Public School Facilities Element

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Goal:
To provide a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand within a financially feasible School District's Five-Year Capital Facilities Work Program.

Objective 1:
Maintain adequate school facilities in Brevard County Schools by adopting a concurrency management system to address the need for correction of school facility deficiencies through a tiered level of service for the short and long term planning periods.

Policy 1.1: The Town of Indialantic hereby adopts the following tiered Level of Service (LOS) standards for public schools, based upon permanent FISH capacity, which shall address the correction of existing school facility deficiencies. The tiered LOS will terminate, upon achieving 100% LOS for all schools of the same type.

Facility Type	2007-08	2008-09	2009- 10	2010-11	2011-12
Elementary	127%	130%	115%	105%	100%
Middle Schools	122%	120%	100%	100%	100%
Jr./Senior High	133%	135%	110%	105%	100%
High Schools	139%	130%	115%	100%	100%

Source: Brevard County School District 2007-2008Work Plan

Policy 1.2: The Town of Indialantic hereby adopts the School Board's current public school attendance boundaries, as the Concurrency Service Areas (CSA).

Policy 1.3: Concurrency shall be measured and applied using a geographic area known as a Concurrency Service Area (CSA) which shall coincide with the school attendance boundaries, as adopted by the School District. Either the Town of Indialantic or the School District may propose a change to the CSA boundaries. The following procedures shall be used for modifying a CSA map:

A. The School District will transmit a proposed CSA map modification with data and analysis to support the change to the Cities, the County, and the Capital Outlay Committee (COC). Any proposed change to a CSA shall require a demonstration by the School District that the change complies with the public school LOS standard and that utilization of school capacity is maximized to the greatest extent possible.

B. Any proposed change to a CSA shall address transportation costs, court approved desegregation plans, if applicable, and other relevant factors.

C. The Town of Indialantic and the COC will review the proposed modification of the CSA and send their comments to the School District within 45 days of receipt of the proposed change.

D. The modification of a CSA shall be effective upon adoption by the School Board.

Policy 1.4: The Parties shall observe the following process for changes in the use of schools:

A. At such time as the School District determines that a school change is appropriate considering the appropriate use of the school and utilization requirements, the School District shall transmit the proposed school change in use and data and analysis to support the changes to the Capital Outlay Committee and the Staff Working Group.

B. The COC and the Staff Working Group shall review the proposed changes to the school use and send their comments to the School District within forty five (45) days of receipt.

C. The change in school use shall become effective upon final approval by the School Board.

Objective 2:
The Town of Indialantic shall require that a school concurrency evaluation which considers projected residential development in order to accommodate new students at the adopted level of service for adequate school facility capacity be provided to the Town. The evaluation shall be prepared by the Brevard County School District.

Policy 2.1: The Town of Indialantic shall not approve any non-exempt residential development application for a new residential preliminary plat, site plan or functional equivalent until the School District School has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity.

Policy 2.2: The Town of Indialantic shall consider the following criteria to exempt residential uses from the requirements of school concurrency:

Criteria:

A. Single family lots of record, existing at the time the school concurrency implementing ordinance becomes 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 any previously approved residential development that does not increase the number of dwelling units or change the type of dwelling units (single-family to multi-family, etc.).

D. Age restricted communities with no permanent residents under the age of 18. Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.

Policy 2.3: The Town of Indialantic, through its Land Development Regulations, and in conjunction with the School District, shall establish a school concurrency review process for all residential projects that are not exempt under Policy 2.2.

The minimum process requirements are described below:

A. A residential development application including a School Impact Analysis (SIA) is submitted to the Town of Indialantic for review.

B. The Town of Indialantic determines application is complete for processing and transmits the SIA to the School District for review.

C. The School District reviews application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the town of Indialantic:

1. If capacity is available within the affected CSA, the School District shall issue a SCADL verifying available capacity.

2. If capacity is not available within the affected CSA, contiguous CSAs are reviewed for available capacity.

3. If capacity is available in the contiguous CSAs, the School District shall issue a SCADL verifying available capacity in the adjacent CSAs.

4. If capacity is not available in the contiguous CSAs, the School District shall issue a SCADL indicating the development is not in compliance with the adopted LOS and offers the developer a 90-day negotiation period for mitigation.

Policy 2.4: The Town of Indialantic, in conjunction with the School District, shall review developer proposed applications for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of a proposed residential development. Mitigation options may include, but are not limited to:

A. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or

B. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or

C. Donation of buildings for use as a primary or alternative learning facility; or

D. Renovation of existing buildings for use as learning facilities; or

E. Construction or expansion of permanent student stations or core capacity; or

F. Construction of a public school facility in advance of the time set forth in the School District's Five-Year Capital Facilities Work Program.

Policy 2.5: For mitigation measures in Policy 2.4 (A) thru (F) above, the estimated cost to construct the mitigating improvement will reflect the estimated future construction costs at the time of the anticipated construction.

A. Improvements contributed by the developer shall receive school impact fee credit.

B. The cost difference between the developer's mitigation costs and the impact fee credit, if greater, shall be the responsibility of the developer.

Policy 2.6: The Town of Indialantic and the School District shall provide a 90-day negotiation period to allow for the review and negotiation of proportionate share mitigation offers proposed by a developer.

Criteria:

A. If mitigation is approved, the Town of Indialantic and the School District shall enter into an enforceable binding agreement with the developer and the improvement(s) will be included in the School District's annually adopted Five-Year Capital Facilities Work Program and reflected in the next update to the Capital Improvements Element.

B. If mitigation is denied based on the School District's recommendation, the Town of Indialantic must deny application based upon no available school capacity.

C. The Town of Indialantic shall not issue any permits for a residential development until receiving confirmation of available school capacity in the form of a SCADL from the School District.

Policy 2.7: The Town of Indialantic shall, upon acceptance of a mitigation option identified in Policy 2.4, enter into an enforceable binding agreement with the School District and the developer.

Policy 2.8: The Town of Indialantic shall notify the School District when an approved residential development has paid impact fees and when the development order for the residential development expires.

Objective 3:
Beginning with an effective date of 2008, all new public schools built within the Town of Indialantic will be coordinated with the School District to be consistent with the Town's Future Land Use Map designation to ensure facilities are proximate to appropriate existing and future land uses, serve as community focal points, are co-located with other appropriate public facilities, and will have needed supporting infrastructure.

Policy 3.1: The Town of Indialantic, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support a new school.

Policy 3.2: The Town of Indialantic shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining off-site improvements necessary to support a new school or school improvement to ensure that the necessary infrastructure is in place prior to or concurrent with construction.

Policy 3.3: The Town of Indialantic shall encourage the location of schools near residential areas by:

A. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or Local Government capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.

B. Reviewing and providing comments on all new school sites including the compatibility and integration of new schools with surrounding land uses.

C. Allowing schools within all residential land use categories.

Policy 3.4: The Town of Indialantic, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified.

Policy 3.5: The Town of Indialantic, in conjunction with the School District, hereby designates the Capital Outlay Committee (COC) as the monitoring group for coordinated planning and school concurrency in Brevard County.

Policy 3.6: The Town of Indialantic will adopt school concurrency provisions into its Land Development Regulations (LDR's) and such concurrency provisions will become effective no later than the date in which the Public School Facilities Element becomes effective.

Policy 3.7: Brevard County Government, in conjunction with the Brevard School District and the Town of Indialantic shall identify issues relating to public school emergency preparedness, such as:

A. The determination of evacuation zones, evacuation routes, and shelter locations.

B. The design and use of public schools as emergency shelters.

C. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Objective 4:
Beginning with an effective date of 2008 and no later than December 1st of each year thereafter, the Town of Indialantic will adopt as part of its Capital Improvements Element (CIE), the Brevard County School District's Five Year Work Program as approved by the School Board May 13, 2008, as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible Capital Improvements program and to ensure the level of service standards will be achieved by the end of the five year period.

Policy 4.1: The Town of Indialantic shall annually update the Capital Improvements Element to incorporate the School District's annually adopted Five-Year Capital Facilities Work Program's "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" Tables which shall identify school facility capacity projects which are necessary to address existing deficiencies and meet future needs and demonstrate the School District can maintain the adopted LOS standard for the five-year planning period supported by data and analysis demonstrating financial feasibility.

Policy 4.2: The Town of Indialantic shall annually coordinate review of school enrollment projections in conjunction with the School District and other local governments through the Capital Outlay Committee (COC), and provide an annual update of the process, including the Public School Facilities Element and maintain a public school facilities map series which are coordinated with the Town of Indialantic's Future Land Use Map or Map Series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period. The Map Series shall include:

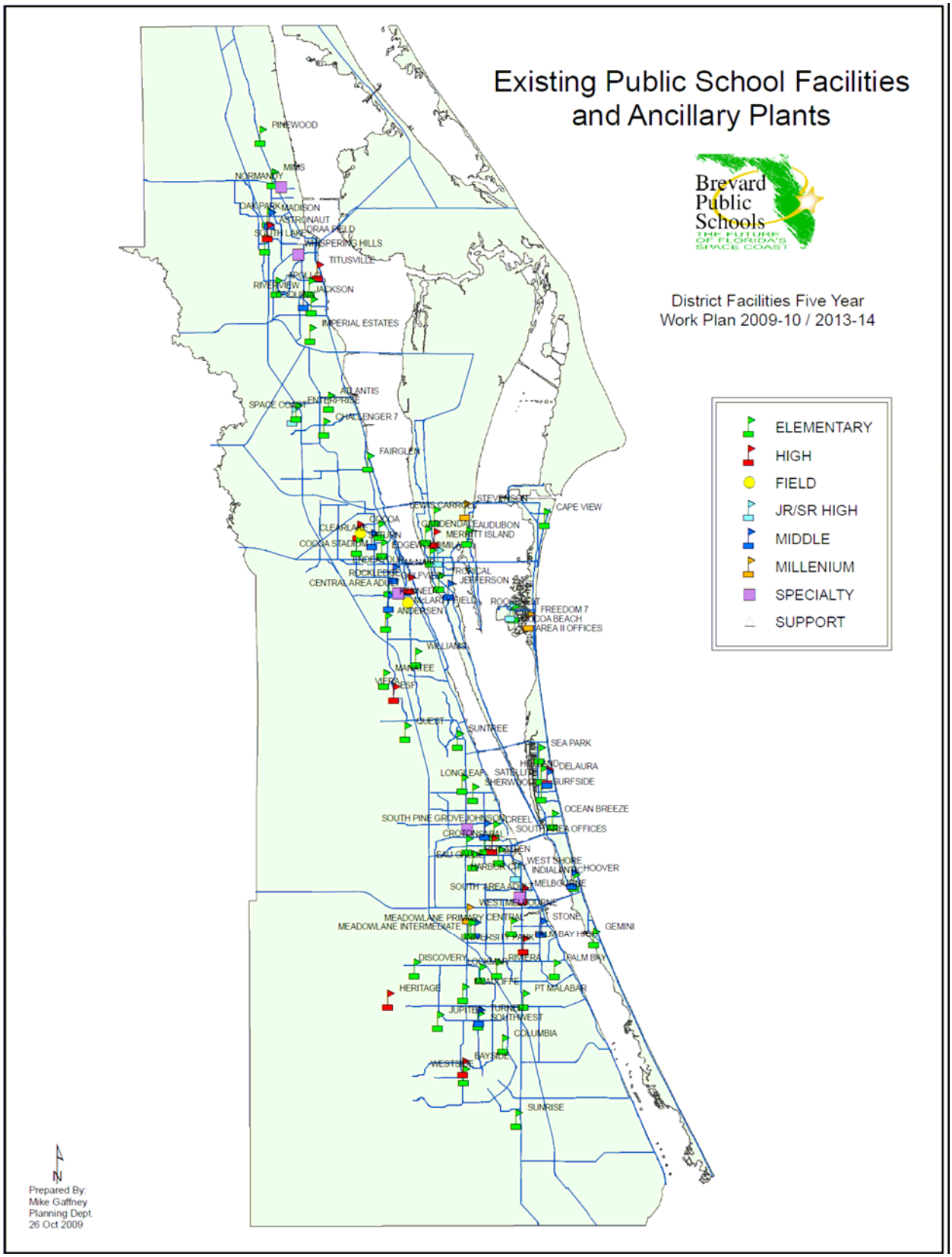
A. Existing Public School Facilities Map - type and location of ancillary plants

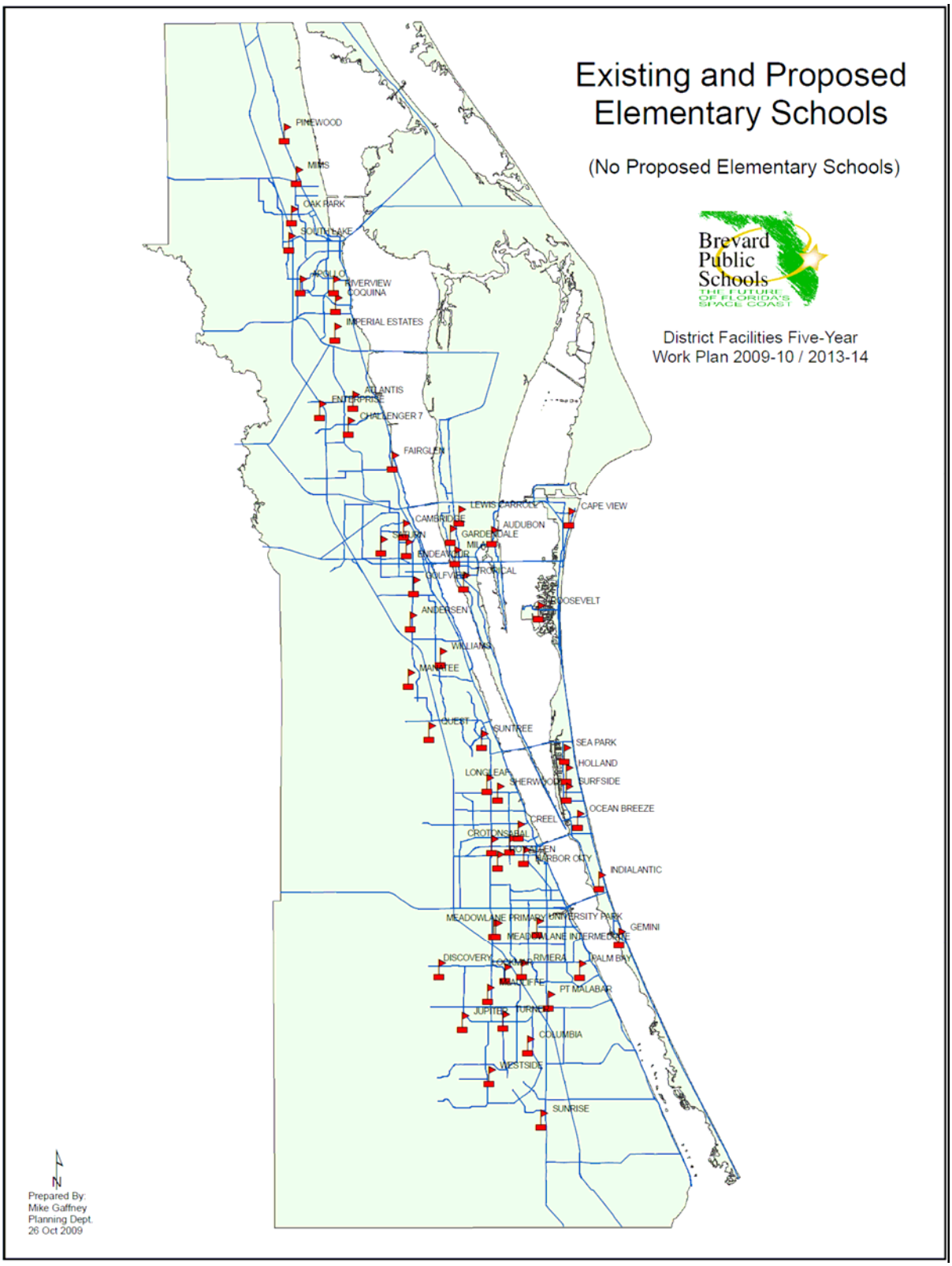
B. Five-Year Planning Period Map - generally planned public school facilities and ancillary plants

Policy 4.3: The Town of Indialantic, in conjunction with the School District, shall coordinate the long-range public school facilities map with its comprehensive plan and future land use map. The Map shall be included in the Map Series provided in Policy 4.2.

A. The Long Range Planning Period Map - generally planned areas of future public school facility needs.

Brevard County School District Map Series




Existing and Proposed
Elementary Schools
(No Proposed Elementary Schools)
Brevard
Public
Schools
THE FUTURE OF FLORIDA'S SPACE COAST
District Facilities Five-Year
Work Plan 2009-10 / 2013-14
PINEWOOD
MIMS
OAK PARK
SOUTH LAKE
RIVERVIEW
COQUINA
IMPERIAL ESTATES
ATLANTIS
ENTERPRISE
CHALLENGER 7
FAIRGLEN
LEWIS CARROLL
CAPE VIEW
CAMBRIDGE
AUDUBON
GARDENDALE
MILA
ENDEAVOUR
TROPICAL
GULFVIEW
ROOSEVELT
ANDERSEN
WILLIAMS
MANATEE
QUEST
SUNTREE
SEA PARK
HOLLAND
LONGLEAF
SHERWOOD
SURFSIDE
OCEAN BREEZE
CREEL
CROTON SCHOOL
HARBOR CITY
INDIALANTIC
MEADOWLANE PRIMARY
UNIVERSITY PARK
GEMINI
MEADOWLANE INTERMEDIATE
DISCOVERY
RIVIERA
PALM BAY
PT MALABAR
JUPITER
COLUMBIA
WESTSIDE
SUNRISE
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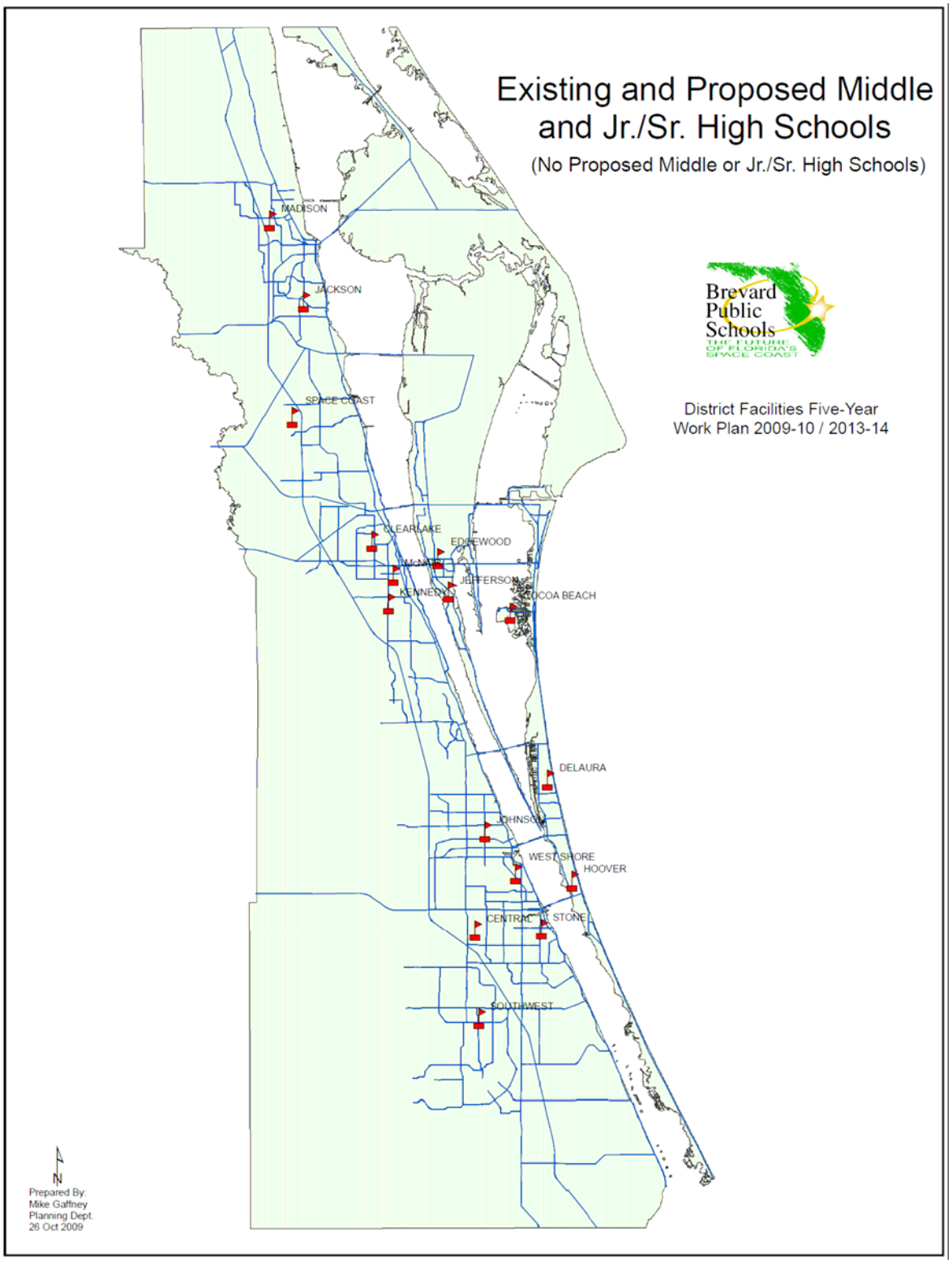
Prepared By:
Mike Gaffney
Planning Dept.
26 Oct 2009


Existing and Proposed Middle and Jr./Sr. High Schools
(No Proposed Middle or Jr./Sr. High Schools)
Brevard Public Schools
THE FUTURE OF FLORIDA'S SPACE COAST
District Facilities Five-Year Work Plan 2009-10 / 2013-14
MADISON
JACKSON
SPACE COAST
CLEARLAKE
EDGEWOOD
HOLMAN
JEFFERSON
KENNEDY
COCOA BEACH
DELAURA
JOHNSON
WEST SHORE
HOOVER
CENTRAL
STONE
SOUTHWEST
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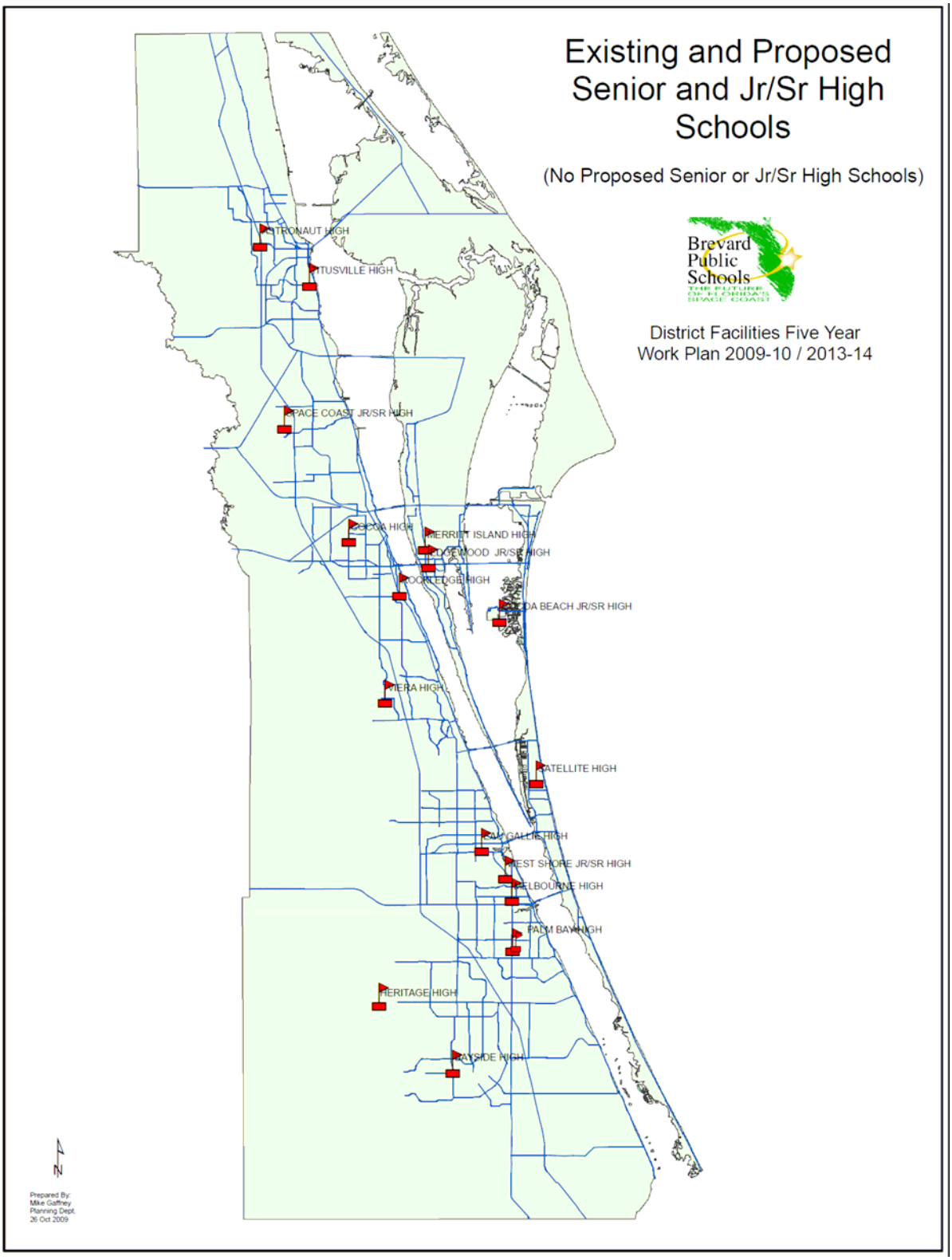
Existing and Proposed Senior and Jr/Sr High Schools
(No Proposed Senior or Jr/Sr High Schools)
Brevard Public Schools
District Facilities Five Year Work Plan 2009-10 / 2013-14
ASTRONAUT HIGH
TITUSVILLE HIGH
SPACE COAST JR/SR HIGH
COCOA HIGH
MERRITT ISLAND HIGH
ROCKLEDGE HIGH
COCOA BEACH JR/SR HIGH
VIERA HIGH
SATELLITE HIGH
WEST SHORE JR/SR HIGH
MELBOURNE HIGH
PALM BAY HIGH
HERITAGE HIGH
BAYSIDE HIGH
N
Prepared By:
Mike Gaffney
Planning Dept.
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