

CONCURRENCY

- A. INTERLOCAL AGREEMENT
- B. COUNTY COMPREHENSIVE PLAN
 - 1. Elements
 - 2. Elements
 - 3. Elements, etc.
 - 4. Future Land Use Element
 - a. School Siting
 - * 5. Public School Facilities Elements Includes:
 - a. "Level of Service" Standards
 - (1) By School Type (Elementary, Jr., Sr.)
 - (2) Service Area Boundaries

PROCESS

Developer Requests B.C.C. Approve Plan



B.C.C. Receives School Input



QUESTION

Can Level of Service be Maintained?



Analyze Impact



Answer

(YES)

(NO)

(NO)

Capacity Available

APPROVE PLAN

NO Capacity

BUT

a. Available in contiguous area

(OR)

b. Will be available or under construction in 3 years

APPROVE PLAN

And NO to a and b

Deny Unless*

Developer commits to provide "Proportional Mitigation" **
(set out in Interlocal)

APPROVE PLAN

CONCURRENCY

INTERLOCAL AGREEMENT

1. Establish mechanism to develop, adopt, amend Public School Facilities element.
2. Develop siting criteria (co-location).
3. Specify level of service standards AND process to modify.
4. Establish process for preparation, approval and amend "Financially Feasible Public School Capital Facilities Program" AND schedule incorporation into Comprehensive Plan.
5. Define concurrency service areas.
Establish criteria and standards for modifying.
Maximize utilization of capacity.
Assure achievement of level of service standards
6. Establish districtwide procedure for:
 - a. evaluate applications
 - (1) impacted schools
 - (2) impacted level of service
 - (3) Options to provide capacity
 - b. Opportunities for School Board to review and comment on effect of:
 - (1) Comprehensive Plan amendments
 - (2) Rezoning
7. Means to amend Agreement
8. Method to determine "Proportionate Share Mitigation"

TO IMPLEMENT ORANGE COUNTY MODEL

- (1) Redraft Future Land Use element (B.C.C. issue)
- (2) Draft Public School Facilities element (B.C.C. issue)
- (3) Redraft interlocal agreement (expires 9/06)
(B.C.C. and CCSD)

CONCURRENCY

B.C.C. - Planning - County Manager -

Plan is to implement 9/06

B.C.C. personnel will have to create all of these PLUS the interlocal

SOLUTION

In concurrency include:

- (1) Zoning language for Adequate School Facilities
 - (2) Development approval language for concurrency
 - (3) Couple with impact fees at permitting
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ORANGE COUNTY MODEL

Action at Zoning Level

Requires

- A. County Comprehensive Plan
 - 1. Future Land Use Element
 - 2. Public School Facilities Element
 - B. Interlocal Agreement
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PROCESS

Zoning Change Request



Per A.1.2. and B Above

School District Reviews
Impact

