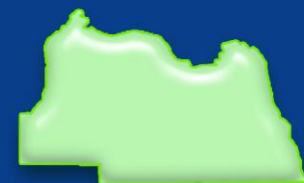


PUBLIC SCHOOLS FACILITIES ELEMENT

- **Introduction**
- **Issues and Concerns**
- **Goals, Objectives and Policies**



PUBLIC SCHOOLS FACILITIES



**Seminole
County
Comprehensive
Plan
Element**

PUBLIC SCHOOL FACILITIES ELEMENT INTRODUCTION

The Public Schools Facility Element includes objectives and policies to support the provision of public school facilities in a timely manner. The Board of County Commissioners does not have the authority to directly provide school facilities, but is required by State Law to work with the Seminole County School Board to address the coordination of public school facility planning with land use planning and development approvals.

Legislation enacted by the 2005 Florida Legislature mandated a comprehensive approach to school planning by revising laws that govern both School Districts and local government planning. A new 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 that included procedures for coordinating land use planning, development approvals and school planning was the first step in this process. The Interlocal Agreement, including the process for 'school concurrency' (coordination of planning to ensure school capacity availability as needed by new developments in accordance with State Law) was adopted by the Board of County Commissioners, City Commissions, and the Seminole County School Board in 2007 and amended in January 2008.

The new requirements of the 2005 Legislation also included adoption of a Public School Facilities Element containing a proportionate-share mitigation methodology and the following additional amendments:

- A Adoption within the County's Capital Improvements Element of the Level of Service standards applicable countywide that establish maximum permitted school utilization rates relative to capacity;
- B Adoption within the County's Capital Improvements Element of the financially feasible Public School Capital Facilities Program addressing school capacity improvements that is adopted as part of the Seminole County School Board's overall Capital Improvements Program;
- C Amendments to the County's Implementation Element to include school concurrency in the Concurrency Management System; and
- D Amendments to the County's Intergovernmental Coordination Element to revise objectives and policies that address the County's process of coordination with the School Board.

Exhibits illustrating the following were included in the Public School Facilities Element: locations of existing schools; locations of proposed capital improvements to existing school facilities (as identified in the Support Document exhibit "Proposed Public School Additions"), and existing ancillary plant facilities. No new ancillary plant facilities are planned. Locations of proposed new schools are included in the Support Document. The Concurrency Service Area (CSA) boundary maps were included in the Support Document.



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PUBLIC SCHOOL FACILITIES ELEMENT ISSUES AND CONCERNS

Issue PSF 1 Identifying Sites for Future School Facilities

In 1999, in compliance with changes to the State Planning Law, Seminole County specified those land use designations in the unincorporated area within which schools are allowable uses. However, based on the findings of the 2006 Evaluation and Appraisal Report (EAR), available vacant land in the unincorporated area with site sizes most desired by the School Board has been increasingly in short supply. The 2006 EAR findings indicated, in fact, that most development in unincorporated Seminole County was anticipated to primarily take place in future on infill parcels, or within areas in need of redevelopment. The lack of significant tracts of land in the increasingly urban unincorporated area will also affect potential public facilities with which a school might have co-located. School Board site standards may need to be re-examined in light of the shortage of lands. The 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 provides a process for identifying future school sites. The process includes, at a minimum, semi-annual meetings of the Planning Technical Advisory Committee (PTAC) that can be used to coordinate land use and school facility planning. The next step in that process is a committee created by the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, the Public Schools Facilities Planning Committee (PSFPC). The PSFPC has several responsibilities, including review of PTAC findings and submittal of recommendations to the School Board. In order to ensure that the redevelopment and revitalization of older portions of unincorporated Seminole County can continue, the issue of sites will continually need to be addressed as part of the ongoing cooperative planning effort specified by the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008.

Issue PSF 2 Population and Student Projections

In accordance with the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, the County and School Board will share population projections and projections of student enrollment for use in their planning efforts. The 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 specifies that the parties will use student enrollment projections provided by the School Board. However, the source of student enrollment projections is based on the Capital Outlay Full Time Equivalent (COFTE) cohort projections issued by the Department of Education in July of each year. These COFTE projections are related to past enrollment trends and do not consider such factors as redevelopment. The County rarely uses age cohort information in its general planning efforts. The findings of the 2006 Evaluation and Appraisal Report (EAR) included population projections revealing continued population growth for the 2006-2025 planning horizon at a rate of 15% annually. The rate is slower than in past because redevelopment tends to take place at a slower rate. As the COFTE projections do not include the anticipation of redevelopment, the

concern remains that redevelopment efforts may be stymied by lack of planning for students that may be generated by redevelopment efforts, unless proportionate share mitigation efforts or other mechanisms are used.

Issue PSF 3 Proportionate Share Mitigation Efforts and Alternative Mechanisms for Ensuring School Capacity

The 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 outlined the process by which the School Board may entertain proportionate share mitigation options. Proportionate share mitigation allows a developer to pay that portion of the cost of providing capacity in a school facility that is necessary to serve that particular development or redevelopment project. The methodology for calculating a developer's proportionate share as specified in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 is included in this Element and will be added to the County's Land Development Code (LDC) as part of the Concurrency Management System. Mitigation options offer a variety of alternatives, including construction of a charter school by the developer. If a mitigation proposal fails, the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 offers an appeal process specified by Chapter 120, Florida Statutes (FS) as an alternative.

Another allowable alternative mechanism for mitigation impacts on schools is the establishment of an Educational Facilities Benefit District as allowed by Section 1013.355, F.S. This option permits school districts and local governments to enter into separate Interlocal Agreements to arrange for financing a school to allow redevelopment, revitalization or other development efforts, when property owners involved agree to this special assessment. Osceola County adopted an ordinance creating such a District in 2003. Should redevelopment and revitalization efforts in unincorporated Seminole County be unable to proceed, even with proportionate share mitigation, further examination of the use of an Educational Facilities Benefit District may be needed.



PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

As a basic tenet of community life, it is the goal of Seminole County to contribute to and maintain a high quality public school environment and diverse education system.

OBJECTIVE PSF 1 LEVEL OF SERVICE STANDARDS AND SERVICE BOUNDARIES

The County shall coordinate with the School Board in the School Board's efforts to correct existing deficiencies and address future needs through implementation of adopted level of service standards and appropriate public school facility service area boundaries. The level of service standard is a countywide standard specified in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, wherein the following terms are used: Permanent FISH (Florida Inventory of School Houses), meaning the permanent facilities within the inventory of land, buildings and rooms in public educational facilities used by the Florida Department of Education, Office of Educational Facilities; and Level of Service (LOS) Standard, meaning a standard established to measure utilization of capacity within a Concurrency Service Area (CSA). Current LOS within a CSA is determined by dividing the full-time equivalent student count (FTE) for the Fall Semester at the same type of schools by the permanent FISH capacity of the same type of schools. Projected or future LOS is determined by the dividing the projected enrolled students at the same type of schools within a CSA by the planned permanent FISH capacity of the same type of schools.

Policy PSF 1.1 Adoption of Level of Service Standards

To ensure that the capacity of schools is sufficient to support student growth, Seminole County, the cities within the County and the School Board agree that the desired LOS standard shall be 100% of the aggregate permanent FISH capacity for each school type within each Concurrency Service Area (CSA). To financially achieve the desired LOS standard, the following tiered LOS standard is established as follows:

	2008 - 2012	Beginning 2013
Elementary and Middle CSA	100% of Permanent FISH Capacity	100% of Permanent FISH Capacity
High School CSA	110% of Permanent FISH Capacity	100% of Permanent FISH Capacity

Policy PSF 1.2 Use of Level of Service Standards (LOS)

The County shall operate its concurrency management system (CMS) with the input of the School Board regarding compliance with the level of service standard (LOS) that has been established for each type of school in order to ensure that the LOS is maintained.

Policy PSF 1.3 Use of Concurrency Service Area Boundaries

School concurrency shall be implemented in Seminole County using Concurrency Service Area Boundaries (CSAs) as adopted by the Seminole County School Board.

Policy PSF 1.4 CSAs for Each Type of School

The CSA boundaries established by the School Board will be based on clustered attendance zones for each school type (elementary, middle and high school) and will be re-evaluated by the School Board as needed.

Policy PSF 1.5 Review of Boundary Changes

The County shall review proposed public school facility service area boundary changes and submit comments to the School District within 45 days of receipt.

Policy PSF 1.6 Coordination of School District Capital Program and Potential Service Area Boundary Changes

The School Board annual update of its Capital Improvements Schedule will include review of service area boundaries, and, if necessary updates to the CSA map.

OBJECTIVE PSF 2 DEVELOPMENT REVIEW COORDINATION TO ACHIEVE CONCURRENCY

The County will coordinate its development review efforts with the Seminole County School Board and the cities to achieve concurrency in all public school facilities serving students who reside in the unincorporated area.

Policy PSF 2.1 Development Review Process

No site plans, final subdivision or functional equivalent shall be approved by the County until a School Capacity Availability Letter (SCALD) has been issued, pursuant to the availability standard specified in Section 163.3180(13)(e), F.S., unless the development has been found exempt from school concurrency.

Policy PSF 2.2 Adoption of School Concurrency Regulations

Seminole County shall adopt school concurrency provisions into its Land Development Code (LDC) consistent with the requirements of the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, adopted in 2007 and amended in January, 2008.

OBJECTIVE PSF 3 COORDINATION OF EXISTING AND FUTURE SCHOOL FACILITY PLANNING WITH THE FUTURE LAND USE ELEMENT AND DEVELOPMENT APPROVAL PROCESS

The County shall coordinate future siting of schools and capacity needs with development permitting and changes to the Future Land Use Plan Map (FLUM).

Policy PSF 3.1 Coordination of Comprehensive Plan Amendments and Facility Planning

The County will coordinate the timing and approval of administrative and privately submitted comprehensive plan land use map amendments with the availability of school facility capacity.

Policy PSF 3.2 Site Sizes and Co-Location in Unincorporated Seminole County

The County shall follow the site selection process identified in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency for Public School Facility Planning and Concurrency as Amended January 2008. In addition, the County will work with the School District staff to identify sites for future educational facilities in the unincorporated area that meet the minimum standards of the School Board where possible and where consistent with the provisions of the Seminole County Plan. When the size of available sites does not meet the minimum School Board standards, the County will support the School Board in efforts to use standards more appropriate to a built urban environment. To the extent feasible, as a solution to the problem of lack of sufficiently sized sites, the County shall work with the School Board to achieve co-location of schools with County facilities such as libraries, parks and other County facilities.

Policy PSF 3.3 County Participation in Planning Technical Advisory Committee

The County shall be represented at the Planning Technical Advisory Committee meetings, as provided in the for Public School Facility Planning and School Concurrency as Amended January 2008 for purposes of discussing population projections and other data.

Policy PSF 3.4 Determining Impacts

The County and School District staff shall coordinate the determination of school capacity demands of new residential development through the development review process, during which time the School District staff shall apply student generation multipliers consistent with those applied by the Seminole County School Board as well as supplemental multipliers for mixed use development, and the Department of Education student enrollment projections.

Policy PSF 3.5 Notification of Submittal of Residential Applications

The County shall notify the School Board's Planner of the submittal of all residential development pre-applications or formal applications within 15 days of submittal to the County and shall provide copies of subdivision plans and site plans with residential development for review.



Policy PSF 3.6 Notification of Agendas

The County shall continue to provide the School Board Planner with agendas containing proposed residential developments for pre-application conference, Development Review Committee, Local Planning Agency and County Commission meetings.

OBJECTIVE PSF 4 CONCURRENCY

The County shall require that public school facility capacity is available concurrent with the impacts of new residential development, as required by Section 163.3180(13)(e), Florida Statutes.

Policy PSF 4.1 Timing of Concurrency Review

Seminole County shall require that all new residential development be reviewed for school concurrency at the time of final subdivision, site plan or functional equivalent submittal.

Policy PSF 4.2 Results of Concurrency Review

In compliance with the availability standards of Section 163.3180(13)(e), FS, the County shall not deny a final subdivision plan, site plan or functional equivalent due to failure to achieve the adopted Level of Service for public school facilities when the following occurs:

- A Adequate school facilities are planned and will be in place or under construction within three (3) years of the date of approval of a final subdivision plan or site plan.
- B The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities consistent with the methodology in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 which has been adopted into the County's Land Development Code .

Policy PSF 4.3 Residential Uses Exempt from the Requirements of School Concurrency

The following residential uses shall be exempt from the requirements of school concurrency:

- A All single family lots of record at the time the school concurrency implementing ordinance became effective.
- B Any new residential development that has a preliminary plat or site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.
- C Any amendment to a previously approved residential development which does not increase the number of dwelling units or change the type of dwelling units (i.e., single family to multi-family, for example).
- D Any age restricted community with no permanent residents under the age of 18 (a restrictive covenant limiting the age of residents to 18 and older shall be required).



Policy PSF 4.4 Use of Revenues Received Through Proportionate Share Mitigation

Any revenues received for proportionate share mitigation are to be spent on capital improvement projects to expand capacity for school facilities to enable them to accommodate students.

Policy PSF 4.5 Proportionate Share Mitigation

In the event there is not available school capacity to support a development, the School Board may entertain proportionate share mitigation options and, if accepted, shall enter into an enforceable and binding agreement with the developer to mitigate the impact from the development through the creation of additional school capacity.

A When the anticipated student impacts from a proposed development cause the adopted LOS to be exceeded, the developer’s proportionate share will be based on the number of additional student stations necessary to achieve the established LOS. The amount to be paid will be calculated by the cost per student station for elementary, middle and high school as determined and published by the State of Florida.

B The methodology used to calculate a developer’s proportionate share mitigation shall be as follows:

$$\text{Proportionate Share} = (\text{}^1\text{Development students minus Available Capacity}) \text{ times } \text{}^2\text{Total Cost per student station}$$

Where:

¹Development students = those students from the development that are assigned to a CSA and have triggered a deficiency of the available capacity.

²Total Cost = the cost per student station as determined and published by the State of Florida.

C The applicant shall be allowed to enter a 90-day negotiation period with the School Board in an effort to mitigate the impact from the development through the creation of additional capacity. Upon identification and acceptance of a mitigation option deemed financially feasible by the School Board, the developer shall enter into a binding and enforceable development agreement with the School Board.

1 A mitigation contribution provided by a developer to offset the impact of a residential development must be directed by the School Board toward a school capacity project identified in the School Board’s Five-Year Capital Improvement Plan. Capacity enhancing projects identified within the first three years of the Five-Year Capital Improvement Plan shall be considered as committed in accordance with Section 9.5 of the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008.

2 If capacity projects are planned in years four or five of the School Board’s Five-Year Capital Improvement Plan within the same CSA as the proposed residential development, the developer may pay his proportionate share to mitigate the proposed development in

accordance with the formula provided in Section 12.7 (B) of the above referenced Interlocal Agreement.

- 3 If a capacity project does not exist in the Capital Improvement Plan, the School Board will add a capacity project to satisfy the impacts from a proposed residential development, if it is funded through the developer's proportionate share mitigation contributions. Mitigation options may include, but are not limited to:
 - a Contribution of land or payment for land acquisition suitable for and in conjunction with, the provision of additional school capacity; or
 - b Mitigation banking based on the construction of a educational facility in exchange for the right to sell capacity credits; or
 - c Provide modular or permanent student stations acceptable for use as an educational facilities; or
 - d Provide additional student stations through the remodeling of existing buildings acceptable for use as an educational facility; or
 - e Construction or expansion of permanent student stations at the impacted school within the CSA; or
 - f Construction of a educational facility in advance of the time set forth in the School Board's Five-Year Capital Improvement Plan.
- D For mitigation measures (a) thru (f) above, the estimated cost to construct the mitigating capacity will reflect the estimated future construction costs at the time of the anticipated construction. Improvements contributed by the developer shall receive school impact fee credit.
- E Developer shall receive an impact fee credit for the proportionate share mitigation. Credits will be given for that portion of the impact fees that would have been used to fund the improvements on which the proportionate fair share contribution was calculated. The portion of impact fees available for the credit will be based on the historic distribution of impact fee funds to the school type (elementary, middle, high) in the appropriate CSA. Impact fee credits shall be calculated at the same time as the applicant's proportionate share obligation is calculated. Any school impact fee credit based on proportionate fair share contributions for a proposed development cannot be transferred to any other parcel or parcels of real property within the CSA.
- F A proportionate share mitigation contribution shall not be subsequently amended or refunded after final site plan or plat approval to reflect a reduction in planned or constructed residential density.
- G Impact fees shall be credited against the proportionate share mitigation total.



- H Any proportionate share mitigation must be directed by the School Board toward a school capacity improvement identified in the School Board's Five-Year Capital Improvement Plan.
- I Upon conclusion of the negotiation period, a second Determination Letter shall be issued. If mitigation is agreed to, the School Board shall issue a new Determination Letter approving the development subject to those mitigation measures agreed to by the local government, developer and the School Board. Prior to, site plan approval, final subdivision approval or the functional equivalent, the mitigation measures shall be memorialized in an enforceable and binding agreement with the local government, the School Board and the Developer that specifically details mitigation provisions to be paid for by the developer and the relevant terms and conditions. If mitigation is not agreed to, the Determination Letter shall detail why any mitigation proposals were rejected and why the development is not in compliance with school concurrency requirements. A SCALD indicating either that adequate capacity is available, or that there is not a negotiated proportionate share mitigation settlement following the 90day negotiation period as described in Section 12.7(B) of this Agreement, constitutes final agency action by the School Board for purposes of Chapter 120, FS

Appeal Process. A person substantially affected by a School Board's adequate capacity determination made as a part of the School Concurrency Process may appeal such determination through the process provided in Chapter 120, FS

The Proportionate Share Mitigation methodology will be contained within the Seminole County Land Development Code after July 1, 2008. The methodology is also included within the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended in January 2008.

Policy PSF 4.6 Use of Adjacent Concurrency Service Areas

If the projected student growth from a residential development causes the adopted LOS to be exceeded in the Concurrency Service Area (CSA), an adjacent CSA which is contiguous with and touches the boundary of, the concurrency service area within which the proposed development is located shall be evaluated for available capacity. An adjacency evaluation review shall be conducted as follows:

- A In conducting the adjacency review, the School Board shall first use the adjacent CSA with the most available capacity to evaluate projected enrollment impact and, if necessary, shall continue to the next adjacent CSA with the next most available capacity in order to ensure maximum utilization of school capacity to the greatest extent possible.
- B Consistent with Rule 6A-3.0171, FAC, at no time shall the shift of impact to an adjacent CSA result in a total morning or afternoon transportation time of either elementary or secondary students to exceed 50minutes or one (1) hour, respectively. The transportation time shall be determined by the School Board transportation routing system and measured from the school the impact is to be assigned, to

the center of the subject parcel/plat in the amendment application, along the most direct improved public roadway free from major hazards.

Policy PSF 4.7 Guidelines and Standards for Modification of Concurrency Service Areas

Any Party to the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended in January 2008 (Agreement) may propose a change to the Concurrency Service Area (CSA) boundaries. Prior to adopting any change, the School Board will verify that as a result of the change:

- A The adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
- B The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

The County and other parties to the Agreement shall observe the following process for modifying CSA maps:

- A Changes in school attendance boundaries shall be governed by School Board Policy 5.30, Section 120.54, FS and applicable uniform rules for administrative proceedings.
- B At such time as the School Board determines that a school(s) attendance boundary is appropriate considering the above standards, the School Board shall transmit the revised attendance zones or CSAs and data and analysis to support the changes to all parties to the Agreement and to the PSFPC.
- C The County, cities and PSFPC shall review the proposed amendment within the time frames prescribed by Section 120.54, FS
- D The change to a CSA boundary shall conform to revised attendance boundaries and become effective upon final adoption.



OBJECTIVE PSF 5 PROCEDURE FOR ANNUAL UPDATE OF CAPITAL IMPROVEMENTS ELEMENT

The County shall be responsible for the update to the Capital Improvements Element of the County Plan to ensure inclusion of those projects adopted within the School District financially feasible 5-Year Capital Improvements Schedule that are necessary to meet levels of service for existing and future demands.

Policy PSF 5.1 Annual Update of Capital Improvements Element

On an annual basis, Seminole County shall update the Capital Improvements Element of the County Plan to include the School District of Seminole County Five-Year Capital Improvement Schedule for school capacity prior to December 31st.

Policy PSF 5.2 Addition of New Financially Feasible 5th Year Projects During Each Update

Each annual update to the Capital Improvements Element shall include a new 5th year with its financially feasible school capacity projects that have been adopted by the School District in its update of the Five-Year Capital Improvement Schedule.

Policy PSF 5.3 Compliance with Florida Statute in timing of Capital Improvements Element Update

The County shall amend its Capital Improvements Element to reflect changes to the School District's Five-Year Capital Facilities Plan in compliance with timing requirements of Florida Statutes.



OBJECTIVE PSF 6 ENSURING COMPATIBILITY WITH SURROUNDING LAND USES, ENCOURAGING CO-LOCATION WITH APPROPRIATE COUNTY FACILITIES, LOCATION IN PROXIMITY TO RESIDENTIAL AREAS TO BE SERVED AND FUNCTION AS A COMMUNITY FOCAL POINT

The County shall ensure compatibility of school facilities with surrounding land use through the County's Development Review Process and shall encourage, to the extent feasible, co-location of new schools with compatible County facilities, and the location of school facilities to serve as community focal points.

Policy PSF 6.1 Allowable Locations of School Sites and Compatibility Standards

- A School sites are allowable within any land use designation in unincorporated Seminole County with the following exceptions: school sites proposed within areas identified as contained within the Environmentally Sensitive Lands Overlay are subject to the limitations of those lands, and, within the Rural Residential land use designations (Rural-3, Rural-5 and Rural-10), only elementary school sites are an allowable use. Notwithstanding any other provision of the Seminole County Plan, middle schools and high schools shall not be permitted on property located within the Wekiva River Protection Area except for 8.7 acres owned by the Seminole County School Board prior to October 26, 1999, which is located in the East Lake Sylvan Transitional Area, which is depicted in *Exhibit FLU: East Lake Sylvan Transitional Area/School Site*. Compatibility with adjacent land uses will be ensured through the following measures:
- B New school sites within unincorporated Seminole County must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances would have a negative impact on the health and safety of students.
- C Public school sites shall be located within the County's Urban/Rural Boundary or be compatible with compact urban growth patterns; provided, however, that elementary schools are compatible in rural areas but only when located proximate to existing established residential communities.
- D Public school sites shall be compatible with environmental protection, based on soils, topography, protected species and other natural resources on the site.
- E An assessment of critical transportation issues, including provision of adequate roadway capacity, transit capacity and bikeways, shall be performed for proposed school sites prior to any development to ensure safe and efficient transport of students.
- F New school sites within unincorporated Seminole County must minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through the Development Review Process by, at a minimum, complying with Performance Standard requirements of the Seminole County Land Development Code (LDC) with respect to noise and light glare; provision of sufficient parking onsite so as to ensure that surrounding neighborhoods are not impacted; provision of

sufficient internal vehicular circulation to ensure that unsafe stacking of vehicles on access roads does not occur; and compliance with relevant active-passive bufferyard standards of the LDC.

- G New school sites for elementary and middle schools within the Urban Growth Boundary of unincorporated Seminole County shall be located in close proximity to existing or anticipated concentrations of residential development. New school sites for high schools and specialized schools within the Urban Growth Boundary of unincorporated Seminole County are suitable for other locations, due to their special characteristics.
- H The Development Review process for unincorporated Seminole County shall ensure that facilities such as sanitary sewer and potable water will be available at the time demanded by the new school site, and services such as public safety can also be provided.
- I New school sites in unincorporated Seminole County shall have safe ingress and egress for pedestrians, bicycles, cars, buses, service vehicles and emergency vehicles. High schools should be located with access to collector or arterial roads, rather than relying solely on local roads.

Policy PSF 6.2 Co-Location and Community Focal Point

Recognizing that new schools are an essential component in creating a sense of community, to the extent feasible, Seminole County shall encourage the co-location of new school sites with appropriate County facilities, and shall encourage, through the Development Review Process, the location of new school sites so they may serve as community focal points. Where co-location takes place, the County may enter into an Interlocal Agreement with the School Board to address shared uses of facilities, maintenance costs, vehicular and bicycle parking, supervision and liability issues, among other concerns.

OBJECTIVE PSF 7 ENSURING PROVISION OF NECESSARY INFRASTRUCTURE

The County will coordinate with the School Board to ensure the provision of public facilities to support the necessary functions of public school facilities.

Policy PSF 7.1 Maximizing Efficiency of Infrastructure

During participation in the future school site identification process detailed in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, Seminole County shall seek to maximize efficient use of existing infrastructure and avoid sprawl development by identifying future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.

Policy PSF 7.2 Safe Student Access

Seminole County will ensure safe student access to school sites by coordinating the construction of new neighborhoods and residential developments, expansion of existing neighborhoods and developments and redevelopment or revitalization of existing neighborhoods and developments with safe road and sidewalk connections to school sites.

Policy PSF 7.3 Bicycle Access and Pedestrian Connection

Seminole County will coordinate bicycle access to public schools consistent with the Seminole County countywide bicycle plan adopted by the Metropolitan Planning Organization, METROPLAN. In addition, Seminole County shall revise its Land Development Code as needed to specify that performance standards for new residential developments adjacent to existing and proposed school sites, other than age restricted developments, shall include pedestrian connections between the sidewalk network within the development and the adjacent school site.

Policy PSF 7.4 Coordination to Ensure Necessary Off-site Improvements

During the Development Review process for a proposed new school facility in the unincorporated area, Seminole County will work with the School Board to determine responsibility for the costs and construction of any needed off site improvements, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

Seminole County shall revise its Land Development Code as needed in compliance with State Law to specify that performance standards for a new development adjacent to or sharing an access road with an existing school or future school site shall mitigate the traffic impacts of the development on safe access to the school. Such mitigation efforts may include, but are not limited to: developer striping of crosswalks, developer installation of sidewalks, payment for safe directional/warning signage, and payment for signalization.



Policy PSF 7.5 Inclusion of Provisions for School Buses

Seminole County shall revise its Land Development Code as needed to require the inclusion of school bus stops and turnarounds in new residential developments other than age restricted developments.

OBJECTIVE PSF 8 COORDINATION WITH SCHOOL BOARD AND CITIES

Seminole County shall coordinate with the School Board and Cities as specified by the procedures in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 and provide information by the School Board and Cities for emergency preparedness issues.

Policy PSF 8.1 Providing Information and Fulfilling All Responsibilities Specified

Seminole County shall provide population projection and development approval data, including site plan and building permit data, to the School Board and shall fulfill all responsibilities as specified by the 2007 Interlocal Agreement for Public School Facilities Planning and School Concurrency as Amended January 2008.

Policy PSF 8.2 Providing Representation

Seminole County shall assign representatives to take part in all committees and participate in all meetings as specified by the 2007 Interlocal Agreement for Public School Facilities Planning and School Concurrency as Amended January 2008.

A staff representative shall be assigned to the Planning Technical Advisory Committee which shall meet as specified in the Interlocal Agreement. An elected official or designee shall be appointed to the Public Schools Facilities Planning Committee which shall meet as specified in the Interlocal Agreement.

Policy PSF 8.3 Advising of Proposed Changes

Seminole County shall provide notification to the School Board and any adjacent cities of proposed amendments to the Future Land Use Map that may increase residential densities, and any proposed preliminary site plans, subdivisions and plats, as specified by the 2007 Interlocal Agreement for Public School Facilities Planning and School Concurrency as Amended January 2008.

Policy PSF 8.4 Emergency Preparedness

Seminole County through its Emergency Management Division shall continue to provide information needed by the School Board and cities for emergency preparedness purposes.