)(h)(1), 163.31777, F.S. and 163.3180(13), F.S.)
- The ILA will address the annual update of a financially feasible Five Year Public School Capital Facilities Work Program; identify and include this program in the ILA and an amended Capital Improvements Element of the County and the Cities comprehensive plans. (Section 163.3180(13)(d)1., F.S.)
- The ILA will establish public school Concurrency Service Areas (CSAs) to define the geographic boundaries in which school concurrency is measured, and include the CSAs in the updated ILA and in the supporting data and analysis for the new Public School Facilities Element of the comprehensive plans. (Sections 163.3180(13)(c) and 163.3180(13)(g)(5), F.S.)
- The ILA will call for the adoption of Level-of-Service (LOS) standards to establish maximum permissible school utilization rates relative to capacity, and will include those LOS standards in the updated ILA and in the new Public School Facilities Element and the amended Capital Improvements Element of the comprehensive plans. (Section 163.3180(13)(b), F.S.)
- The ILA will call for the adoption of a new Public School Facilities Element (PSFE) into the County's and the Cities' comprehensive plans consistent with the ILA and those adopted by the other local governments within the County. (Sections 163.3180(13)(a) and 163.3177(12), F.S., and Rule 9J-5.025, F.A.C.)
- The ILA will call for the School District's Regulatory Review of Residential Development, in accordance with 163.3180(13)(g)6, for school capacity and issuance of determination letter. A student generation multiplier will be used to determine the new student impact generated from a residential development on public schools.
- The updated ILA will call for the establishment of Proportionate-Share Mitigation methodology and options to be included in the PSFE and the ILA. (Section 163.3180(13)(e), F.S.)
- The ILA will require an amendment to the Capital Improvements Element of the County and the Cities comprehensive plans to include the School District's Five-Year Capital Facilities Program. (Section 163.3180(13)(d)1., F.S.)
- The ILA will require the amending of the Intergovernmental Coordination Element of the comprehensive plan, if necessary, as set forth in Section 163.3184, F.S.

**The community of Penney Farms qualifies for exemption from the ILA for School Concurrency at this time.*