

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Transmittal of Proposed Text Amendments To Comprehensive Plan - Public School Facilities and Concurrency and the Approval of the School Interlocal Agreement

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord **CONTACT:** Sheryl Stolzenberg **EXT:** 7383

MOTION/RECOMMENDATION:

Approve transmittal of proposed text amendments to the Vision 2020 Comprehensive Plan, including the Public School Facilities Element and amendments to the text of the Capital Facilities, Implementation and Intergovernmental Coordination elements to the State Department of Community Affairs (DCA) and approve the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency between the County, the Cities of Altamonte Springs, Longwood, Lake Mary, Sanford, Winter Springs, Oviedo and the Seminole County School Board.

County-wide

Sheryl Stolzenberg

BACKGROUND:

Legislation enacted by the 2005 Florida Legislature mandates a comprehensive focus on school planning by requiring local governments and school boards to adopt school concurrency and processes for coordinating school facility planning with local comprehensive plans. Although the School District retains the responsibility for the provision of educational facilities, state law requires a more detailed effort to ensure the coordination of land use and school facility planning.

As part of the legislative requirements, the County must adopt a new Interlocal Agreement with the School Board and cities, and Public School Facilities Element of the Comprehensive Plan that is consistent with that Interlocal Agreement. In addition, the County must add to the Capital Improvements Element that portion of the financially feasible School Board Capital Improvement Schedule that addresses school capacity, and text changes to both the Implementation and Intergovernmental Coordination Elements are needed. The County's deadline for complying with the state requirement is January 1, 2008.

A draft Public Schools Facility Element was developed as part of a coordinated effort among County, School Board and City staff members, with the assistance of a consultant to one of the cities. The 'model element' resulting from that coordinated effort serves as the basis for the individual amendments to each comprehensive plan in Seminole County. The Countywide Level of Service for school facilities, as well as procedures, objectives and policies for sharing information, requesting School Board comments on proposed developments, and evaluation potential sites for schools will be identical countywide. Local variations will exist for policies on ensuring compatibility of schools with surrounding land uses.

The proposed text amendments include:

1. A Public School Facilities Element that includes goals, objectives and policies compatible with those of the Public School Facilities Elements for the cities.
2. Amendments to the Capital Improvements Element to include the Level of Service (LOS) for school facilities and the schedule of financially feasible school capacity capital improvements.
3. Amendments to the Implementation Element to include school facilities as one of the services for which LOS will be evaluated in the Concurrency Management System.
4. Amendments to the Intergovernmental Coordination Element to update objectives and policies dealing with interlocal agreements with the School Board.

STAFF RECOMMENDATION:

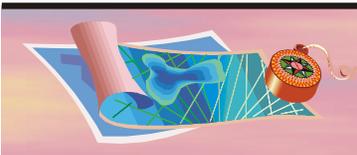
Staff recommends the Board approve the transmittal of proposed text amendments to the Vision 2020 Comprehensive Plan, including the Public School Facilities Element and amendments to the text of the Capital Facilities, Implementation and Intergovernmental Coordination elements to the State Department of Community Affairs (DCA) and approve the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency between the County, the Cities of Altamonte Springs, Longwood, Lake Mary, Sanford, Winter Springs, Oviedo and the Seminole County School Board.

ATTACHMENTS:

1. Public School Facilities Element
2. Draft amendments to CIE
3. Draft amendments to Implementation Element
4. Draft amendments to Intergovernmental
5. Support Document Text for school element Part B
6. Support Document Text Part A Interlocal
7. Support Document Exhibits
8. Draft Public School Facilities Element Exhibits

Additionally Reviewed By:

County Attorney Review (Kimberly Romano)



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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* 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.

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:

- 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;
- 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;
- Amendments to the County's Implementation Element to include school concurrency in the Concurrency Management System; and
- 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 not identified at this time and cannot be mapped. The Concurrency Service Area (CSA) boundary maps were included in the Support Document.

(New element added: Amendment 07EX1.TXT01; Ordinance 2007-xx, xx/xx/xx/)





PUBLIC SCHOOL FACILITIES ELEMENT ISSUES AND CONCERNS

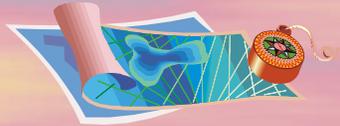
Issue PSF 1 **Identifying sites for future school facilities**

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 the 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* 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*, 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*.

Issue PSF 2 **Population and Student Projections**

In accordance with the *2007 Interlocal Agreement for Public School Facility Planning and School Concurrency*, 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* 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





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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* 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* is included in this Element and will be added to the County's Land Development Code (LDC) after July 1, 2008 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* offers an appeal process specified by Chapter 120, Florida Statutes (F.S.) 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. 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.



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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". The following terms are used by the School Board: Permanent Florida Inventory of School Houses, or 'FISH', 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 to identify available instructional space; 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 (LOS)

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

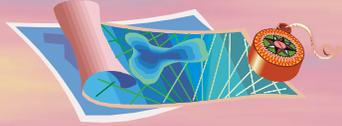
Policy PSF 1.2 Use of Level of Service Standards (LOS)

The School Board shall operate its concurrency management system (CMS) with the input of the County 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 (CSA) Boundaries

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





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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 forty-five (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.

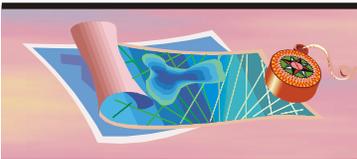
Policy PSF 2.1 Development Review Process

No site plan, final subdivision, or functional equivalent will be approved by the County until a School Capacity Availability Letter 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

By January 1, 2009, 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 for Coordinated Planning and School Concurrency*, adopted in 2007.





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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*. 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 (PTAC)

The County shall be represented at the Planning Technical Advisory Committee (PTAC) meetings, as provided in the *2007 Interlocal Agreement for Public School Facility Planning and School Concurrency for Coordinated Planning and School Concurrency*, 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 (DOE) 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 fifteen



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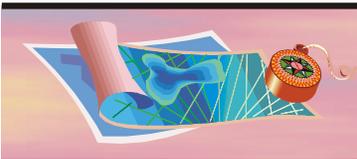


(15) days of submittal to the County and shall provide copies of subdivision plans and site plans with residential development for review.

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.





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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 (F.S.)

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 site plan, final subdivision or functional equivalent.

Policy PSF 4.2 Results of Concurrency Review

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

- 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.
- 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 for Coordinated Planning and School Concurrency, which has been adopted into the County's Land Development Code (LDC).

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:

- All single family lots of record at the time the school concurrency implementing ordinance became effective.
- Any new residential development that has a final 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.
- 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.)
- 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:

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

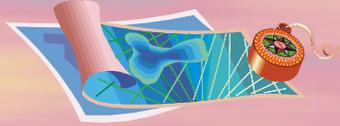
Where:

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 (3) years of the Five-Year Capital Improvement Plan shall be considered as committed in accordance with Section 9.5 of this Agreement.
 2. If capacity projects are planned in years four (4) or five (5) 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 this 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:





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- 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



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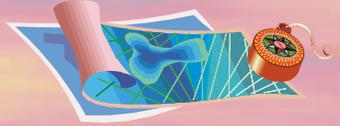


development is not in compliance with school concurrency requirements. A SCALD indicating either that adequate capacity is available, or that there is not a negotiated proportionate share mitigation settlement following the ninety (90) day negotiation period as described in Section 12.7(B) of this Agreement, constitutes final agency action by the School Board for purposes of Chapter 120, F.S.

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, F.S.

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





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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 (LOS) 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

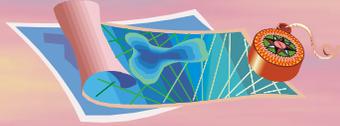
The County shall ensure compatibility of school facilities with surrounding land use through the County's Development Review Process and shall encourage, to the extent feasible, co-location of new schools with compatible County facilities, and the location of school facilities to serve as Community Focal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

Policy PSF 6.1 Allowable locations of school sites and compatibility standards

School sites are allowable within any land use designation in unincorporated Seminole County with the following exceptions: school sites are not allowed within the Conservation and Mixed Use land use designations, and, within the Rural Residential land use designations (Rural-3, Rural-5 and Rural-10), only elementary school sites are an allowable use. Compatibility with adjacent land uses will be ensured through the following measures:

- 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.
- Public school sites shall be located within the County's Urban Growth 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.
- Public school sites shall be compatible with environmental protection, based on soils, topography, protected species and other natural resources on the site.
- 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.
- 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





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with relevant active-passive bufferyard standards of the LDC.

- 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.
- 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.
- 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.

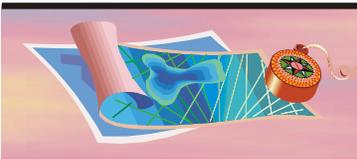
Policy PSF 7.1 Maximizing efficiency of infrastructure

During participation in the future school site identification process detailed in the “2007 Interlocal Agreement for Public School Facility Planning and School Concurrency”, 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.





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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 (LDC) as needed by July 1, 2008 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 LDC as needed by July 1, 2008 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 LDC as needed to require the inclusion of school bus stops and turnarounds in new residential developments other than age restricted developments.



Vision 2020 Comprehensive Plan Seminole County, Florida DRAFT



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* 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, Seminole County, Florida*.

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, Seminole County, Florida*. A staff representative shall be assigned to the Planning Technical Advisory Committee (PTAC) which shall meet as specified in the Interlocal Agreement. An elected official or designee shall be appointed to the Public Schools Facilities Planning Committee (PSFPC) 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 (FLUM) 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, Seminole County, Florida*.

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.





Vision 2020 Comprehensive Plan Seminole County, Florida

Facility Program – Public School Facilities

Summary of Policies, Programs and Capital Improvements with Cost Impacts Public School Facilities

Scheduled Program and Cost Impacts for 10/1/2006 - 9/30/2011	
The Seminole County School Board Capital Improvements Plan includes significant remodeling of existing structures and the building of new structures to expand student capacity over the next five years.	
Total 5 Year Cost	\$ 637,687,198

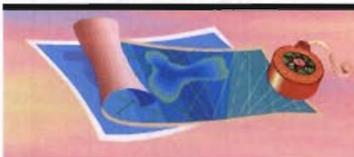
Potential Additional Cost Impacts During/Beyond The Five Year Planning Period
Unknown impact of tax changes done in 2006 and whether slow down in student enrollment will continue, hold steady, or again start to rise.

Available Funding Options – Major revenue sources available to the School Board are Millage, Sales Tax, Impact Fees, Gasoline Tax Refund, COPS, RAN, Local Cap Improvement/Interest.

(Facility Program-Public Schools Facilities.xls)

(Added:Amendment 07EX1.TXT02.1, Ordinance 2007-XX, 12/XX/2007)





Vision 2020 Comprehensive Plan Seminole County, Florida

Level of Service

Seminole County adopts the following level of service standards by type of school based on the permanent Florida Inventory of School Houses (FISH) capacity established by the Seminole County School Board.

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

(Added: Amendment 07EX1.TXT02.2, Ordinance 2007-XX, 12/XX/2007)





Vision 2020 Comprehensive Plan Seminole County, Florida

Draft Capital Improvement Plan for Seminole County Facilities Additions/Remodeling

<u>REMODELING & ADDITIONS</u>	<u>2007/08</u>	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>	<u>2011/12</u>
<u>GREENWOOD LAKES MIDDLE</u>	-	-	<u>\$800,000</u>	<u>\$11,000,000</u>	-
<u>CASSELBERRY</u>	-	-	-	-	<u>\$1,000,000</u>
<u>HAMILTON</u>	-	-	-	<u>\$1,000,000</u>	<u>\$7,000,000</u>
<u>IDYLLWILDE ADMIN</u>	-	-	<u>\$500,000</u>	<u>\$1,000,000</u>	-
<u>JACKSON HEIGHTS ROUND BLDG</u>	-	-	<u>\$500,000</u>	<u>\$6,000,000</u>	-
<u>LAKE ORIENTA</u>	<u>\$11,000,000</u>	-	-	-	-
<u>PINE CREST ADDITION/REMODELING</u>	-	-	<u>\$4,000,000</u>	<u>\$10,000,000</u>	-
<u>SEMINOLE HIGH</u>	<u>\$18,000,000</u>	<u>\$5,000,000</u>	-	-	-
<u>SMALL PROJECTS</u>	<u>\$1,395,000</u>	<u>\$700,000</u>	<u>\$700,000</u>	<u>\$700,000</u>	<u>\$700,000</u>
<u>SPRING LAKE</u>	-	<u>\$1,000,000</u>	<u>\$10,000,000</u>	-	-
<u>STENSTROM</u>	-	-	<u>\$1,000,000</u>	<u>\$9,000,000</u>	-
<u>WEKIVA</u>	-	<u>\$1,000,000</u>	<u>\$11,000,000</u>	-	-
<u>WILSON/GENEVA PODS</u>	-	-	-	<u>\$800,000</u>	<u>\$6,000,000</u>
<u>SALES TAX PROJECTS</u>	-	-	-	-	-
<u>OVIEDO HIGH</u>	<u>\$22,000,000</u>	<u>\$5,000,000</u>	-	-	-
<u>RED BUG</u>	-	<u>\$1,000,000</u>	<u>\$7,000,000</u>	-	-
<u>SABAL POINT</u>	<u>\$11,000,000</u>	-	-	-	-
<u>STERLING PARK</u>	<u>\$1,000,000</u>	<u>\$11,000,000</u>	-	-	-

(Added: Amendment 07EX1.TXT02.3, Ordinance 2007-XX, 12/XX/2007)





Vision 2020 Comprehensive Plan Seminole County, Florida

Draft Capital Improvement Revenue Sources

REVENUE	2007/08	2008/09	2009/10	2010/11	2011/12
STATE					
CLASS SIZE REDUCTION	\$5,409,345				
PECO NEW CONSTRUCTION	\$2,929,596	\$1,985,715	\$1,985,715	\$1,985,715	\$1,985,715
PECO MAINTENANCE	\$3,815,185	\$2,050,000	\$2,505,000	\$2,050,000	\$2,050,000
CO&DS BONDS					
CO&DS	\$368,064	\$368,064	\$368,064	\$368,064	\$368,064
LOCAL					
MILL	\$63,432,790	\$67,238,758	\$71,273,083	\$75,549,468	\$80,082,436
SALES TAX	\$18,617,585	\$14,070,410	\$9,270,699	\$9,548,820	\$4,844,968
IMPACT FEES	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000
GASOLINE TAX REFUND	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
COPS					
RAN					
LOCAL CAP IMPROVEMENT/INTEREST	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
UNDESIGNATED	\$26,000,000				
SUB-TOTAL	\$125,172,565	\$90,312,947	\$90,002,561	\$94,102,067	\$93,931,183
PRIOR YEAR CARRYOVER		\$5,984,821	\$27,164,852	\$11,005,597	\$3,194,086
TOTAL	\$125,172,565	\$96,297,768	\$117,167,413	\$105,107,664	\$97,125,269

(Added: Amendment 07EX1.TXT02.4. Ordinance 2007-XX, 12/XX/2007)





Vision 2020 Comprehensive Plan Seminole County, Florida

Draft Planned New Public School Facility Construction

<u>NEW CONSTRUCTION</u>	<u>2007/08</u>	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>	<u>2011/12</u>
<u>LAND</u>	-	-	-	<u>\$6,000,000</u>	-
<u>NEW MIDWAY ELEM</u>	<u>\$2,000,000</u>	-	-	-	-
<u>NEW ELEMENTARY SCHOOL (SITE TBD)</u>	-	<u>\$1,000,000</u>	<u>\$15,000,000</u>	-	-
<u>NEW ELEMENTARY SCHOOL (SITE TBD)</u>	-	-	<u>\$1,000,000</u>	<u>\$15,000,000</u>	-
<u>NEW MIDDLE (SITE TBD)</u>	-	-	-	<u>\$2,000,000</u>	<u>\$33,000,000</u>
<u>NEW HIGH SCHOOL (SITE TBD)</u>	-	-	-	-	<u>\$5,000,000</u>
<u>30 MODULAR CLASSROOMS</u>	<u>\$3,180,000</u>	-	-	-	-
<u>ROSENWALD</u>	-	<u>\$1,000,000</u>	<u>\$15,000,000</u>	-	-

(Added: Amendment 07EX1TXT02.5, Ordinance 2007-XX, 12/XX/2007)





Vision 2020 Comprehensive Plan Seminole County, Florida

IMPLEMENTATION ELEMENT INTRODUCTION

The Vision 2020 Comprehensive Plan includes the following statutorily required and optional Elements:

Capital Improvements	Intergovernmental Coordination
Conservation	Library Services (optional)
Design (optional)	Potable Water
Drainage	Public Safety (optional)
Economic (optional and to be updated in 2002.)	<u>Public School Facilities</u>
Future Land Use	Recreation and Open Space (optional)
Housing	Sanitary Sewer
Implementation (optional)	Solid Waste
	Transportation

Plan Elements are supported by the best available data and analysis from County, regional, state, federal, and other units of local government and various agencies. Each Element of the Vision 2020 Comprehensive Plan contains goals (long-term achievements), objectives (events to achieve goals) and policies (specific actions to take in achieving objectives).

Seminole County adopted its first Comprehensive Plan to meet Rule 9J-5 requirements on September 11, 1991. As part of the early efforts to implement the plan in 1992, the County was required to identify nonconforming uses and zoning and conflicting zonings and every effort was made to bring these uses/zonings into compliance with the adopted Comprehensive Plan. An extensive search was completed on all parcels in unincorporated Seminole County to identify nonconforming uses and zonings and conflicting zonings and these were brought to the Board of County Commissioners' attention in advertised public hearings to rectify in accordance with the recommendations of the Comprehensive Plan. Since a thorough review of nonconforming uses/zonings and conflicting zonings was dealt with in 1992 and the County, to the best of its ability, has not created any additional nonconforming land uses or zonings or conflicting zonings, the County does not need to repeat this effort after final adoption of Vision 2020. Should a nonconforming use or rezoning or a conflicting zoning be discovered, the County will act accordingly to take steps to bring the land into conformity. Language directing how administrative land use amendments and rezonings to correct nonconforming parcels is included should the need arise.

As required by the adoption of the 1991 plan, the County has implemented a Concurrency Management System and this element describes how this system is carried out. The element also describes how public participation is to be addressed above and beyond the statutory requirements. This element also gives direction on how or when to accomplish other mandated plan programs to include preparation of future Evaluation and Appraisal Reports, annual Capital Improvement Element Updates, Land Development Code amendments for consistency to Vision 2020 and Future Land Use Amendments.

(Revised: Amendment 07EX1.TXT03.1, Ordinance 2007-XX, 12/XX/2007)



Vision 2020 Comprehensive Plan Seminole County, Florida



Subsequent Procedures

The provisions set forth herein are minimum provisions which are intended to facilitate the orderly review, discussion and consideration of public matters relating to comprehensive planning and related processes.

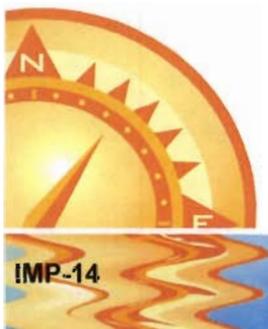
CONCURRENCY MANAGEMENT SYSTEM

The following program descriptions are intended to ensure that the levels of service established in the Comprehensive Plan will be achieved or exceeded. Each implementation program has been adopted by ordinance, resolution or executive order, as appropriate for each implementation program.

Definitions

The following definitions apply (and are to be included in the adopted Comprehensive Plan's section containing defined terms):

- A "Category of public facilities" means a specific group of public facilities, as follows:
- 1 Concurrency Facilities Operated by County. Category I public facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by the County, all of which are addressed in the several Elements of the Vision 2020 Plan. Mass transit is a Category I public facility even though the County contracts with LYNX – Central Florida Regional Transportation Authority, to provide mass transit on behalf of the County.
 - 2 Non-Concurrency Facilities Operated by County. Category II public facilities are libraries, fire-rescue service and other government facilities owned or operated by the County and included as facility Elements in this Comprehensive Plan.
 - 3 Concurrency Facilities Operated by Non-County Entities. Category III public facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, ~~and~~ and parks and recreation facilities owned or operated by federal, state, municipal or other county governments, independent districts, and private organizations and public schools.
- B "Development order" means any order or permit granting, denying, or granting with conditions an application for a preliminary development order, final development order, development permit or any other official action of the County having the effect of permitting the development of land.
- 1 "Preliminary development order" means a new land use designation to a parcel of real property, a planned commercial development preliminary master plan, a planned unit development preliminary master plan, the rezoning of a parcel of real property or a subdivision development plan.
 - 2 "Final development order" means the approval of a development of regional impact, a borrow pit permit, an electrical permit, a planned commercial development final master plan, a planned unit development final master plan, a right-of-way utilization permit, a site plan, a special exception or variance, a subdivision preliminary plat, a subdivision final plat, an underground utility permit, a waiver to subdivision platting requirements, a dredge and fill permit, a written agreement with Seminole County School Board for the provision of public facilities and services as required by State Law and any other development order which results in an immediate and continuing impact upon concurrency public facilities. "Final Development orders" may address future expansions of a development and may provide for phasing. A "Final Development order" may provide for conditions which must be met in order for subsequent approvals to be given or permits to be issued.





Vision 2020 Comprehensive Plan Seminole County, Florida

- 3 "Development permit" means an arbor permit, a building permit, a construction permit-site, a construction permit-subdivision, a deck and porch permit, a plumbing permit, a razing permit, a septic repair permit, a septic tank permit, a sign permit and any other development approval other than a final development order or preliminary development order.
- 4 "Public facility" means the capital improvements and systems of each of the following: arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, library, fire-rescue service, and other County buildings.

(Revised: Amendment 07EX1.TXT03.2, Ordinance 2007-XX, 12/XX/2007)

Land Development Regulations

The County shall maintain its land development regulations providing for a system of review of various applications for development orders and permits which applications, if granted, would impact the levels of service of Category I and Category III public facilities. Such system of review shall assure that no final development order or development permit shall be issued which results in a reduction in the levels of service below the standards adopted in the Comprehensive Plan for Category I and Category III public facilities. The County land development regulations shall also contain the methodology for determining the proportionate fair-share obligation for a transportation facility, if said transportation facility fails to achieve transportation concurrency and the developer of a proposed development wishes to exercise the option to satisfy transportation concurrency in this manner as provided by Section 163.3180(16), F.S. The methodology to calculate proportionate fair-share mitigation, which is specified in the Land Development Code, shall be as provided in Section 163.3180(12), F.S. Proportionate fair-share mitigation includes separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by Seminole County. In addition, pursuant to Section 163.3180(16)(e), F.S., and as required in the Land Development Code, mitigation for development impacts to facilities on the Strategic Intermodal System requires concurrence of the Department of Transportation.

(Revised: Amendment 06F.TXT01.2.1, Ordinance 2006-81, 12/12/2006)

As of July 1, 2008, the County Land Development Regulations shall contain a methodology to calculate the proportionate fair share and options for school facilities, pursuant to Section 163.3180(13)(e), F.S., should a developer wish to pursue this option. This option requires concurrence of the Seminole County School Board.

(Added: Amendment 07EX1.TXT03.3, Ordinance 2007-XX, 12/XX/2007)

The land development regulations address the circumstances under which public facilities may be provided by applicants for development orders or permits. Development orders and permits may be issued subject to the provision of public facilities by the applicant subject to each of the following requirements:

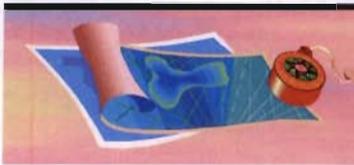
- A The County and the applicant enter into an enforceable development agreement which shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to ensure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed; and
- B The public facilities to be provided by the applicant are contained in the Schedule of Capital Improvements of the Comprehensive Plan, or, in the case of a development where transportation concurrency is to be met through the Proportionate Fair-Share methodology calculated as provided in Section 163.3180(12)F.S. and in accordance with Section 163.3180(16) F.S., a transportation improvement or improvements are added to the Schedule of Capital Improvements of the Comprehensive Plan and the County five-year Capital Improvement Program no later than the next regular update of those documents.

(Revised: Amendment 06F.TXT01.2.2, Ordinance 2006-81, 12/12/2006)

Concurrency Implementation and Monitoring System

The County shall continue Concurrency Implementation and Monitoring Systems consisting of the following components:





Vision 2020 Comprehensive Plan Seminole County, Florida

IMPLEMENTATION ELEMENT CONCURRENCY MANAGEMENT SYSTEM OBJECTIVES AND POLICIES

OBJECTIVE IMP 1 ESTABLISH LEVEL OF SERVICE STANDARDS

The County shall continue to enforce standards for levels of service for Categories I, II, and III of public facilities, and shall apply the standards as set forth defined in the policies below.

Policy IMP 1.1

Concurrency

The standards for levels of service of each type of public facility in Category I shall apply to development orders issued by the County after March 31, 1992, or such earlier date as may be adopted by the County, the County's annual budgets beginning with the 1991-92 fiscal year, the County's Capital Improvement Programs beginning with the 1991-92 fiscal year, and other Elements of this Comprehensive Plan.

Policy IMP 1.2

Non-Concurrency Facilities Operated by County (Category II).

The standards for levels of service of each type of public facility in Category II shall apply to the County's annual budgets beginning with the 1991-92 fiscal year, and the County's Capital Improvements Programs beginning with the 1991-92 fiscal year, but shall not apply to development orders issued by the County.

Policy IMP 1.3

Concurrency Facilities Operated by Non-County Entities (Category III).

The standards for levels of service of each type of public facility in Category III shall apply to development orders issued by the County after March 31, 1992, or such earlier date as may be adopted by the County, and other elements of this Comprehensive Plan, but shall not apply to the County's annual budgets or the County's Capital Improvement Programs. The exception shall be that levels of service for public schools shall apply to development orders issued by the County after July 1, 2008.

(Revised Amendment 07EX1.TXT03.4, Ordinance 2007-XX, 12/XX/2007)



Vision 2020 Comprehensive Plan Seminole County, Florida



OBJECTIVE IMP 3 GEOGRAPHIC AREAS FOR DETERMINATION

The standards for levels of service of Category I and Category III public facilities shall be applied to the issuance of development orders on the geographical basis as described in the policies below.

Policy IMP 3.1 **Arterial and Collector Roads**

No development order or permit shall be issued in any unincorporated part of Seminole County if the standard for levels of service of arterial and collector roads are not achieved and maintained. The County shall identify, in the land development regulations, trip generation thresholds and geographic impact areas for developments based upon types of land uses, associated densities and intensities, total trip generation and radius of traffic impact.

Policy IMP 3.2 **Other Public Facilities Which Serve All of Seminole County**

Other public facilities which serve all of Seminole County shall achieve and maintain the standards for levels of service on a Countywide basis. No development order or permit shall be issued in any unincorporated part of Seminole County if the standard for levels of service are not achieved and maintained throughout the County for:

- A Solid Waste Disposal
- B Parks and Recreational Facilities

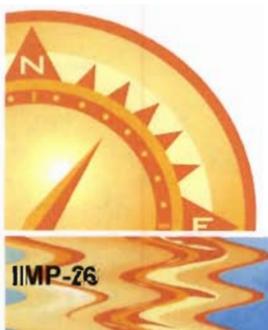
Policy IMP 3.3 **Other Public Facilities Which Serve Less Than All of Seminole County**

Other public facilities which serve less than all of Seminole County shall achieve and maintain the standard for levels of service within their assigned service area. No development order or permit shall be issued in an assigned service area if the standard for levels of service are not achieved and maintained throughout the assigned service area for the following public facilities and assigned service areas:

- A Potable Water Systems: Water System Service Area as designated in the Potable Water Element of the Comprehensive Plan.
- B Sanitary Sewer Systems: Sewer System Service Area as designated in the Sanitary Sewer Element of the Comprehensive Plan.
- C Stormwater Management Systems: Site Specific.
- D Mass Transit: Mass Transit Service Areas.

E Public School Facilities. School concurrency shall be measured and applied using a geographic area known as a Concurrency Service Area (CSA) which coincides with groupings of school attendance zones within each school type based on adjacency, as established by the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency (2007 Agreement). The mappings of CSAs are included in the data and analysis of the Public School Facilities Element Support Document and are provided in the Appendix to the 2007 Agreement.

(Revised:Amendment 07EX1.TXT03.5, Ordinance 2007-XX, 12/XX/2007)



Vision 2020 Comprehensive Plan

Seminole County, Florida



The Intergovernmental Coordination Element's Goals/Objectives/Policies section contains its own policies in addition to policies that originate from other Plan elements. These other element policies are grouped and given a collective Intergovernmental Element Policy number and further referenced by the policy name and number from the other element. The number of policies from other elements is extensive, demonstrating coordination efforts documented or recommended concerning the topic of the individual elements.

All existing intergovernmental coordination programs are continued by this Plan. Primarily, these include the Council of Local Governments of Seminole County (~~CLGSC~~ CALNO) for policy-level coordination with each of the County's seven Cities and conflict resolution; the Mayors/Managers Working Group; the Planning Technical Advisory Committee (PTAC) which is comprised of the Planning Managers (or equivalent) of the Cities, County and the School Board of Seminole County, interlocal agreements/annexation agreements for various services and planning services/issues; and use of the East Central Florida Regional Planning Council and METROPLAN ORLANDO (the Metropolitan Planning Organization) as regional forums for regional coordination.

The County has successfully improved coordination with the Seminole County School Board to implement Section 235.192 F.S. that requires the County to review school site plans for off-site impacts, land use compatibility and impact on County services and infrastructure. ~~The County is working with the School Board to implement its second interlocal agreement with them to heighten coordination of school locations.~~ In 2007, the County entered into an Interlocal Agreement for Public School Facility Planning and School Concurrency with the Seminole County School Board and the seven cities, as required by State Law. The 2007 Interlocal Agreement provides for sharing of data on student enrollment, population projections and educational facilities plans; procedures for joint planning for selection of new school sites, remodeling and closures of schools; inclusion of school capital improvement program for school capacity within the County and city Capital Improvement Elements in compliance with State Law; procedures for determining how services needed by a public school (such as sidewalks, roads, water or sewer) will be provided and a uniform Public School Concurrency process, as required by State Law.

To ensure that City-County coordination results in efficient provision of services and compatible land uses, Vision 2020 will carry out coordination with those Cities that currently have joint planning interlocal agreements, such as the Cities of Sanford and Oviedo, or annexation agreements, as with the Cities of Altamonte Springs, Winter Springs and Longwood. The County, the School Board and all Cities, except Longwood, have entered into an Intergovernmental Planning Coordination Agreement in 1997 that assures notice to each entity for zoning and land use changes that may be of a multi-jurisdictional significance. It is noteworthy to mention that the County entered into an agreement with all Cities and the School Board in



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Vision 2020 Comprehensive Plan Seminole County, Florida

1995 that provides for conflict resolution and mediation measures among the jurisdictions in times of dispute. In addition the County will continue to encourage the pursuit of joint planning agreements or other coordination agreements, with the remaining Cities in the County. It is the intent of the County to diligently work with the Cities and the School Board to seek better coordination to ensure livable communities for the County's residents for generations to come.

Various other coordination efforts are in place as demonstrated on the exhibits. Of particular interest are the coordination efforts with the many environmental interest groups, such as the Econlochatchee River Work Group whose purpose is to share information concerning the lands in both the Big and Little Econ River Basins and a similar organization, the Wekiva River Work Group. The County will continue to participate in regional transportation issues through its interlocal agreement with METROPLAN ORLANDO (the Metropolitan Planning Organization). The County is proud of its extensive "First Response" Agreements among law enforcement and fire and rescue services for providing emergencies services to the residents and business communities.

(Revised:Amendment 07 EX1.TXT04.1, Ordinance 2007-XX, 12/XX/2007)



Vision 2020 Comprehensive Plan

Seminole County, Florida



In 1999, the County amended the Plan to address the location of new public elementary, middle and high schools to meet the Provisions of Chapter 163, Florida Statutes. ~~Efforts are currently underway to develop an interlocal agreement among the County, municipalities and the School Board to establish joint processes for collaborative planning as required by Chapter 163, Florida Statutes for the location of new public schools. This interlocal would address the review process for new public schools, co-location of schools with other public facilities, such as parks or libraries, the location and extension of other public facilities needed by the school that are subject to concurrency, such as roads, water or sewer.~~ In 2007, the County entered into an Interlocal Agreement titled "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency" with the Seminole County School Board and the seven cities, as required by State Law. The 2007 Interlocal Agreement provides for sharing of data on student enrollment, population projections and educational facilities plans; procedures for joint planning for selection of new school sites, remodeling and closures of schools; inclusion of school capital improvement program for school capacity within the County and city Capital Improvement Elements in compliance with State Law; procedures for determining how services needed by a public school (such as sidewalks, roads, water or sewer) will be provided and a uniform Public School Concurrency process, as required by State Law. This Interlocal adopted in 2007 superceded an Agreement titled "Interlocal Agreement for Public School Facility Planning" that had been adopted in 2003.

(Revised:Amendment 07EX1.TXT04.2, Ordinance 2007-XX, 12/XX/2007)

Even with these agreements in place, land use related conflicts flare up between the Cities and Seminole County government that deal with the following issues or areas:

A Issues relating to annexations

- 1 elimination of residential or non-residential lands in enclaves
- 2 preventing the creation of any new enclaves
- 3 proposed uses of lands being annexed that are incompatible to adjacent uses or lands in unincorporated Seminole County
- 4 annexation and conversion of older residential houses/lots in subdivisions in the County to non-residential uses, as professional office, within the city



Vision 2020 Comprehensive Plan

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In 1999, Seminole County amended the Intergovernmental Coordination Element of the Comprehensive Plan to strengthen its policies regarding coordination with the School Board of Seminole County to meet requirements of Chapter 163, Florida Statutes. Those new coordination policies dealt with the need to enter into formal agreements with the School Board to co-locate other public facilities, such as parks or libraries, near new or existing school sites/plants, the need to share data information and provide a means for the County to review school locations. Implementation of these policies is underway, in addition to a strong history of intergovernmental coordination efforts with the Seminole County School Board.

The County adopted in 1992 an interlocal to collect school impact fees on residential building permits. Quarterly the County forwards these collected fees to the School Board to fund capital improvements, such as land acquisition, pedestrian access, signalization for school or pedestrian access and other improvements. The County will ~~need to~~ continue to work closely with the School Board to investigate alternative funding mechanisms for school capital improvements, such as the ~~upcoming~~ one-cent sales tax revenue referendum ~~approved scheduled~~ in September of 2001 ~~which provided whereby upon approval,~~ the School Board ~~would~~ receive twenty-five percent of the proceeds.

The School Board participated in the 1997 interlocal agreement between the County, all Cities, except Longwood, and the Seminole County School Board to establish a framework for coordination, communication and notification of proposed land use actions between the entities. A representative of the School Board sits on the Planning Technical Advisory Committee. The County in 1995 adopted as part of the Land Development Code provisions for public school locational criteria and site design standards. ~~In 2003, the County Efforts are currently underway to~~ entered into an interlocal agreement with the School Board and the Cities ~~to that would~~ address the review process for new public schools, the co-location of schools with other public facilities, such as parks or libraries and the location and extension of other public facilities needed by the school that are subject to concurrency, such as roads, water or sewer. ~~The 2003 Interlocal was superceded by the "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency". As of July 1, 2008, After the interlocal agreement is finalized,~~ Seminole County ~~revised will need to review the~~ regulations ~~presently~~ in the Land Development Code





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and amended them as necessary for conformance to the 2007 interlocal agreement.

Other coordination efforts include the open invitation for a representative of the School Board to attend the County's weekly Development Review Committee meeting to provide input on development impacting school issues. The School Board by interlocal agreement leases space from the County for use of the County's fiber optic cable and can access available County information, such as the Geographical Information System (GIS). On an informal basis the County and the School Board share statistical information, particularly school enrollment figures and projections (for example, school enrollment data is used in forecasting travel demand). The County commits to continue to actively work with the School Board in making Seminole County a better place to learn.

One partnership between the School Board and the County, that has the potential to be broadened, is the sharing of recreational facilities. Although this is currently occurring at Greenwood Lakes Middle School and Red Bug Lake Elementary School with the adjacent county parks, additional joint use of facilities is feasible. The School Board currently has partnerships with the many of the Cities for the provisions of joint use of facilities and tied to this are numerous recreational programs underway. A good example is the cooperative efforts between the School Board and the City of Altamonte Springs by sharing of ballfields and the joint use of the pool at Lake Brantley High School.

(Revised: Amendment 07EX1.TXT04.3, Ordinance 2007-XX, 12/XX/2007)

Issue IGC 2

Coordination with Electric and Other Private Utilities

Coordination between private utilities and the County is important because utility lines are often located within County rights-of-way, are expensive to relocate and potentially impact surrounding land uses. The County should identify areas of ineffective coordination and adopt corrective measures.

Seminole County has public and private providers of utility services that fall within six transmission utility types: electric power, gas, water, sewer, cable and phone. Several issues are common to each of these: installation, maintenance and upgrade requirements; the location of transmission/distribution lines within or parallel to road rights-of-way; and the capital costs of installing, relocating and maintaining utilities.





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INTERGOVERNMENTAL COORDINATIONAL ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

The County shall ensure the effectiveness and efficiency of all governmental services and programs by fostering intergovernmental coordination between the county; its municipalities; adjacent governments; utilities and quasi-public agencies; and regional, state and federal governments.

OBJECTIVE IGC 1 COORDINATION OF PLAN WITH ADJACENT LOCALITIES AND THE SCHOOL BOARD

Seminole County shall coordinate its programs and Comprehensive Plan with the programs and plans of adjacent municipalities and counties and the Seminole County School Board to ensure effective and efficient delivery of public services through implementation of the following policies: *(Revised: Amendment 07EX1.TXT04.4, Ordinance 2007-XX, 12/XX/2007)*

Policy IGC 1.1 Joint Planning Committees

The County shall continue to use joint City/County planning committees, such as the Planning Technical Advisory Committee, to ensure consistency between comprehensive plan programs and issues.

Policy IGC 1.2 Multiparty Development Agreements

The County shall continue to seek multiparty agreements (e.g., City/County/developer tri-party agreements) as a means to expedite facility improvements and reduce public costs.

Policy IGC 1.3 Coordinated Concurrency Management Systems

The County shall continue to coordinate with the Cities and School Board in the implementation of their concurrency management system (ordinances and standards) for compatible adopted levels of service. *(Revised: Amendment 07EX1.TXT04.5, Ordinance 2007-XX, 12/XX/2007)*

Policy IGC 1.4 Policy Coordination

The County shall continue to participate in the Council of Local Governments of Seminole County (CALNO)(CLGSC) to provide a policymaker forum to coordinate growth plans and programs and to resolve interlocal disputes. *(Revised: Amendment 07EX1.TXT04.6, Ordinance 2007-XX, 12/XX/2007)*



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Policy IGC 1.5 Advance Notification of Land Use Requests and Changes in Land Use Regulations

The County shall continue to transmit advance notification of requests for land use, zoning and development approval and changes in land use regulations to Cities that may be affected as required through formal interlocal agreements with the Cities and to the School Board of Seminole County as required by the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency. (Revised: Amendment 07EX.TXT04.7, Ordinance 2007-XX, 12/XX/2007)

Policy IGC 1.6 Interlocal Agreements for Land Use

The County shall develop new, update or maintain existing interlocal agreements or Joint Planning Agreements with the Cities for future annexations which include procedures and criteria to implement, at a minimum, the following: compatibility between adjacent future land use designations, consistency between land development regulations, future annexation area, and/or utility service areas and land use compatibility in the designated Rural Area. The County will strive to implement any new local agreements or Joint Planning Agreements by December 31, 2002.

Policy IGC 1.7 Support to Other Jurisdictions

The Historical Commission shall provide support to other jurisdictions in their efforts to identify, preserve, protect and enhance public accessibility to historical resources.

Policy IGC.1.8 Incorporated Policies

The following policies from other elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim:

Transportation Element

Policy TRA 14.13 Municipal Participation

The County shall promote and actively pursue the cooperation and participation of the several municipalities in funding their share of the cost for the delivery of transit services. The County shall continue to implement the Road Impact Fee Program on a Countywide basis.

Potable Water Element

Policy POT 4.4 Wholesale Agreements -Water



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Housing Element

Policy HSG 9.1 Housing Program Implementation

The County's Community Development Office shall continue to be the lead agency to formulate a coordinated affordable housing development and assistance program and administer the County's various housing and community development/redevelopment activities.

Design Element

Policy DES 2.4 Coordination on Scenic, Canopy and Gateway Roads

The County shall continue, when appropriate, to pursue interlocal agreements and joint projects with municipalities and private agencies for the designation, implementation and funding of scenic and gateway roadway programs and identify and determine the feasibility of alternative revenue sources for the implementation of scenic corridor programs. A coordinated approach to the design of all roads in development corridors will be explored to seek establishment of a unified base-line for improvements on all highways in the development corridors and mixed-use centers in urban areas. As a condition of future joint planning agreements and other formal agreements, the County shall pursue provisions regarding the maintenance of County roadway overlay standards and other appropriate design standards.

Recreation and Open Space Element

Policy REC 8.3 Joint Projects

The County shall continue to pursue interlocal agreements and joint projects with municipalities and private agencies for the designation, implementation and funding of scenic roadway programs where appropriate.

Policy IGC 1.9 Joint Processes for Collaborative Planning

The County shall implement the processes for which it has responsibility under the "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency" which superceded a previous interlocal Agreement of 2003 adopted by the County, the Seminole County School Board and the seven cities. The 2007 Interlocal Agreement sets out processes for, among other issues: sharing of data such as population projection and student enrollment; joint planning for school site selection, remodeling and school closure; joint consideration for necessary off-site improvements such as sidewalks, roadways, water and sewer; inclusion of the School District's capital improvements program for school capacity in the Capital Improvements Elements of Agreement signatories as required by State Law; and the





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~~uniform School Concurrency process to be implemented countywide. By December 31, 2002, the County shall enter into an or revise/strengthen, as needed, an interlocal or other formal agreement with each of the municipalities within Seminole County, the School Board Seminole County and any unit of local government service providers that will:~~

~~A Establish joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in the agreement.~~

~~B Clearly articulate generally accepted principles and guidelines for coordination of the County's Comprehensive Plan with the plans of the School Board and other units of local government providing services but not having regulatory authority over the use of land, with adjacent municipalities, adjacent counties, the East Central Florida Regional Planning Council, and with the State Comprehensive Plan, as the case may require and as such adopted plans or plans in preparation may exist.~~



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~~C Establish joint planning areas for collaborative planning to be identified through mutual consent of the parties involved and typically include, but are not necessarily limited to, such considerations as areas subject to future annexation, provision of public services and facilities, land use compatibility, and conflict resolution. (Revised: Amendment 07EX1.TXT04.8, Ordinance 2007-XX, 12/XX/2007)~~

B Policy IGC 1.10 Coordinated Efforts to Protect Established Residential Areas

The County will work diligently with the Cities for the protection of established residential uses, through formal and informal agreements. Emphasis will be placed on protecting homes from adverse impacts caused by incompatible land uses, cut through traffic, provide transitional uses where needed on border parcels and provide adequate separation of homes from land uses that are sensitive in nature, such as communication towers.

Policy IGC 1.11 Coordination of Trail Protection

The County shall encourage the Cities in Seminole County through interlocal agreements or other formal agreements to adopt trail corridor protection regulations similar to the County's regulations.





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Policy IGC 2.14 Interlocal Agreement with School Board

The County shall continue to implement those processes for which it is responsible in accordance with the Interlocal Agreement titled "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency" which the County entered into with the Seminole County School Board and the seven cities, as required by State Law. The 2007 Interlocal Agreement provides for sharing of data on student enrollment, population projections and educational facilities plans; procedures for joint planning for selection of new school sites, remodeling and closures of schools; inclusion of school capital improvement program for school capacity within the County and city Capital Improvement Elements in compliance with State Law; procedures for determining how services needed by a public school (such as sidewalks, roads, water or sewer) will be provided and a uniform Public School Concurrency process, as required by State Law. This Interlocal adopted in 2007 superceded an Agreement titled "Interlocal Agreement for Public School Facility Planning" that had been adopted in 2003.

By December 31, 2002, the County shall encourage the School Board to enter into an interlocal agreement that will establish a formal coordination framework. At a minimum, this agreement shall address: location of new schools, review process for new schools, co-location of public facilities, data coordination, and identify a system of conflict resolution over siting issues. (Revised:Amendment 07EX1.TXT04.9, Ordinance 2007-XX, 12/XX/2007)



PUBLIC SCHOOL FACILITIES ELEMENT SUPPORT DOCUMENT

Introduction

All Elements (Chapters) of a comprehensive plan in the State of Florida are based on data and analyses that demonstrate why a community has adopted the goals, objectives and policies contained in the comprehensive plan. This Support Document provides the basic information that shaped the goal, objectives and policies for the Seminole County Public School Facilities Element, including historical information on the evolving effort to coordinate land use and public school facility planning.

Historically, Chapter 163 Florida Statutes (F.S.), the law governing local comprehensive planning, did not include school facility planning. Seminole County, the School Board and the cities initiated major efforts toward achieving coordination of land use and school facility planning with the adoption of an Interlocal Agreement in 1997. The Agreement created a framework for notification of proposed land use actions and a staff working committee called the Planning Technical Advisory Committee (PTAC). By 1999, in accordance with amendments to State Law, the County and cities had revised the Land Use Elements of their comprehensive plans to specify which land use designations allowed public schools as possible uses, and further refined processes to notify the School District and request comments on potential land development.

Seminole County and the cities within the County recognize the benefits of providing adequate public school facilities to their citizens and students in a timely manner. Because of the importance of the school system to the future of Seminole County, coordinated school planning among the County, the School District and the seven cities continues to be understood as critical to ensure that public school capacity needs are met.

To further the goal of coordination, the Seminole County School Board, the Seminole County Board of County Commissioners and governing bodies of seven cities adopted an Interlocal Agreement in 2007 that addressed coordination of public school facility and comprehensive land use planning. The County and cities also each adopted a Public School Facilities Element (PSFE) to their comprehensive plans. The PSFEs are compatible, establish countywide Levels of Service (LOS), and identify procedures for the district-wide school concurrency management process.

The process for developing both the 2007 Interlocal Agreement and the PSFEs involved the Planning Technical Advisory Committee (PTAC), comprised of staff representing each of the signatories to the Interlocal Agreement. During 2006 and 2007, the PTAC developed recommendations for coordination of land use and school facilities planning as the basis for the 2007 Interlocal Agreement. The PTAC also reviewed drafts of a model PSFE for use by all involved. As directed by the 2007 Interlocal Agreement, PTAC will meet a minimum of twice annually to discuss population and student projections, development trends, school needs, co-

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location and joint use opportunities, infrastructure improvements needed to support schools and safe student access, the School Board Five-Year Capital Improvement Plan and school concurrency processes.

In addition to the PTAC, the 2007 Interlocal Agreement created the Public School Facilities Planning Committee (PSFPC), which will review the recommendations of PTAC and present recommendations to the School Board. This committee will serve as a standing committee to review the School Board Capital Improvement Plan, and will meet jointly with the School Board annually. The membership of this committee will include elected officials or their designees, and will further the process of ensuring coordination of land use and school facility planning.

Legislative Direction

Amendments to Section 163.3180, Florida Statutes (F.S.) enacted by the 2005 Florida Legislature with the passage of Senate Bill 360 mandated a comprehensive focus on school planning by requiring local governments and school boards to adopt district-wide school concurrency systems. School concurrency ensures coordination between local governments and school boards in planning and permitting developments that affect school capacity and utilization rates. The legislation also required inclusion of a Public School Facilities Element in all Florida jurisdiction Comprehensive Plans. Seminole County had a deadline of January 1, 2008 to adopt the new required element into its Plan.

Requirements

To implement school concurrency, local governments and school boards are required to:

- Prepare a public school Interlocal Agreement and revise the local government Intergovernmental Coordination Elements to include procedures for implementing school concurrency (Sections [163.3177\(6\)\(h\)\(1\)](#) , [163.31777, F.S.](#) and [163.3180\(13\)](#) , Florida Statutes (F.S.);
- Adopt a Public School Facilities Element into the Comprehensive Plan (Sections [163.3180\(13\)\(a\)](#) and [163.3177\(12\)](#) , F.S., and [Rule 9J-5.025](#) , F.A.C.);
- Adopt level of service standards to establish maximum permissible school utilization rates relative to capacity, and include these standards in an amended Capital Improvements Element of the Comprehensive Plan and in the updated Interlocal Agreement (Section [163.3180\(13\)\(b\)](#) , F.S.);
- Establish a financially feasible Public School Capital Facilities Program and include this program in an amended Capital Improvements Element of the comprehensive plan (Section [163.3180\(13\)\(d\)1.](#) , F.S.);
- Establish proportionate-share mitigation methodology and options to be included in the

Public School Facilities Element and the Interlocal Agreement (Section [163.3180\(13\)\(e\)](#) , F.S.);

- Establish concurrency Service Areas (CSAs) for public schools to define the geographic boundaries of school concurrency, and include the CSA's in the updated Interlocal Agreement and in the supporting data and analysis for the Comprehensive Plan (Sections [163.3180\(13\)\(c\)](#) and [163.3180\(13\)\(g\)\(5\)](#) , F.S.).

Section 163.3180(13)(e), F.S. explains the standards for availability of school capacity to be considered in concurrency analysis in this manner: "Consistent with the public welfare, a local government may not deny an application for site plan, final subdivision approval, or the functional equivalent for a development or phase of a development authorizing residential development for failure to achieve and maintain the level-of-service standard for public school capacity in a local school concurrency management system where adequate school facilities will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval, or the functional equivalent. School concurrency shall be satisfied if the developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by actual development of the property, including, but not limited to, options described in subparagraph 1 of this section of Statute."

INVENTORY OF EXISTING CONDITIONS

Residential development is the primary factor driving the growth of and need for public school capacity. Existing conditions data are used to understand relationships between public school facilities, county demographics and residential development activity, and to identify conditions that may require improvements.

This section of the Support Document will identify historical and existing public school facility enrollment and capacity trends, County level population trends and recent residential development trends. Exhibits that summarize the information referenced in the Support Document are contained in the Exhibit section following the text of the Support Document. Exhibits are in alphabetical order.

Existing Public School Facilities, existing attendance zones, capacity and enrollment

9J-5.025(2)(a), Florida Administrative Code (F.A.C.)

Attendance Zones

The attendance zones for public schools are shown on the exhibit at the end of the narrative for

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this Support Document. The exhibit is entitled "School Attendance Zone Boundary Maps" and is provided by the Seminole County School Board. Seminole County's students are currently served by fifty-nine (59) total school attendance zones, including thirty-seven (37) for elementary schools, twelve (12) for existing middle schools and ten (10) high schools. A complete listing of all schools is provided in the exhibit section of this Support Document. The exhibit is entitled "Inventory of Existing Public School Facilities Servicing Seminole County".

Charter and Special Needs Schools

Charter schools are typically created to improve student learning, to increase choices in learning opportunities for students and to provide students with a rich academic experience. Charter schools are funded by the State, have a contract (or charter) with the Seminole School district and are monitored by the School District and State. Typically, Charter schools do not have limited school service areas (attendance zones) and can accept students from throughout the County in which they are located. There are three charter schools and two special needs schools located in Seminole County. The list of charter and special needs schools is provided in the exhibit section of this Support Document. The exhibit is entitled "Charter Schools and Special Needs Schools".

One of the three charter schools was created with the specific purpose of addressing special needs. The capacity of charter schools other than special needs schools is included in the capacity analysis for determining the ability to achieve and maintain level of service for concurrency review calculations for future residential development.

Existing Public School Facility Capacity and Concurrency Service Areas

The current enrollment capacity of the schools in Seminole County is determined by comparing the number of permanent student stations to the number of students enrolled. The capacity measure is the "Florida Inventory of School Houses" (FISH). The exhibit entitled "Florida Inventory of School Houses (FISH) Capacity and Enrollment Surplus/Deficiency" contained in the exhibit section of this Support Document lists all public schools serving Seminole County, shows the existing permanent capacity, and identifies the current status of each school in terms of both percent over or under capacity, and percent of FISH capacity currently in use.

Schools are grouped by Concurrency Service Area (CSA) that define the geographic boundaries of school concurrency. The CSA maps were created as part of the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency, for purposes of providing the geographic basis for concurrency analysis. There are 10 CSAs for Elementary Schools (E1 - E10) and four each for the Middle and High Schools (M1 - M4 and H1 - H4). CSA maps are included within the exhibits section and are shown as a series ("Concurrency Service Area Boundary Series"). The exhibit displays whether schools are currently over or under capacity which helps identify whether a CSA will need future capacity expansion. Based upon the data and analysis for school

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enrollment, the current district-wide school capacity utilization rate is 99%. The utilization rates by type of school are 102% for elementary, 97% for middle schools and 96% for high schools.

Information on the existing capacity of the entire Seminole County School District system was obtained from the website of the Florida Department of Education (DOE). The information is dated June 30, 2006. According to the FDOE, Seminole County's system contained 68,633 permanent student stations and 6,331 relocatable student stations, for a total capacity of 71,789 student stations. The total enrollment as of June 30, 2006, based on the Capital Outlay Full Time Equivalent (COFTE) numbers used by the FDOE, was 65,354. Therefore, the entire system was not seen as overcapacity.

Use of Concurrency Service Areas Rather Than Use of Whole District

It was determined that concurrency should be applied on a less than whole district basis from the outset, because concurrency service areas were to be used in future. Changes from whole district to less than whole district application of concurrency were anticipated to result in confusion to applicants as well as the creation of administrative burdens for those operating the concurrency management systems. Therefore, use of concurrency service areas was deemed to be the most logical approach from the outset. Initial consideration was given to the use of high school or middle school attendance zones as concurrency service areas. However, the school board staff advised that feeder schools (elementary and middle schools) boundaries do not always match up with the high schools they feed into, i.e., each attendance zone can be re-districted independently of the next level into which it feeds. To avoid the possibility of some middle or elementary school attendance areas serving two different concurrency service areas because their attendance zones do not match high school attendance zones, it was determined that three sets of concurrency service areas were needed.

Existing Population and development patterns

Section 163.3177(12)(c)

Population and housing data are important components in the planning of any public facilities or services. Seminole County, its cities and the Seminole County School Board have agreed to use projections issued by the Florida Department of Education (FDOE) and provided to the School Board, based on Capital Outlay Full Time Equivalent (COFTE) cohort projections, for purposes of public school facility planning. These figures are based on past enrollment. However, projections of increased population and new residential units by local governments based on land use patterns are also an important component in understanding the potential future impacts on public school capacity. Changes in land use that result in increased residential density generally increase population, although they may not automatically result in an increase in the school aged population. Increases in population are not evenly distributed throughout Seminole County and need to be closely and continuously evaluated in order to determine the need for new public

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school facilities, and potential impacts on existing facilities.

Historical Population Statistics

Past population data were taken from the US Census Bureau. Population totals from 1980, 1990, and 2000 are depicted as an exhibit and can be used to identify historical changes in population growth. The exhibit is entitled "Historical Population Growth". The results of this comparison revealed that population is still growing in Seminole County, but at a slower rate. Between 1980 and 1990, total population increased by 60%. Between 1990 and 2000, however; population growth was 27%. While the rate of population growth accelerated again between 2000 and 2006, it is now believed this rate of growth has slowed in tandem with the deceleration in the housing market. Average household size, which is one indirect indicator of possible need for increased school facility capacity, declined between the decennial Census dates. Between 1980 and 1990, average household size declined 6.4%. Between 1990 and 2000, average household size declined 2.0%.

Existing Development Patterns

The past pattern of housing development impacts the demands for school capacity. The exhibit entitled "Profile of Housing Characteristics" summarizes the number of housing units by type of unit for Seminole County as of the 2000 Census. Based on this exhibit alone, it is clear that the County is heavily oriented toward single family housing, and utilization of the student generation rate for single family residential use has been prominently used in order to determine impact on schools.

The exhibit entitled "Housing Units Authorized by Building Permits" contains information for each city and unincorporated Seminole County, summarizing the number of building permits issued for single family and multi-family units in each jurisdiction between 2000 and 2005. Building permits for mobile homes are not included in this information. Building permit issuance is subject to market cycles, yet these data are beginning to depict important trends. .

Although single family units remain the dominant housing type, in the years 2000 and 2001, a significant number of building permits were issued for multi-family housing. Also of interest is the fact that building permits do not show a consistent pattern over time. For example, the City of Sanford's multi-family building permits more than doubled between 2000 and 2001, and then sharply dropped off in 2002. For unincorporated Seminole County, almost as many building permits were issued for multi-family units in 2000 as single family, but the same is not true of the unincorporated area in 2001. Multi-family building permits again increased in the unincorporated area in 2002, but again declined sharply in 2003 - 2004. This information pertains only to the building permits, not to actual certificates of occupancy, so it cannot be assumed to definitively represent the final building pattern. However, it is an important indicator of the direction of building patterns. As noted above, increases in population resulting from

residential construction are not evenly distributed throughout Seminole County and need to be closely and continuously monitored in order to determine the need for new public school facilities, and potential impacts on existing facilities. Nevertheless, the long-standing prevalence of single family units appears to be shifting in new construction where multi-family units make up an increasing share of the total.

Existing School Age Population and enrollment

The exhibit entitled "Population by Age" provides information on historical trends for all age groups within the County, including school aged children (ages 5 to 19), between the 1990 Census to the 2000 Census, with an estimate for 2006. This information shows that the school aged population represented 7.0% of the total population of Seminole County in 1990, and had declined to 6.8% of the County's population according to the 2000 Census. The estimate for school age population as of 2006 showed that this age cohort represented 7.1% of the population. However, it is also of interest to note that the median age of the total population in Seminole County continued to increase over this time period. Although this information is not definitive, this is an indication that the age distribution appears to be making small changes over time, toward an older population.

Household Count

The total count of households within a jurisdiction, as well as information about the occupancy of those households, can also be used to help determine the need for future school capacity. This information for Seminole County is shown in the exhibit entitled "Household Statistics." According to this exhibit, the total number of occupied households in Seminole County increased by 30% between the 1990 and 2000 Census counts. However, during that time period, the total number of occupied households with children increased by the lower percentage of 27%. During the same time period, the average household size decreased by 2%.

Projected Population and Development Patterns

Section 163.3177(12)(c)

During the process of performing the 2006 Evaluation and Appraisal Report (EAR) required by State Law for each local comprehensive plan, Seminole County prepared updated population projections for both permanent population (year-round residents) and 'functional' population (year-round + seasonal + population in group quarters) in five year increments from 2010 to the year 2025. The projection was performed by Seminole County, using a methodology reviewed and accepted by the State Department of Community Affairs (DCA). The County prepared its own projections, rather than using projections issued by the Bureau of Economic and Business Research (BEBR) of the University of Florida, because as of 2006, Seminole County had a limited amount of developable and redevelopable land available. BEBR projections are not limited by land availability. The explicit consideration of the land constraint is a hallmark difference

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between the County and BEBR projections.

The County's projections are useful in helping to determine the need for public facilities in general, although, they are not broken-out by age cohort, they are by themselves an adequate guide to help determine the need for additional school capacity. Compared to BEBR projections, County projections show a slower overall increase in population over the planning horizon. The County's projected future population is contained in the exhibit entitled "Population Projections".

Student enrollment projections issued by the Florida Department of Education (FDOE) and provided to the School Board, based on Capital Outlay Full Time Equivalent (COFTE) cohort projections, anticipate increases for 2011. The enrollment projection exhibits are grouped together and are entitled "Elementary School Enrollment Projections - 2011"; "Middle School Enrollment Projections - 2011" and "High School Enrollment Projections - 2011". It is of interest to note that the Seminole County School District reported that enrollments have declined for School Year 2006/2007, and that the enrollment projections provided by the FDOE did not include this observation point.

Future Development Patterns (2006 - 2011 and Long Term)

According to the findings of the 2006 Evaluation and Appraisal Report (EAR) of the Seminole County Comprehensive Plan, the County is approaching a level of maturity in the developed landscapes of the County whereby the most easily developed, sizable vacant parcels will have been either developed or committed to development. With this shift away from 'greenfield' development and toward an emphasis on the use of smaller 'infill' parcels originally avoided by developers, and the revitalization of older declining areas, comes a slower and less predictable growth rate. The EAR found that growth would, indeed, continue, but at a slower pace. The projected growth rate over the next planning horizon (from 2008 to 2025) was anticipated to average 15% annually.

Exhibit "Housing Units Authorized by Building Permits" revealed the fact that the rate of building permit issuance between 2000 and 2005 has varied from year to year. Similarly, it is anticipated that the rate of growth each year in this more mature phase of the County's development may also vary. The exhibit entitled "Seminole County Projected Residential Building Permits 2006 - 2011" displays this same feature. The projection anticipates an increase in multi-family housing permits, although the number of permits is still projected to be less than those issued for single family housing. The exhibit provides a projection of anticipated development for the five year period of 2006 - 2011.

A second exhibit, entitled "Projected Housing Construction Based on Available Land, 2010 - 2025", prepared originally for the EAR, projects that the future direction in housing units built based on availability of land will show an increased trend toward multi-family units within the

incorporated area, while single family remains the dominant type of housing in the unincorporated portions of the County. This exhibit provides a projection as to the development pattern over the long term planning period.

Should this pattern of increasing multi-family housing bear out, public school capacity planning may be affected. According to the exhibit entitled "Seminole County School District Student Generation Rates", single family homes generate more students than multi-family homes.

As noted above, the School District, the County and the cities are committed through the 2007 Interlocal Agreement to the use of student projections provided by the Department of Education based on Capital Outlay Full Time Equivalent (COFTE) cohort projections. The COFTE projections are based on prior enrollment. Over time, should the anticipated slowing of the development rate and movement toward more multi-family housing as shown herein take place, it is anticipated that enrollment figures will reflect this change. Annual sharing of data and ongoing coordination efforts should help to ensure that school capacity planning interrelates with the shift in the land development pattern within Seminole County.

Analysis of impact of projected development and enrollment on facilities

The following data series were used as primary data sources:

- existing enrollment and existing FISH capacity
- surplus and deficiencies (shown in the exhibit entitled "Florida Inventory of School Houses (FISH) Capacity and Enrollment Surplus/Deficiency"),
- existing and projected population, and
- existing development pattern and projected development.

Most of these data series came from the School Board and the Florida Department of Education. Utilizing these data, an analysis was performed of conditions that will impact public school capacity. As part of this analysis, the current and planned inventory of school facilities was reviewed in light of projected student population growth and available revenue to finance capital improvements. (Information on available revenue streams is contained in the exhibit entitled "Capital Improvement Revenue Sources". More detailed information explaining the revenue sources is found below.) The analysis was conducted to determine if the planned school capacity will be sufficient to accommodate the projected enrollment at the adopted level of service.

As noted above, the existing capacity of the entire Seminole County School District system (obtained from the website of the Florida Department of Education (FDOE) indicated that the entire system was not seen as overcapacity as of 2006. However, specific Concurrency Service

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Areas (CSAs) were determined to be over capacity as shown in the exhibit entitled "Florida Inventory of School Houses (FISH) Capacity and Enrollment Surplus/Deficiency".

In addition to FDOE enrollment projections, forecasts of school aged population were also developed using the County's own population projections. As stated earlier, County population projections explicitly consider the availability of land in determining the ability to absorb future population growth. Utilizing these overall projections, the University of Florida's Shimberg Center produced a breakout of population by age cohort. The findings of this analysis are included in *Exhibit PSF: School Aged Children Projections, Based on Planning Population Projections*. As depicted in this exhibit, the numbers of school aged children are expected increase by year 2011 for all school levels (i.e., Elementary, Middle and High Schools). Of particular note, however, is the smaller scale of increase in school age population. In summary, between 2005 and 2011, the incremental increase in school aged children is modest compared to earlier County experience (1990 to 2006). In short, only 1,586 additional elementary school age children, 135 additional middle school age children, and 1,627 additional high school age children are expected in the County. Of course, these increases are derived from County projections and may not correspond to FDOE or School Board figures. Moreover, public school enrollment is also influenced by private school enrollment and demographics. Nevertheless, these figures suggest that Seminole County may be embarking on a slower growth trajectory in regard to school growth.

Given the projected enrollment and existing deficiencies, financially feasible improvements were programmed. These are shown in the exhibit entitled "Planned New Public School Facility Construction." Because the projected enrollment appears greater than the projected school age population that is anticipated to result from development, the programmed capacities will accommodate the anticipated development at the correct Levels of Service

The Goal, Objectives and Policies of the Public School Facilities Element and the school concurrency program, like the financially feasible public school capacity capital improvements program, were based on this data and analysis.

Analysis of Problems and Opportunities for Existing Schools and Schools Anticipated in Future Pertaining to Location – Sec. 163.3177(12)(c), F.S.

This portion of the Support Document analysis focuses on unincorporated Seminole County. The most significant problem for both existing schools and future schools is the increasing scarcity of vacant, developable land in unincorporated Seminole County within the urban services area. This land constraint also serves to limit the ability to co-locate public schools with other public facilities. This issue limits the ability of the Seminole County School District to locate sites for new schools that comply with the standards of the Florida Department of Education (FDOE). The scarcity of vacant land also limits the ability to expand most existing schools on their current

sites.

According to the 2006 Evaluation and Appraisal Report (EAR), unincorporated Seminole County had a total acreage of 149,017.61 as of 2004. The exhibit entitled "Vacant Developable Acres by Land Use Designation", which is based on the EAR findings, contains information on the number of acres that might be available for a future school. It is clear from the exhibit that the greatest number of vacant acres is found in the East Rural area of the County. Land designated Rural - 10 (allowing a maximum of 1 dwelling unit per 10 net acres) represents 28.05% of all vacant unincorporated land. Land designated Rural -5 represents 31.79% of all vacant unincorporated land.

The East Rural area is a County sector that is very restricted in use, in order to preserve its rural character. Only elementary schools are an allowable school use in this area. In addition, central sewer and water service is only available in limited locations, and rural road standards prevail. Rural road standards do not typically include sidewalks and other urban corridor amenities. In addition, the residents of Seminole County have expressed a strong desire to retain the rural character of the area by enacting an amendment to the County charter that grants the County the power of controlling land use on properties within that area described by legal definition (in both the County Charter and the Future Land Use Element of Seminole County's Comprehensive Plan), even if parcels are annexed into cities.

An opportunity for future schools in the unincorporated portions of Seminole County may be available, if a more 'urban' footprint can be used for those schools. Although the unincorporated county has had a land use designation for "Mixed Use" within its Future Land Use Plan, this was an applicant-driven designation that did not permit schools as an allowable use. With the adoption of text and map amendments in response to the 2006 EAR and the 2006 US 17-92 CRA Corridor Strategy, the Mixed Use land use designation is anticipated to be opened to uses such as public schools, and will be introduced via County-initiated comprehensive plan future land use map amendments into locations such as the US 17-92 corridor. Annual consultations between the County and the School Board, as outlined in the 2007 Interlocal Agreement, may help to turn this situation into an opportunity rather than a problem.

Based on this analysis, the issue of availability of land for future schools was identified in the Issues and Concerns section of the Public School Facilities Element, and Policy PSF 3.2 noted that the County will support the Seminole County School Board in pursuing alternate site sizes for public schools for a more urban area, given the absence of large tracts of vacant developable land in the urban service area.

Analysis of Opportunity to Co-locate Public Schools and Other Public Facilities, Community Focal Point – Sec. 163.3177(12)(c), F.S.

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This section of the Support Document focuses on unincorporated Seminole County. The County is presently reorganizing, but, in past, one department (Library and Leisure Services) had the responsibility for planning and operating both parks and libraries. Currently, the Leisure Services Department is responsible for Parks and Recreation, and Libraries are now under the control of a separate Libraries Department.

Parks

The County's park system contains 24 parks (with one additional park now under development) and several single purpose facilities, such as boat ramps. The existing park system contained 1,582 acres as of 2004. In the past, park efforts had concentrated on the development of urban community parks equipped with active and passive recreational opportunities, and intended to serve residents countywide. Seminole County has no regional parks and relies on State Parks and County natural lands for large scale passive recreational experiences.

As land availability lessened, the effort shifted to smaller community parks. In accordance with Policy REC 1.1 of the Recreation and Open Space Element of the Seminole County Comprehensive Plan, 30 - 40% of every community park is to remain in open space use for purposes of wildlife habitat, protection of native vegetation and passive recreation. This limits the ability of existing parks to allow for co-location of a new public school or any other public use, unless the residents of the County decide that this policy should be changed.

The additional community park now under development, Jetta Point Park, will be a 45 acre park located at the trailhead of the Cross Seminole Trail. Roughly 25% of the park area contains wetlands which will be preserved, and the area next to the trail will be reserved for uses complementary to hiking. Equestrian uses will also be featured, along with active recreational areas. The park is located in Concurrency Service Area (CSA) E-1 for Elementary Schools and H-4 for High Schools, and appears to be on the boundary of CSAs M-3 and M-4 for Middle Schools. According to the exhibit entitled "Florida Inventory of School Houses (FISH) Capacity and Enrollment Surplus/Deficiency", none of those CSAs were not in compliance with the Level of Service, so this area would not have been identified as an area in need of additional capacity at the time that planning for this park was underway. It is anticipated that this park will be completed by 2008.

The majority of future park planning efforts may be focused on development of small neighborhood parks, where sufficient land for a community park is not available. According to Policy REC 6.1, it is the General Fund (ad valorem taxes) that is used as the major source of funds for acquisition of park lands. Given 2007 legislative changes that alter the ability of local governments to collect ad valorem taxes, it is not certain at this time whether a major effort to develop neighborhood parks will be financially feasible.

However, should an effort to develop neighborhood parks occur, the smaller size of the parks may mean co-location with a public school is not feasible, unless the footprint of the public school can become smaller, too. Administration of the Parks and Recreation Division presently works with the School District through interlocal agreements to jointly use recreation facilities located at public schools, and is eager to continue that relationship.

Libraries

Seminole County presently operates five libraries. The City of Winter Springs has expressed interest in a library, but, to date, no plans have been finalized. The Capital Improvements Element of the Seminole County Comprehensive Plan contains budget items only for the expansion of the book collection, not for expansion of library capacity through new construction. The existing libraries occupy small sites that would not have space for a public school co-location.

A survey of possible library improvements was administered to likely voters during the same time period when the 2006 Evaluation and Appraisal Report (EAR) of the Seminole County Comprehensive Plan was underway. The results indicated that, while respondents were favorably disposed toward the idea of expanding library space (especially space to be used by school children), there was no support for a financing mechanism to accomplish expansion. Co-location of future public schools with library facilities in unincorporated Seminole County, therefore, does not appear likely within the five year planning horizon.

Based on the foregoing analysis, policies calling for co-location of public schools with County facilities in the unincorporated area simply stated that the County would work with the School Board to examine this approach 'to the extent feasible.' (Policy PSF 3.2) However, the data indicate that this is unlikely to be accomplished without a change in the financial picture.

Other County Facilities

Other than roadways, stormwater improvements, fire facilities, police facilities and the Natural Lands Program, the County's capital budget does not envision additional public facilities, such as community centers. The roadways, stormwater improvements and public safety improvements do not lend themselves to co-location with public schools. The Natural Lands Program is intended to preserve valuable and fragile environmental assets and cannot be co-located with an intensive use such as a public school.

Community Focal Point

As noted above, unincorporated Seminole County lacks large tracts of land that can house significant new residential developments in the urban service area. Most future development in

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the unincorporated area is likely to occur within small infill properties, or as a part of the redevelopment of current commercial areas in need of revitalization through innovative approaches such as Mixed Use development. Seminole County is open to the idea of working in a partnership with the School Board and the private sector to include a school within such a redevelopment project that can serve as a Community Focal Point, but does not anticipate large scale projects at this time.

Analysis of Need for Supporting Facilities – Sec. 163.3177(12)(c), F.S.

This portion of the Support Document focuses primarily on supporting facilities that are provided within unincorporated Seminole County by the Board of County Commissioners of Seminole County (with the exception of sidewalks that are also provided within municipalities.) Each site proposed for a public school needs to be analyzed in terms of its own characteristics; some will be located within areas where all supporting facilities are already in place, while others may lack some facilities. The Seminole County development review process will identify any supporting facilities that are lacking. The following information summarizes existing approaches for some of the supporting facilities. Other facilities will require arrangements between the School District and the County during the development review process.

Sidewalk

The Seminole County Land Development Code (LDC) requires developers to install sidewalks as a part of the development review process, although waivers are available (especially in the East Rural Area.) However, many portions of the unincorporated area had been developed before the advent of this requirement. Accordingly, Seminole County initiated a Sidewalk Program, developed with voter support of the '2nd Generation One-Cent Sales Tax Program' in 2001. (The first generation sales tax program, adopted in 1990, expired in 2000.) The 2nd Generation Sales Tax Program included \$40 million for sidewalks over a ten year period. Funds were included for both design and construction.

Priorities for the Sidewalk Program were established first through the School Safety Advisory Committee that had developed a priority list when the County funded these improvements with the use of pari-mutuel funds provided annually to the County in the amount of \$450,000. A second list of priorities was developed from a 2000 study intended to address missing links or gaps in the sidewalk program, again focusing on school-related safety as a priority.

The highest priority was given to improvements within one and two miles of elementary schools, followed by middle schools. High schools were last in priority. The original two lists were used to develop the sidewalk program that was contained in the 2nd Generation Sales Tax Program. A

change in school attendance boundaries or a new school can alter these priorities. The Department of Public Works staff conducts an annual minor update of its programs that can revise the priorities as needed. In addition, during the development review process for any proposed school site, any gaps in sidewalks can be identified and decisions can be made at that time as to whether a gap can be remedied through the County's Sidewalk Program. For example, for the new Midway Elementary School, the Public Works staff met in May and June of 2007 to discuss potential locations of sidewalks, given that the County did not have available right-of-way in some locations.

Since the passage of the 2001 sales tax, the County has completed most of the highly ranked sidewalk projects. The proposed sidewalk budgets for fiscal years 2007-2008 and 2008-2009 include sidewalks to serve the new Midway Elementary School, a sidewalk on County Road 419 to serve Jackson Heights Middle School, sidewalks on County Road 46A to serve Seminole High School, sidewalks on West 27th Street to serve Pine Crest Elementary School and sidewalks on Snow Hill Road to serve Walker Elementary School.

Water and Sewer services

Within the East Rural area of the County, only elementary schools are an allowable use (K-6). Since little central sewer and water service is available within the rural area, a site that the Seminole County School District desires to use for an elementary school in this area will need to be approved for onsite potable water well and septic tank. This was the case for the Geneva Elementary School located in Concurrency Service Area (CSA) E-1. The development review process will ensure that the appropriate steps are taken to secure approval of the onsite systems.

Within the urban services area, Seminole County approaches the provision of water and sewer services to public schools in two ways. If Seminole County provides direct service to the site for a proposed public school, the school must install the connection to the central services. This is necessary because Seminole County's potable water and sanitary sewer systems are run as enterprise funds, so the other rate payers in the system are not made to pay for the installation of the connection. However, the Seminole County Board of County Commissioners did adopt an ordinance that exempted the Seminole County School District from paying the connection fees for central water and sewer service. The development review process will advise the School District of this exemption from connection fees.

Seminole County also provides bulk water service and wastewater treatment to some of the cities located within the County. One such example is the City of Lake Mary, which purchases potable water at a wholesale rate for resale to customers within the City. If a proposed public school site is located within a bulk customer of Seminole County's water or sewer system, then the City purchasing the service is responsible for paying the connection fee to the County. Cities that

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purchase service from the County are made aware of this requirement.

Other Supporting Facilities

As stated in Section 5.3 of the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency, the School Board and Seminole County will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed remodeling of an existing school. The parties will agree to the timing, location and party or parties responsible for financing construction, operating and maintenance of the required improvements.

Based on the analysis contained in this section and the wording of the 2007 Interlocal Agreement, Seminole County included Objective PSF 7 and its associated policies within the County's Public School Facilities Element.

School Attendance Zones, Concurrency Service Areas and the Process for Determining Concurrency – Chapter 9J-5.025(2)(a), Florida Administrative Code (F.A.C.)

Each school has its own school attendance zone. The exhibit entitled "School Attendance Zone Maps", provided by the Seminole County School Board, is included in the Exhibits section to this Support Document as required by the above referenced section of Florida Administrative Code.

Attendance zones shift as new school capacity is added. For concurrency purposes; therefore, it was determined that attendance zones alone would not be a good geographic analysis zone because of the need to change those zones. Therefore, Concurrency Service Areas (CSAs) were established that group together school attendance zones. The exhibit entitled "Concurrency Service Area Boundary series" is included in this Support Document.

When an application for residential development is reviewed by Seminole County for concurrency, the School District will evaluate the availability of school capacity within the CSA in accordance with the provisions of the "2007 Interlocal Agreement for Public School Capacity and Facility Planning for School Concurrency."

The process for determining concurrency capacity includes the following steps:

- A. Any developer submitting a development permit application (such as site plan or final subdivision) with a residential component that is not exempt under the terms of the 2007 Interlocal Agreement is subject to school concurrency and shall prepare and submit a School Impact Analysis (SIA) to the School Board for review.
- B. The SIA shall indicate the location of the development, the number of dwelling units by

unit type (single-family detached, single family attached, multi-family, apartments), a phasing schedule (if applicable), and age restrictions for occupancy (if any).

- C. To determine a proposed development's projected students, the proposed development's projected number and type of residential units shall be converted into projected students for all schools of each type within the specific CSA using the adopted Student Generation Multiplier, as established in the most current adopted Seminole County BCC Public School Impact Fee Ordinance.

The School Board concurrency test shall follow the following steps:

- A. **Test Submittal.** The developer shall submit a SIA to the School Board with a copy to the local government with jurisdiction over the proposed development. The completed SIA must be submitted a minimum of five working days but not more than 30 days prior to Development Application submittal to the local government. The School Board shall perform a sufficiency review on the SIA application. An incomplete SIA application will be returned to the Owner/Developer without processing. The School Board will have 20 working days to determine sufficiency and complete the Test Review. The School Board may charge the applicant a non-refundable application fee payable to the School Board to meet the cost of review in accordance with Florida Statutes.
- B. **Test Review.** Each SIA application will be reviewed in the order in which it is received by the School Board. As each application is reviewed, capacity that is available will be encumbered until the final disposition of the Development Application is made by the local government.
- C. **Passing the Test.** If the available capacity of public schools for each type within the CSA [or contiguous CSAs as provided for below] containing the proposed project is equal to or greater than the proposed project's needed capacity, the concurrency test is passed. The School Board will issue a School Capacity Availability Letter of Determination (SCALD) identifying the school capacity available to serve the proposed project and that said capacity has been encumbered for the proposed project for a period of one year. A capacity reservation fee will be established during the regulatory phase of this process.
- D. **Failing the Test.** If the available capacity of public schools for any type within the CSA (or contiguous CSAs as provided for in 12.2(c) below) containing the proposed project is less than the proposed project's needed capacity, the concurrency test is failed. The School Board will issue a School Capacity Availability Letter of Determination (SCALD) identifying what school capacity is available and what school capacity is not available and inform the developer may select one of the following options:

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1. Accept a 30 day encumbrance of available school capacity, and within the same 30 day period, amend the Development Application to balance it with the available capacity; or
2. Accept a 60 day encumbrance of available school capacity, and within the same 60 day period, negotiate with the School Board and the local government on a Proportionate Share Mitigation plan as outlined in Section 12.5 below; or
3. Appeal the results of the failed test pursuant to the provisions in Section 12.6 below; or
4. Withdraw the SIA application.

The School Board methodology for determining concurrency, shall follow the steps outline below:

- A. Verification of the proposed development's projected students, as shown in the SIA application, shall be done.
- B. New school capacity within a CSA which is in place or will be under actual construction in the first three years of the School Board's Capital Improvement Plan will be added to the capacity shown in the CSA, and is counted as available capacity for the residential development under review.
- C. If the projected student growth from a residential development causes the adopted LOS to be exceeded in the 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:
 1. 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.
 2. Consistent with Rule 6A-3.0171 F.A.C., 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 fifty (50) minutes 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 pubic roadway free from major hazards.

The School Board shall create and maintain a Development Review Table (DRT) for each CSA, and will use the DRT to compare the projected students from proposed residential developments to the CSAs available capacity programmed within the first three years of the current five-year capital planning period.

- A. Student enrollment projections shall be based on the most recently adopted School Board Capital Facilities Work Program, and the DRT shall be updated to reflect these projections. Available capacity shall be derived using the following formula:

$$\text{Available Capacity} = \text{School Capacity}^1 - (\text{Enrollment}^2 + \text{Approved}^3)$$

Where:

¹School Capacity = Permanent School Capacity as programmed in the first three (3) years of the School Board's Five-Year CIP

²Enrollment = Student enrollment as counted at the Fall FTE.

³Approved = Students generated from approved residential developments after the implementation of school concurrency

- B. Using the Fall FTE, the vested number of students on the DRT will be reduced by the number of students represented by the residential units that received certificates of occupancy within the previous twelve (12) month period.

Funding for Schools Facilities

The School District must rely on multiple revenue sources to fund the new construction, renovation and maintenance needs identified in its 5-Year Capital Facilities Plan. The funding is made available from both State and Local sources. The primary funding source for the Seminole County Capital Facilities Plan is derived from property and sales taxes. There are many additional sources such as impact fees, certificates of participation (COPs) and other forms of taxation. These typical sources of revenue are identified below.

- Property Tax – Florida Statutes allows School Districts to levy up to 2 mils to fund capital improvement programs for public schools. Seminole County levies the full 2 mils and it is the single largest constant revenue source for the School District, averaging \$56 to \$77 million during the five year planning horizon.
- Sales Tax – Sales taxes generated by Seminole County residents, business owners and tourists may be used for public school projects.
- State Class Size Reduction – The recent legislative mandates have provided additional state funding for smaller class sizes and early childhood education. The Seminole County

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School Board will receive revenue of \$21,076,049 in School Year 2006/07 from the State.

- PECO - The utility Public Education Capital Outlay fund is derived from State gross receipts tax revenue may be used for expansion projects for student stations.
- Impact Fees - New residential development in Seminole County is required to provide public school impact fees to offset a portion of the cost associated with the students generated by the development.
- CO&DS Bonds - The Capital Outlay and Debt Service funds derived from the motor vehicle license tax may be used for expansion projects for student stations.

The School Board may also receive other revenues from undesignated sources, such as new development, but these sources do not provide constant and predictable revenue.

**2007 INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL
FACILITY PLANNING AND SCHOOL CONCURRENCY
Seminole County, Florida**

THIS AGREEMENT is entered into with the Seminole County Board of County Commissioners (hereinafter referred to as the "County"), the Commission or Council of the Cities of Longwood, Altamonte Springs, Oviedo, Winter Springs, Lake Mary, Sanford, Casselberry (hereinafter referred to as the "Cities"), and the School Board of Seminole County (hereinafter referred to as the "School Board"), collectively referred to as the "Parties".

WHEREAS, the County, Cities and the School Board recognize their mutual obligation and responsibility for the education, nurturing and general well-being of the children within their community; and

WHEREAS, the County, Cities and the School Board are authorized to enter into this Agreement pursuant to Section 163.01, Section 163.3177(6)(h)2 and Section 1013.33, Florida Statutes (F.S.); and

WHEREAS, the County, Cities, and School Board recognize the following benefits to the citizens and students of their communities by more closely coordinating their comprehensive land use and school facilities planning programs: (1) better coordination of the timing and location of new schools with land development, (2) greater efficiency for the school board and local governments by siting schools to take advantage of existing and planned roads, water, sewer, and parks, (3) improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the local governments, (4) better designed urban form by locating and designing schools to serve as community focal points, (5) greater efficiency and convenience by co-locating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities, and (6) reduction of the factors that contribute to urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and

WHEREAS, the County, Cities and School Board have determined that it is necessary and appropriate for the entities to cooperate with each other to provide adequate public school facilities in a timely manner and at appropriate locations, to eliminate any deficit of permanent student stations, and to provide capacity for projected new growth; and

WHEREAS, Section 1013.33, F.S., requires that the location of public educational facilities must be consistent with the Comprehensive Plan and implementing land development regulations of the appropriate local governing body; and

WHEREAS, Sections 163.3177(6)(h)1 and 2, F.S., require each local government to adopt an intergovernmental coordination element as part of their comprehensive plan that states principles and guidelines to be used in the accomplishment of coordination of the adopted comprehensive plan with the plans of the school boards, and describes the processes for collaborative planning and decision making on population projections and public school siting; and

WHEREAS, Sections 163.3177(7) and 1013.33, F.S., require the County, Cities and School Board to establish jointly the specific ways in which the plans and processes of the School Board and the local governments are to be coordinated; and

WHEREAS, Sections 163.3177(7), 163.3180(13), and 1013.33, F.S., require the County, Cities and School Board to update their Public School Interlocal Agreement to establish school concurrency to satisfy Section 163.3180(12)(g)1, F.S.; and

WHEREAS, the County and Cities are entering into this Agreement in reliance on the School Board's obligation to prepare, adopt and implement a financially feasible capital facilities program to achieve public schools operating at the adopted level of service consistent with the timing specified in the School Board's Capital Facilities Plan, and the School Board's further commitment to update the plan annually to add enough capacity to the Plan in each succeeding fifth year to address projected growth in order to maintain the adopted level of service and to demonstrate that the utilization of school capacity is maximized to the greatest extent possible pursuant to Section 163.3180(13)(c)2, F.S.; and

WHEREAS, the School Board, is entering into this Agreement in reliance on the County and Cities' obligation to adopt amendments to their local comprehensive plans to impose School Concurrency as provided in Section 163.3180(13), F.S.; and

NOW THEREFORE, be it mutually agreed among the School Board, the County and the Cities (hereinafter referred to collectively as the "Parties") that the following definitions and procedures will be followed in coordinating land use, public school facilities planning, and school concurrency.

2007 INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL
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SECTION 1 DEFINITIONS

Adjacent Concurrency Service Area: A concurrency service area which is contiguous and touches the boundary of another concurrency service area along one side.

Attendance Zone: The geographic area which identifies the public school assignment for students.

Building Permit: An approval by a local government authorizing residential construction on a specific property.

Capital Outlay, Full Time Equivalent (COFTE) Projections: Florida Department of Education (FDOE) COHORT student enrollment projections for Florida public school districts, issued annually and based on information produced by the demographic, revenue, and education estimating conferences pursuant to s. 216.136 and s. 1013.64(3), as adjusted by the FDOE Office of Educational Facilities and SMART Schools Clearinghouse. The projections do not include students in hospital, homebound, summer school, evening school, etc. since these students do not require an additional student station.

Cities: All municipalities in Seminole County, except those that are exempt from the requirements of school concurrency, pursuant to Section 163.3177(12), F.S.

Charter School: Public schools of choice which operate under a performance contract, or a "charter," in accordance with Section 1002.33, F.S. Charter schools in the Seminole County Public School District are Countywide schools of choice.

Comprehensive Plan: A plan that meets the requirements of Sections 163.3177 and 163.3178, F.S.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes.

Consistency: Compatible with and furthering the goals, objectives and policies of the County and Cities Comprehensive Plan Elements and this Agreement.

Core Facilities: The media center, cafeteria, toilet facilities, circulation space and like areas that do not carry permanent Florida Inventory of School Houses (FISH) capacity in an educational facility.

Developer: Any person, including a governmental agency, undertaking any construction.

Development Approval: Site plan, final subdivision or functional equivalent, issued by a local government granting, or granting with conditions, a Development Application.

Educational Facility: The buildings, equipment, structures, ancillary and special educational use areas that are built, installed or established to serve public school purposes.

Educational Facilities Impact Fee: A fee designated to assist in the funding for acquisition and development of school facilities, owned and operated by the School Board, needed to serve new growth and development.

Educational Plant Survey: A systematic study approved by the Florida Department of Education (FDOE) of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each

student based on projected capital outlay FTE (COFTE) counts prepared and issued by the FDOE.

Encumbered Capacity: School capacity for a proposed project that set aside for a limited amount of time while the proposed project is undergoing review by the local government.

Exempt Local Government: A municipality which is not required to participate in school concurrency when meeting all the requirements for having no significant impact on school attendance, per Section 163.3177(12)(b), F.S.

Financial Feasibility: An assurance that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate-share process set forth in Section 163.3180(12) and (16) is used [ref. 163.3164(32), F.S.].

Five-Year Capital Improvement Plan: The School Board's annually adopted financially feasible, five-year list of capital improvements which provide for student capacity to achieve and maintain the adopted level of service.

Florida Inventory of School Houses (FISH): Data, inventory and numbering system used by the Florida Department of Education, Office of Educational Facilities for parcels of land, buildings and rooms in public educational facilities (hereinafter referred to as "FISH).

Full-Time Equivalent (FTE) Student Count: Fall Semester: The fall semester count of all "full-time equivalent" students, pursuant to Chapter 1011.62, F.S.

Level of Service Standard (LOS): A standard or condition established to measure utilization within a concurrency service area. Current Level of Service is determined by the sum of the FTE student count at the same type of schools within a concurrency service area, divided by the sum of the permanent FISH capacity of the same type of schools within a concurrency service area. Projected or future Level of Service is determined by the sum of the projected COFTE enrollments at the same type of schools within a concurrency service area, divided by the sum of the planned permanent FISH capacity of the same type of schools within a concurrency service area."

Local Governments: Seminole County and its Cities.

Maximum School Utilization: The balance of student enrollment system-wide, to ensure the most efficient operation of each school within the adopted LOS standard, based on the number of permanent student stations according to the FISH inventory, taking into account the Florida Department of Education (FDOE) utilization factor, special considerations such as, core capacity, special programs, transportation costs, geographic impediments, and the requirements of Article IX, Section 1(a) of the Florida Constitution, to prevent disparate enrollment levels to the greatest extent possible.

Modular Classroom: A room designated in FISH within a educational facility which contains student stations and where students receive instruction and which, the life

expectancy of the structure, also as designated in FISH is 35 - 49 years. Modular classrooms generally consist of pre-manufactured concrete and/or steel type structures owned by the School Board.

Permanent School Capacity: The optimal number of students that can be housed for instruction at an educational facility as prescribed in SBE Rule 6A-2.0010, F.A.C. (SREF Section 6.1) in permanent and modular type classroom spaces designated in FISH.

- A. Permanent capacity of an elementary school is equal to the sum of student stations assigned to permanent and modular classrooms at the school.
- B. Permanent capacity of a middle school is 90% of the sum of student stations assigned to permanent and modular classrooms at the school.
- C. Permanent capacity of secondary level [high] schools is less than the sum of student stations assigned to permanent and modular classrooms at the school. The amount less is prescribed in SBE Rule 6A-2.0010, F.A.C. (SREF Section 6.1). For high schools exceeding 1500 satisfactory student stations, the school capacity is 95% of the sum of student stations assigned to permanent and modular classrooms at the school.

Permanent Classroom: A room designated in FISH within an educational facility which contains student stations and where students receive instruction and which, the life expectancy of the structure, also as designated in FISH, is 50 years or more.

Permanent Student Station: A designated space contained within a permanent building or structure that can accommodate a student for an instructional program and is designated satisfactory in FISH data. The total number of permanent student stations at a educational facility is determined by the sum of individual permanent student stations at the facility. Permanent buildings or structure types are designated by the School Board and include permanently constructed buildings having a life expectancy of 50 years or more and modular buildings as identified in FISH, having a life expectancy exceeding 35 years or more.

Planning Technical Advisory Committee (PTAC): PTAC was formally created and established by the *Interlocal Planning Coordination Agreement of 1997*. This committee is comprised of planning staff representatives from Seminole County, each of the seven municipal corporations within the County, and the Seminole County School Board. PTAC serves as an advisory committee and working group to enhance intergovernmental coordination of comprehensive plan programs and assists in ensuring consistency between these programs and issues of multi-jurisdictional concern.

Proportionate Share Mitigation: A developer improvement or contribution identified in a binding and enforceable agreement between the Developer, the School Board and the local government with jurisdiction over the approval of the development approval to provide compensation for the additional demand on educational facilities created through the residential development of the property, as set forth in Section 163.3180(13)(e), F.S.

Proposed New Residential Development: Any application for new residential development or any amendment to a previously approved residential development, which results in an increase in the total number of housing units.

Public Facilities: Civic capital assets including, but not limited to, transit, sanitary sewer, solid waste, potable water, public schools, parks, libraries and community buildings.

Public School Concurrency Program: A program established by Seminole County, each of the seven municipal corporations within the County, and the Seminole County School Board to meet the requirements of Sections 163.31777, 163.3180, and 1013.33, F.S.

Public Schools Facilities Planning Committee (PSFPC): The PSFPC is created and established by this agreement. This committee is comprised of one elected official, or their designee, from Seminole County, each of the seven municipal corporations within the County, and the Seminole County School Board. The PSFPC is responsible for the oversight of the school concurrency program established in this agreement, and hears recommendations from PTAC on school planning issues and may make recommendations to the School Board.

Relocatable Classroom: A structure with a life expectancy less than 35 years, mobile trailer structures, or transportable wood frame structures.

Reserved Capacity: School capacity that is assigned to a proposed project once it has received a Development approval for the project's Development Application.

Residential Development: Any development that is comprised of dwelling units, in whole or in part, for permanent human habitation.

School Board: The governing body established under Article IX, Section 4, of the Florida Constitution.

School Capacity: See permanent school capacity.

School Capacity Availability Letter of Determination (SCALD): A letter prepared by the School Board of Seminole County, identifying if school capacity is available to serve a residential project, and if capacity exists, recommending whether the proposed development should be approved or has been vested.

School District: The School District of Seminole County is created pursuant to Article IX, Section 4, of the Florida Constitution.

School Impact Analysis (SIA): A formal description of a residential project subject to school concurrency review provided by the developer for School Board review in accordance with Section 12.1 of this Agreement.

Student Station: A satisfactory space contained within a building or structure as designated in FISH that can accommodate a student for an instructional program.

Temporary Classroom: Also referred to as a relocatable classroom. A room designated in FISH within an educational facility which contains student stations and where students receive instruction and which, the life expectancy of the structure, also as designated in FISH, is less than 35 years. Temporary classrooms generally consist of mobile trailer structures or transportable wood frame type structures. Student stations in temporary/relocatable classrooms shall not be considered for the purposes of determining concurrency or included in any capacity determination of any CSA.

Educational Facilities Work Plan: The School Board's annual capital planning document that includes long-range planning for facilities needs over 5-year and 10-year periods.

Tiered Level of Service: A level of service which is graduated over time, used to achieve an adequate and desirable level of service at the end of a specified period of time, as permitted by the Florida Statutes.

Type of School: An educational facility providing the same grade level of education, i.e.: elementary (grades PK-5), middle (grades 6-8), or high school (grades 9-12) or special purpose school such as magnet school.

Utilization: The comparison of the total number of students enrolled to the total number of permanent student stations as determined by FISH at a school facility.

SECTION 2 COMMITTEES AND DUTIES

2.1 Planning Technical Advisory Committee (PTAC). PTAC will meet, at a minimum on a semi-annual basis, in July and January, to discuss issues and formulate recommendations to the PSFPC regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, ancillary infrastructure improvements needed to support the schools, School Board Five-Year Capital Improvement Plan and the Public School Concurrency Program. Representatives from the Regional Planning Council will also be invited to attend. A designee of the School Board shall be responsible for coordinating and convening the semi-annual meeting.

2.2 Public Schools Facilities Planning Committee (PSFPC). The Parties hereby establish a Public Schools Facilities Planning Committee for the purpose of reviewing recommendations from PTAC on land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, ancillary infrastructure improvements needed to support the school, potential sites for new schools, and proposals for significant renovation and potential closure of existing schools. Based on the review of PTAC's recommendations, the PSFPC will submit recommendations to the School Board. Additionally, the PSFPC will be a standing committee to review the School Board Five-Year Capital Improvement Plan in accordance with Sections 4.1 and 10 of this Agreement, and serve as the required oversight committee for the Public School Concurrency Program as detailed in Section 14 of this Agreement.

The PSFPC will meet annually in a joint School Board workshop upon receipt of the draft School Board Educational Facilities Work Plan (Work Plan) from the School Board to discuss the Work Plan, submitted to the Department of Education. A representative of the Regional Planning Council will also be invited to attend. The joint workshop will provide the opportunity for the County, the Cities, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, joint use opportunities, and school concurrency.

SECTION 3 STUDENT ENROLLMENT AND POPULATION PROJECTIONS

- 3.1 Population and Student Enrollment Projections Distributed Annually.** In fulfillment of their respective planning duties, the County, Cities, and School Board agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. At the annual July PTAC meeting described at Subsection 2.1, the County and Cities shall provide updated five year population projections and the School Board will supply the annually updated student enrollment projections.
- 3.2 Student Projections.** The Parties agree to use student population projections per Section 1013.31(1)(b)2, F.S. based on Capital Outlay Full Time Equivalent (COFTE) cohort projections issued by FDOE in July of each year.
- 3.3 PTAC Review.** PTAC will review quantity, type and school distribution of COFTE student enrollment projections.

SECTION 4 COORDINATING AND SHARING OF INFORMATION

- 4.1 School Board Educational Facilities Work Plan.** By August 1st of each year, the School Board shall submit to the County, each City and the Public Schools Facilities Planning Committee (PSFPC) the School Board Educational Facilities Work Plan prior to adoption by the Board.
- A.** The Plan will be consistent with the requirements of Section 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5- and 10-year time periods.
 - B.** The Plan will also include the financially feasible School Board Capital Improvement Plan for a 5-year period. The Cities and County shall review the plan and provide written comments to the School Board annually prior to September 1st.
- 4.2 Educational Plant Survey.** PTAC will assist the School Board in an advisory capacity in the preparation and update of the Educational Plant Survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.33, F.S. Upon receipt of the Educational Plant Survey, PTAC will have fifteen (15) calendar days to evaluate and make recommendations regarding the location and need for new schools, significant renovation or expansion, and closures of educational facilities, and the consistency of such plans with the local government comprehensive plan and relevant issues listed in Subsections 5.2, 5.3, 6.1, 7.1, and 8.1 of this Agreement.

SECTION 5 SCHOOL SITE SELECTION, REMODELING, AND SCHOOL CLOSURES

- 5.1 New School Sites.** When the need for a new school is identified in the School Board's Five-Year Capital Improvement Plan, PTAC will review a list of potential sites in the area of need. Potential sites for new schools will be submitted to the local government with jurisdiction for an assessment regarding consistency with the local government Comprehensive Plan. This jurisdiction shall have

20 working days upon receipt of the request to respond with a consistency determination. If the site is consistent with the local government comprehensive plan and the School Board authorizes the acquisition of the property, the School Board shall proceed through the appropriate site plan review process. If a determination is made that a proposed school site is not consistent with the Comprehensive Plan, the local government shall identify whether it will support necessary amendments to the comprehensive plan to make the school site consistent. The coordination process shall be in accordance with Chapter 1013.33, F.S.

5.2 School Site Plan Review. Once a school site has been selected and site design has begun, the School Board shall comply with the appropriate site plan review process set forth within the applicable land development regulations. Nothing in this agreement exempts school sites from the site plan review process and ensuring the site plan is consistent with both the comprehensive plan and land development regulations. Standards and conditions shall not be imposed which conflict with the requirements established in Chapter 1013, F.S. or the Florida Building Code, unless otherwise agreed to by the School Board as a part of this Agreement.

- A.** The School Board shall not be required to obtain or condemn public right-of-way from private property owners for the purposes of constructing off-site infrastructure of which it is intended that fee simple title of the acquired right-of-way be transferred to the County or City.
- B.** The County and Cities shall exempt the School Board from the payment of planning and development fees, including but not limited to plan amendment fees, zoning and/or site plan fees, special exception fees, right-of-way utilization fees, permit fees, subdivision fees, and vacate fees, as may be required by the County or Cities in the development review process. The School Board shall be responsible for the payment of fees associated with advertising related public hearings.
- C.** The County and Cities shall accept the St. Johns River Water Management District permit for an educational facility to find that storm water collection, treatment, retention and drainage within a school site is sufficient. If off-site impacts are present, the County or City having jurisdiction may impose conditions on the application as provided in the jurisdiction's land development regulations.

5.3 Remodeling and Closures. When the need for a remodeling project that changes the primary use of a facility, resulting in a greater than 5 percent increase or decrease in student capacity, or the closure of a school has been identified in the School Board Five-Year Capital Improvement Plan, PTAC shall notify the PSFPC and make recommendations on the impacts the renovation or closure will have on the adopted level of service for schools.

5.4 Joint Consideration of On-Site and Off-Site Improvements. In conjunction with the land use consistency determination described in Subsection 5.1 of this Agreement, the School Board and the effected local government will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed remodeling of an existing school. The School Board and the effected local government will agree to the timing,

location, and the party or parties responsible for financing constructing, operating and maintaining the required improvements.

SECTION 6 LOCAL PLANNING AGENCIES (LPA), COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, AND DEVELOPMENT APPROVALS

- 6.1 Appointed LPA Members.** The County and Cities will include School Board representative on the local planning agencies, or equivalent agencies, to attend those meetings at which the agendas consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The Cities and County may at their discretion grant voting status to the appointed School Board representative.
- 6.2 County and City Development Applications Shared with the School Board.** The County and the Cities shall give the District Superintendent notification of land use applications and development proposals pending before them that may effect student enrollment, enrollment projections, or school facilities in accordance with Section 12 of this Agreement. Such notice will be provided within 10 working days with receipt of the application. This notice requirement applies to amendments to the comprehensive plan future land use map, rezonings, developments of regional impact, and/or major residential or mixed-use development projects.
- 6.3 Criteria for Evaluating Residential Development Applications.** The County and Cities will consider the following issues, in addition to the review process for school concurrency described in Section 13, when reviewing Comprehensive Plan amendments and rezonings for residential development proposals:
- A. School Board comments on residential development proposals;
 - B. The provision of school sites and facilities within neighborhoods;
 - C. The compatibility of land uses adjacent to existing schools and reserved school sites;
 - D. The co-location of parks, recreation and neighborhood facilities with school sites;
 - E. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- 6.4 Formulating City and County Plans and Programs.** In formulating community development plans and programs, the County and Cities will consider the following issues:
- A. Scheduling of capital improvements that are coordinated with and meet the capital needs identified in the School Board's Five-Year Capital Improvement Plan;
 - B. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
 - C. Targeting community development improvements in older and distressed neighborhoods near schools; and
 - D. Working to address and resolve multi-jurisdictional public school issues.

SECTION 7 CO-LOCATION AND SHARED USE

7.1 Co-Location and Shared Use. The co-location and shared use of facilities are important to both the School Board and local governments. The School Board will seek opportunities to co-locate and share use of school facilities and civic facilities when preparing the Board's Five-Year Capital Improvement Plan. Likewise, co-location and shared use opportunities will be considered by the local governments when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. Opportunities for co-location and shared use with public schools will be considered for the following:

- A. Libraries;
- B. Parks and recreation facilities;
- C. Community centers;
- D. Auditoriums;
- E. Learning centers;
- F. Museums;
- G. Performing arts centers;
- H. Stadiums; and
- I. Governmental facilities.

7.2 Mutual Use Agreement. For each instance of co-location and shared use, the School Board and local government shall enter into a separate agreement which addresses liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from co-location and shared use.

SECTION 8 SPECIFIC RESPONSIBILITIES OF THE PARTIES

8.1 Specific Responsibilities of the County and Cities. When the Comprehensive Plan amendments adopted in accordance with this Agreement become effective, the County and Cities shall undertake the following activities:

- A. Adopt the required school concurrency provisions into their Land Development Regulations (LDR) consistent with the time frame established by law, the requirements of this Agreement, and the County and Cities' Comprehensive Plans, unless electing to be bound by the provisions established by the County.
- B. Withhold the approval of any site plan, final subdivision, or functional equivalent for new residential units not exempted under Section 12.1(C) of this Agreement, until the School Board has reported that there is school capacity available or a mitigation agreement has been reached.
- C. Share information with the School Board regarding population projections, projections of development and redevelopment for the coming year, infrastructure required to support educational facilities, and amendments to future land use plan elements consistent with the requirements of this Agreement.

- D. Maintain data for approved new residential development. The data shall be provided to the School Board annually by October 15th, and include at a minimum, the following:
 - 1. Development name and location.
 - 2. Total number of dwelling units by unit type as defined in the most recently adopted public schools impact fee ordinance.
 - 3. Impact fee calculation.
 - 4. Total number of dwelling units with certificates of occupancy (CO) by Development.
- E. Transmit site plans, final subdivision or functional equivalency for approved new residential development upon request by the School Board.

8.2 Specific Responsibilities of the School Board. By entering into this Agreement, the School Board agrees to undertake the following activities:

- A. Annually prepare and update a financially feasible Five-Year Capital Improvement Plan to meet the anticipated demand for student stations identified by the COFTE projections so that no Concurrency Service Area exceeds the adopted level of service.
- B. Consider school attendance boundary adjustments as may be appropriate to maximize the utilization of capacity in order to ensure that all schools of each type (elementary, middle, high) in each Concurrency Service Area and each individual school operate at the adopted level of service, consistent with the requirements of this Agreement and School Board Policy 5.30. Initiation of attendance boundaries shall be at the sole discretion of the School Board.
- C. Construct capacity enhancing and remodeling projects necessary to maintain the adopted level of service consistent with the Five-Year CIP.
- D. Provide the County and Cities with the required data and analysis updated annually to support the Comprehensive Plan elements and any amendments relating to school concurrency.
- E. Adopt a five- and ten-year CIP consistent with the requirements of this Agreement.
- F. Review proposed new residential developments for compliance with concurrency standards, consistent with the requirements of this Agreement.
- G. Consider and approve proportionate share mitigation options for new residential development as appropriate.
- H. Prepare annual reports on enrollment and capacity, consistent with the requirements of this Agreement.
- I. Provide necessary staff and material support for meetings of the PSFPC as required by this Agreement.
- J. Provide information to the County and Cities regarding enrollment projections, school siting, infrastructure necessary to support educational

facilities, and amendments to future land use plan elements consistent with the requirements of this Agreement.

SECTION 9 SCHOOL BOARD CAPITAL IMPROVEMENT PLAN

9.1 School Board's Five-Year Capital Improvement Plan. In preparation of the School Board's Five-Year Capital Improvement Plan and each annual update, the School Board shall undertake the following:

- A.** Update and adopt the School Board's Five-Year Capital Improvement Plan for public schools in Seminole County on or before September 30th of each year.
- B.** Specify all new construction, remodeling or renovation projects which will add permanent capacity or modernize existing facilities.
- C.** Prepare the School Board's Five-Year Capital Improvement Plan and each annual update to provide a financially feasible program of school construction for a five (5) year period.
- D.** Include school construction projects which, when completed, will add sufficient permanent capacity to achieve and maintain the adopted LOS standard for all schools based on the projected COFTE enrollment; provide for required modernizations; and satisfy the School Board's constitutional obligation to provide a uniform system of free public schools on a county-wide basis.
- E.** Include a description of each school project, in the School Board's Five-Year Capital Improvement Plan.
- F.** Maximize utilization of existing schools so that proposed projects add the necessary permanent capacity to maintain the adopted Level of Service standard.
- G.** The School Board's Five-Year Capital Improvement Plan and each annual update shall identify the projected enrollment, capacity and utilization percentage of all schools.

9.2 Educational Facilities Work Plan. In addition to the adopted School Board's Five-Year Capital Improvement Plan, the School Board shall annually adopt a five-year and ten-year work plan based upon revenue projections, COFTE enrollment projections and facility needs for the five-year and ten-year period. It is recognized that the projections in the five- and ten-year time frames are tentative and should be used only for general planning purposes. Upon completion, the Educational Facilities Work Plan will be transmitted to the local governments.

9.3 Transmittal. The School Board shall transmit to the County, the local governments and the PSFPC copies of the proposed Educational Facilities Work Plan and the Five-Year CIP for review and comment. Transmittal to the PSFPC, the Cities and the County shall occur on or before August 1st of each year commencing after the effective date of this Agreement.

9.4 Adoption. Unless the adoption is delayed by mediation or a lawful challenge, the School Board shall adopt their Five-Year Capital Improvement Plan no later than September 30th, and it shall become effective no later than October 1st of each year.

9.5 Amendments to the School Board's Five-Year Capital Improvement Plan.

The School Board shall not amend the School Board's Five-Year Capital Improvement Plan so as to modify, delay or delete any project in the first three (3) years of the Plan unless the School Board, with the concurrence of a majority vote by its Board members, provides written confirmation that:

- A. The modification, delay or deletion of a project is required in order to meet the School Board's constitutional obligation to provide a county-wide uniform system of free public schools or other legal obligations imposed by state or federal law; or
- B. The modification, delay or deletion of a project is occasioned by unanticipated change in enrollment projections or growth patterns or is required in order to provide needed capacity in a location that has a current greater need than the originally planned location and does not cause the adopted LOS to be exceeded in the Concurrency Service Area from which the originally planned project is modified, delayed or deleted; or
- C. The project schedule or scope has been modified to address local government concerns, and the modification does not cause the adopted LOS to be exceeded in the Concurrency Service Area from which the originally planned project is modified, delayed or deleted; and
- D. The PSFPC, as the required oversight committee for school concurrency as detailed in Section 14 of this Agreement, has had the opportunity to review the proposed amendment and has submitted its recommendation to the Superintendent or designee.
- E. The School Board may amend at anytime its Five-Year Capital Improvement Plan to add necessary capacity projects to satisfy the provisions of this Agreement. For additions to the Five-Year Capital Improvement Plan, the School Board must demonstrate its ability to maintain the financial feasibility of the Plan.

SECTION 10 COMPREHENSIVE PLAN ELEMENTS

10.1 Required Comprehensive Plan Amendments. The County and the Cities agree to adopt the following Comprehensive Plan amendments **no later than January 1, 2008.**

- A. An amended Capital Improvement Element (CIE) that includes the portion of the adopted School Board's Five-Year Capital Improvement Plan dealing with capacity improvements. The amended information shall be included in the next Comprehensive Plan amendment, but no later than December 1st, following the annual adoption of the Five-Year Capital Improvement Plan by the School Board. This will ensure that the CIE uniformly sets forth a financially feasible public school capital facilities program, consistent with the adopted Level of Service standards for public schools.
- B. A Public School Facilities Element (PSFE) consistent with the requirements of Sections 163.3177(12) and 163.3180, F.S. and this Agreement.

- C. An amended Intergovernmental Coordination Element as required by Section 163.3177(6)(h)1 and 2, F.S. and this Agreement.
- D. Each jurisdiction's amendments shall be consistent with this Agreement, and those adopted by the other jurisdictions as required by Section 163.3180, F.S.

10.2 Development, Adoption, and Amendment of the Capital Improvements Element (CIE). An annual update or any amendment to the School Board's Five-Year Capital Improvement Plan by the School Board, once adopted by the School Board, shall be transmitted to the County and the Cities. The County and the Cities shall adopt the capacity portions of the School Board's Five-Year Capital Improvement Plan into the Capital Improvement Element of their Comprehensive Plans.

- A. The County and the Cities, by adopting the capacity portions of "The Seminole County Public School's Five-Year Capital Improvement Plan" in the Capital Improvements Element of the Local Government's Comprehensive Plan, shall have neither the obligation nor the responsibility for funding or accomplishing the School Board Five-Year Capital Improvement Plan.

10.3 Development, Adoption, and Amendment of the Public School Facilities Element (PSFE). The County and the Cities shall adopt a Public School Facilities Element which is consistent with those adopted by the other local governments within the County. The PSFE must also be consistent with this Agreement, Chapter 163.3177(12), F.S., and Rule 9J-5.025, F.A.C. The County and the Cities shall notify the PSFPC when this element is adopted and when the element becomes effective.

- A. In the event that it becomes necessary to amend the PSFE, the local government wishing to initiate an amendment shall request review through the PSFPC prior to transmitting the amendment to the Department of Community Affairs pursuant to Section 163.3184, F.S. The PSFPC shall be responsible for distributing the amendment to all Parties to this Agreement for review and comment.
 - 1. To achieve required consistency, all local governments shall adopt the amendment in accordance with the statutory procedures for amending comprehensive plans.
 - 2. If any local government objects to the amendment and the dispute cannot be resolved between or among the Parties, the dispute shall be resolved in accordance with the provisions set forth in this Agreement. In such a case, the Parties agree not to adopt the amendment until the dispute has been resolved.
- B. Any local issues not specifically required by Statute or Rule in the PSFE may be included or modified in the Local Government PSFE by following the normal Comprehensive Plan amendment process.

SECTION 11 SCHOOL CONCURRENCY PROGRAM

11.1 Commencement of School Concurrency. The School Concurrency Program described in this Agreement shall commence on **January 1, 2009**.

11.2 Concurrency Service Areas (CSA). The Parties hereby agree that School Concurrency shall be measured and applied using a geographic area known as a Concurrency Service Area (CSA) which coincides with groupings of school attendance zones within each school type based on adjacency, as established in this Agreement. The mapping of the CSAs shall be included in the data and analysis of the Public School Facilities Element and are provided in Appendix "A" of this Agreement.

- A.** CSAs will be described geographically in the Comprehensive Plan pursuant to Section 163.3180 (13)(g)(5), F.S. Maps of the CSA boundaries will be included as support documents as defined in Rule 9J-5.003, FAC and may be updated from time to time by the School Board.
- B.** The County and Cities shall adopt the standards for modification of the Concurrency Service Area maps as defined here into the PSFE of the Comprehensive Plan based upon School Board Policy 5.30, titled "Student Assignment".
- C.** As future school attendance zone changes are required for schools programmed in the Seminole School Board Five-Year Capital Improvement Plan, the CSAs shall be modified to the greatest extent possible to provide maximum utilization.
- D.** Any Party may propose a change to the CSA boundaries. Prior to adopting any change, the School Board must verify that as a result of the change:
 - 1.** The adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
 - 2.** The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs, and other relevant factors.
- E.** The Parties shall observe the following process for modifying CSA maps:
 - 1.** Changes in school attendance boundaries shall be governed by School Board Policy 5.30, Section 120.54 F.S. and applicable uniform rules for administrative proceedings.
 - 2.** 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 the Cities, to the County, and to the PSFPC.
 - 3.** The County, Cities, and PSFPC shall review the proposed amendment within the times prescribed by Section 120.54 F.S.
 - 4.** The change to a Concurrency Service Area boundary shall conform to revised attendance boundaries and become effective upon final adoption.

- F. Charter schools and magnet schools will not have their own CSA. Charter and magnet schools are open to all students residing within the district and students are generally accepted through application approval. These special public schools vary in size, and may target a specific type of student and can limit the age groups or grade levels.

11.3 Level of Service (LOS) Standard. To ensure the capacity of schools is sufficient to support student growth, the County, Cities and School Board shall adopt a LOS standard for schools. The Parties hereby agree that the desired LOS standard shall be 100% of the aggregate permanent FISH capacity for each school type within each CSA.

To financially achieve the desired LOS standard at the high school level, a tiered LOS standard is established as follows:

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

11.4 School Concurrency Regulations. By January 1, 2009, each Local Government shall adopt school concurrency provisions into its land development regulations (LDRs) consistent with the requirements of this Agreement.

- A. The County and the Cities shall amend their LDRs to adopt school concurrency provisions for the review of development approvals.
 1. In the event that any participating City does not adopt LDRs within 18 months, that government shall be deemed to have “opted in” to the County regulations and agrees to be bound by the terms and provisions therein until it adopts its own ordinance.
 2. At any time, any Local Government may opt out of the County’s implementing ordinance through implementing its own ordinance.

SECTION 12 UNIFORM SCHOOL CONCURRENCY PROCESS

12.1 General Provisions. The County, the Cities and the School Board shall ensure that the Level of Service Standard established for each school type is maintained.

- A. No site plan, final subdivision, or functional equivalent for new residential development may be approved by the County or Cities, unless the residential development is exempt from these requirements as provided in Section 12.1(C) of this Agreement, or until a School Capacity Availability Letter Determination (SCALD) has been issued by the School Board to the local government indicating that adequate school facilities exist.
- B. A local government may condition the approval of the residential development to ensure that necessary school facilities are in place. This shall not limit the authority of a local government to deny a site plan,

final subdivision or its functional equivalent, pursuant to its home rule regulatory powers.

- C. The following residential uses shall be considered exempt from the requirements of school concurrency:
 - 1. All residential lots of record at the time the School Concurrency implementing ordinance becomes effective.
 - 2. Any new residential development that has a site plan approval, final subdivision or the functional equivalent for a site specific development approval prior to the commencement date of the School Concurrency Program.
 - 3. Any amendment to any previously approved residential development, which does not increase the number of dwelling units or change the type of dwelling units (single-family, multi-family, etc.).
 - 4. Any age restricted community with no permanent residents under the age of eighteen (18). An age restricted community shall be subject to a restrictive covenant on all residential units limiting the age of permanent residents to 18 years and older.
- D. Upon request by a developer submitting a land development application with a residential component, the School Board shall issue a determination as to whether or not a development, lot or unit is exempt from the requirements of school concurrency and submit a copy of the determination to the local government within 10 days.

12.2 School Concurrency Application Review

- A. Any developer submitting a development permit application (such as site plan or final subdivision) with a residential component that is not exempt under Section 12.1(C) of this Agreement is subject to school concurrency and shall prepare and submit a School Impact Analysis (SIA) to the School Board for review.
- B. The SIA shall indicate the location of the development, the number of dwelling units by unit type (single-family detached, single family attached, multi-family, apartments), a phasing schedule (if applicable), and age restrictions for occupancy (if any). The School Board concurrency test shall follow the following steps:
 - 1. *Test Submittal.* The developer shall submit a SIA to the School Board with a copy to the local government with jurisdiction over the proposed development. The completed SIA must be submitted a minimum of five working days but not more than 30 days prior to Development Application submittal to the local government. The School Board shall perform a sufficiency review on the SIA application. An incomplete SIA application will be returned to the Owner/Developer without processing. The School Board will have 20 working days to determine sufficiency and complete the Test Review. The School Board may charge the applicant a non-refundable application fee payable to the School

Board to meet the cost of review in accordance with Florida Statutes.

2. *Test Review.* Each SIA application will be reviewed in the order in which it is received by the School Board.
3. *Passing the Test.* If the available capacity of public schools for each type within the CSA [or contiguous CSAs as provided for in 12.3(C) below] containing the proposed project is equal to or greater than the proposed project's needed capacity, the concurrency test is passed. The School Board will issue a School Capacity Availability Letter of Determination (SCALD) identifying the school capacity available to serve the proposed project and that said capacity has been encumbered for the proposed project for a period of one year. A capacity encumbrance fee will be established during the regulatory phase of this process.
4. *Failing the Test.* If the available capacity of public schools for any type within the CSA (or contiguous CSAs as provided for in 12.3(C) below) containing the proposed project is less than the proposed project's needed capacity, the concurrency test is failed. The School Board will issue a School Capacity Availability Letter of Determination (SCALD) and inform the developer. If capacity is not available the School Board will advise the developer of the following options:
 - a. Accept a 30 day encumbrance of available school capacity, and within the same 30 day period, amend the Development Application to balance it with the available capacity; or
 - b. Accept a 60 day encumbrance of available school capacity, and within the same 60 day period, negotiate with the School Board and the local government on a Proportionate Share Mitigation plan as outlined in Section 12.5 below; or
 - c. Appeal the results of the failed test pursuant to the provisions in Section 12.8 below; or
 - d. Withdraw the SIA application.
5. *Test Abandonment.* If no option under Section 12.2(B)(4) above is exercised by the developer within 45 days, then the application shall be deemed abandoned.

12.3 Methodology. The methodology for performing the concurrency test shall follow the steps outlined below:

- A. To determine a proposed development's projected students, the proposed development's projected number and type of residential units shall be converted into projected students for all schools of each type within the specific CSA using the adopted Student Generation Multiplier, as established in the most current adopted Seminole County BCC Public School Impact Fee Ordinance.

- B. New school capacity within a CSA which is in place or under actual construction in the first three years of the School Board's Capital Improvement Plan will be added to the capacity shown in the CSA, and is counted as available capacity for the residential development under review.
- C. If the projected student growth from a residential development causes the adopted LOS to be exceeded in the 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:
 - 1. 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.
 - 2. Consistent with Rule 6A-3.0171, F.A.C., 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 fifty (50) minutes 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.

12.4 Development Review Table. The School Board shall create and maintain a Development Review Table (DRT) for each CSA, and will use the DRT to compare the projected students from proposed residential developments to the CSAs available capacity programmed within the first three years of the current five-year capital planning period.

- A. Student enrollment projections shall be based on the most recently adopted School Board Capital Facilities Work Program, and the DRT shall be updated to reflect these projections. Available capacity shall be derived using the following formula:

$$\text{Available Capacity} = \text{School Capacity}^1 - (\text{Enrollment}^2 + \text{Approved}^3)$$

Where:

¹School Capacity = Permanent School Capacity as programmed in the first three (3) years of the School Board's Five-Year CIP.

²Enrollment = Student enrollment as counted at the Fall FTE.

³Approved = Students generated from approved residential developments after the implementation of school concurrency.

- B. Using the Fall FTE, the vested number of students on the DRT will be reduced by the number of students represented by the residential units that received certificates of occupancy within the previous twelve (12) month period.

12.5 Proportionate Share Mitigation. In the event there is not available school capacity to support a development, the School Board shall 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:

$$\text{Proportionate Share} = \frac{(\text{Development students} - \text{Available Capacity})}{\text{Total Cost per student station}}$$

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 accept a 90 day encumbrance of available school capacity, and within the same 90 day period enter into negotiations 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 (3) years of the Five-Year Capital Improvement Plan shall be considered as committed in accordance with Section 9.5 of this Agreement.
 - 2. If capacity projects are planned in years four (4) or five (5) 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 12.5(B) of this 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 ninety (90) day negotiation period as described in Section 12.5(C) of this Agreement, constitutes final agency action by the School Board for purposes of Chapter 120, F.S.

12.6 School Concurrency Approval. Issuance of a SCALD by the School Board identifying that adequate capacity exists indicates only that school facilities are currently available, and capacity for the proposed development has been encumbered. Capacity will not be reserved until the local government issues a Development Approval.

- A.** A local government shall not issue a Development Approval for a residential development until receiving confirmation of available school capacity in the form of a SCALD from the School Board. The Development Approval shall include a reference to the findings of the SCALD indicating that the project meets school concurrency.
- B.** Local governments shall notify the School Board within ten (10) working days of any official change in the validity (status) of a Development Approval for a residential development.
- C.** The Local Government shall not issue a building permit or its functional equivalent for a non-exempt residential development until receiving confirmation of available school capacity from the School Board in the form of a SCALD. Once the local government has issued a final development approval, school concurrency for the residential development shall be valid for the life of the final development approval.

12.7 Reserved Capacity. School capacity will be reserved when there is a final disposition of the Development Application by the local government. If the local government approves the Development Application by means of a Development Approval, or its equivalent, the School Board shall move the school capacity from encumbered status to reserved status for the proposed project. When the local government issues a Development approval for a residential project it shall notify the School Board within 10 working days. The duration for which capacity is reserved shall be subject to the respective municipality's Land Development Code, but shall not exceed two years from the date of approval or the issuance of a building permit, whichever occurs first. If the building permit once issued expires under the development regulations of the local government, the project will lose its reserved capacity. Should a Development Approval for a residential development expire, the subject municipality shall notify the School Board. A capacity reservation fee will be established during the regulatory phase of this process.

- 12.8 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, F.S.

SECTION 13 OVERSIGHT

- 13.1 Oversight.** The PSFPC will serve as the required oversight committee for school concurrency to monitor and evaluate the school concurrency program. The committee shall appoint a chairperson, meet at a minimum, semi-annually in mid-September and mid-March in accordance with the laws of Florida governing public meetings, and report to participating local governments, the School Board and the general public on the effectiveness with which this Agreement is being implemented. A representative of the School Board shall be responsible for coordinating the semiannual meeting.

A. The monitoring and evaluation of the school concurrency process is required pursuant to Section 163.3180(13)(g)(6)(c), F.S., and Section 2 of this Agreement. The PSFPC shall be responsible for preparing an annual assessment report on the effectiveness of the School Concurrency System. The report will be made available to the public and presented at the PSFPC March meeting.

B. The PSFPC members shall be invited to attend all meetings referenced in Section 2 and shall receive copies of all reports and documents produced pursuant to this Agreement.

The PSFPC shall evaluate the effectiveness of the CSAs for measuring the LOS and consider making recommendations to amend the CSA Map.

C. By August 1st of each year, the PSFPC shall receive the proposed School Board's District Educational Facilities Work Plan and the Five-Year Capital Improvement Plan. The PSFPC will report to the School Board, the County, and the Cities on whether or not the proposed Five-Year Capital Improvement Plan maintains the adopted Level of Service in each CSA by adding enough projects to increase the capacity. The PSFPC will examine the need to eliminate any permanent student station shortfalls by including required modernization of existing facilities, and by providing permanent student stations for the projected growth in enrollment over each of the five (5) years covered by the plan.

SECTION 14 SPECIAL PROVISIONS

- 14.1 School Board Requirements.** The Parties acknowledge and agree that the School Board is or may be subject to the requirements of the Florida and United States Constitutions and other state or federal statutes regarding the operation of the public school system and the rules by the State Board of Education or Commissioner of Education.

Accordingly, the County, the Cities and the School Board agree that this Agreement is not intended, and will not be construed, to interfere with, hinder, or obstruct in any manner, the School Board's constitutional and statutory obligation and sovereignty to provide a uniform system of free public schools on a Countywide basis or to require the School Board to confer with, or obtain the

consent of, the County or the Cities, as to whether that obligation has been satisfied. Further, the County, the Cities and the School Board agree that this Agreement is not intended and will not be construed to impose any duty or obligation on the County or City for the School Board's constitutional or statutory obligation. The County and the Cities also acknowledge that the School Board's obligations under this Agreement may be superseded by state or federal court orders or other state or federal legal mandates.

14.2 Land Use Authority. The Parties specifically acknowledge that each Local Government is responsible for approving or denying comprehensive plan amendments and development approvals within its own jurisdiction. Nothing herein represents or authorizes a transfer of any of this authority to the School Board.

SECTION 15 AMENDMENT PROCESS, NOTICE, AND TERM OF AGREEMENT

15.1 Amendment of the Agreement. This Agreement may be amended by written consent of all parties to this Agreement. The Agreement will remain in effect until amended in accordance with Florida Statutes.

15.2 Notice Requirements. Any notices provided pursuant to this Agreement shall be sent to the following addresses:

City Manager
City of Altamonte Springs
225 Newburyport Avenue
Altamonte Springs, Florida 32701

City Manager
City of Sanford
300 North Park Avenue
Sanford, Florida 32771

City Manager
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

City Manager
City of Winter Springs
1126 East State Road 434
Winter Springs, Florida 32708

City Manager
City of Lake Mary
100 North Country Club Road
Lake Mary, Florida 32746

County Manager
Seminole County Government
1101 East First Street
Sanford, Florida 32771

City Manager
City of Longwood
175 West Warren Avenue
Longwood, Florida 32750

School Board Superintendent
Seminole County School Board
400 East Lake Mary Boulevard
Sanford, Florida 32773

City Manager
City of Oviedo
400 Alexandria Boulevard
Oviedo, Florida 32765

- 15.3 Repeal of the Agreement.** If the Florida Statute as it pertains to school planning coordination and school concurrency is repealed, the Agreement may be terminated by written consent of all parties of this Agreement.
- 15.4 Termination of the Agreement.** No party to this Agreement may terminate its participation in the agreement except through the exemption process in which a municipality may not be required to participate in school concurrency when demonstrating that all the requirements are no longer having a significant impact on school attendance, per Section 163.3177(12)(b), F.S., at the time of a local government Evaluation and Appraisal Report, by providing a sixty (60) day written notice to at other parties and to the Florida Department of Community Affairs.
- 15.5 Withdrawal.** Withdrawal from the Agreement by any party shall not alter the terms of the Agreement with respect to the remaining signatories.

SECTION 16 RESOLUTION OF DISPUTES

- 16.1 Dispute Resolution.** If the parties to this Agreement are unable to resolve any issue in which they may be in disagreement covered in this Agreement, such dispute will be resolved in accordance with governmental conflict resolution procedures specified in Chapter 164, F.S.

SECTION 17 EXECUTION IN COUNTERPARTS

- 17.1 Agreement Execution.** This Agreement shall be executed in any number of counterparts, each of which so executed shall be deemed to be original, but all such counterparts shall, together, constitute but one in the same instrument.

SECTION 18 SUCCESSION OF AGREEMENT

- 18.1 Succession of Agreement.** This Agreement supersedes any previous agreements regarding public school facilities planning upon the effective date of this agreement.

SECTION 19 EFFECTIVE DATE

- 19.1 Effective Date.** This Agreement becomes effective as of January 1, 2008.

ATTEST:

CITY OF ALTAMONTE SPRINGS

PATSY WAINWRIGHT, City Clerk

By: _____
RUSSEL HAUCK, Mayor

Date: _____

ATTEST:

CITY OF CASSELBERRY

THELMA MCPHERSON, City Clerk

By: _____
BOB GOFF, Mayor

Date: _____

ATTEST:

CITY OF LAKE MARY

CAROL FOSTER, City Clerk

By: _____
THOMAS C. GREENE, Mayor

Date: _____

ATTEST:

CITY OF LONGWOOD

SARAH M. MIRUS, City Clerk

By: _____
JOHN C. MAINGOT, Mayor

Date: _____

ATTEST:

CITY OF OVIEDO

BARBARA BARBOUR, City Clerk

By: _____
THOMAS G. WALTERS, Mayor

Date: _____

ATTEST:

CITY OF SANFORD

JANET R. DOUGHERTY, City Clerk

By: _____
LINDA KUHN, Mayor

Date: _____

ATTEST:

CITY OF WINTER SPRINGS

ANDREA LORENZO-LUACES
City Clerk

By: _____
JOHN F. BUSH, Mayor

Date: _____

Attest:

SEMINOLE COUNTY SCHOOL BOARD

DR. BILL VOGEL, Superintendent

By: _____
BARRY GAINER, Chairman

Date: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

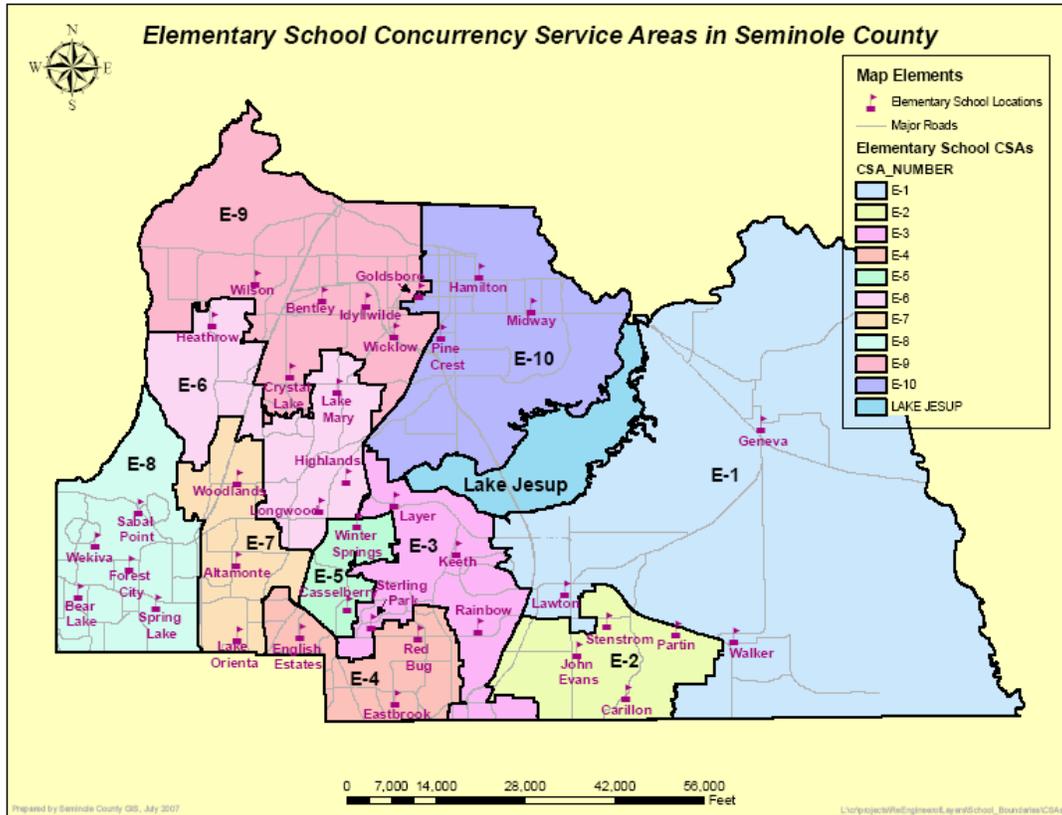
MARYANNE MORSE
Clerk to the Board of County
Commissioners of Seminole
County, Florida.

By: _____
CARLTON HENLEY, Chairman

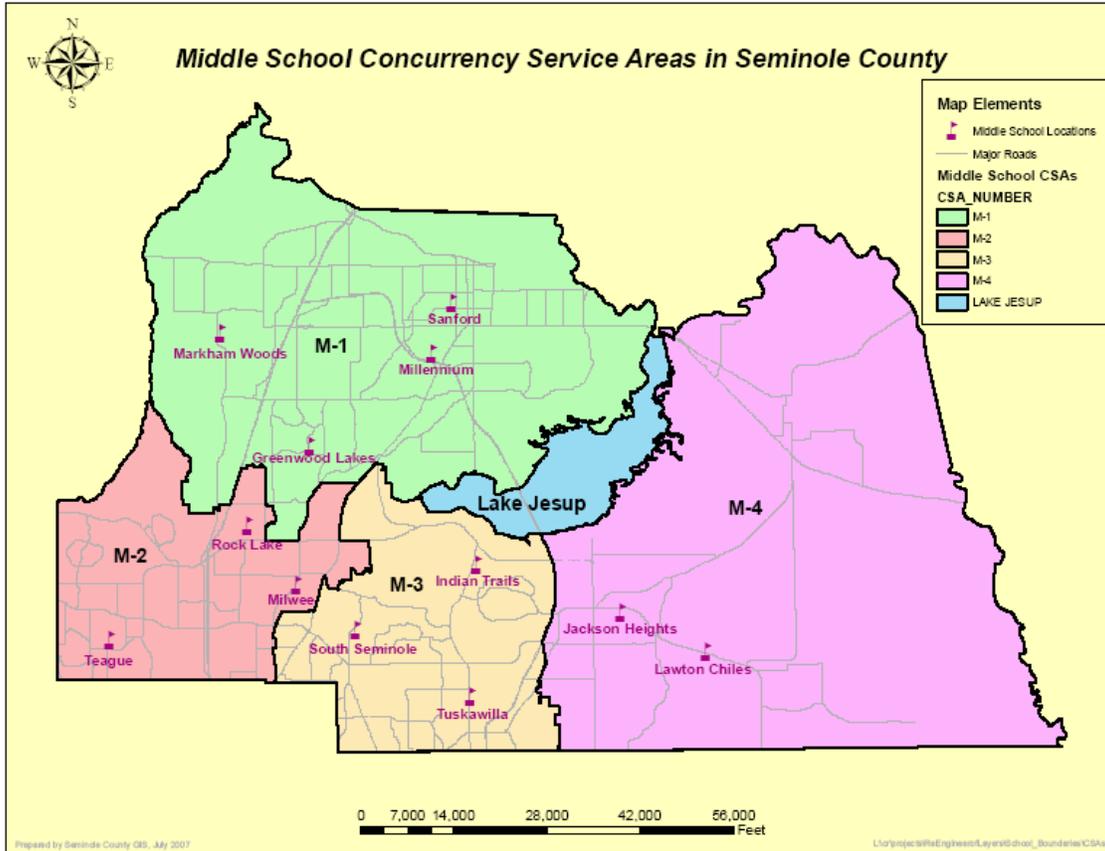
Date: _____

As authorized for execution by the Board of
County Commissioners at their _____,
200____ regular meeting.

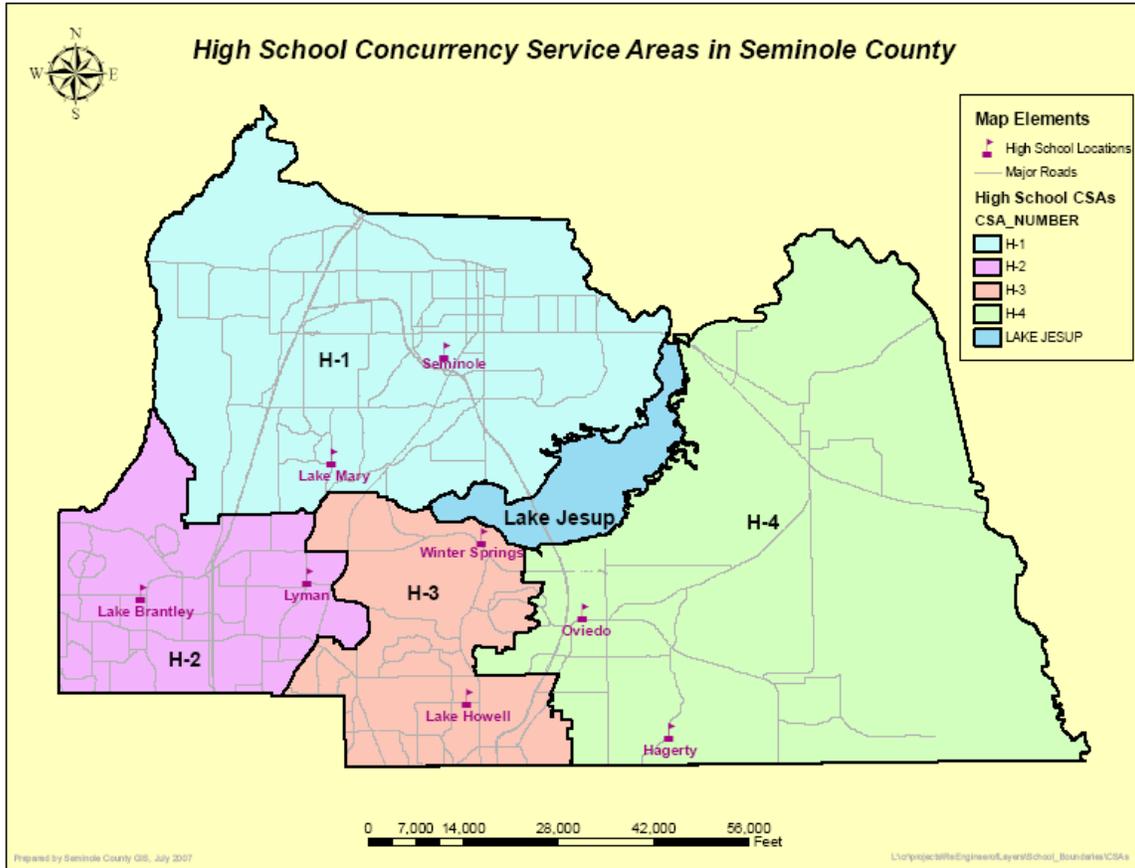
APPENDIX "A" Concurrency Service Area Maps (CSA)

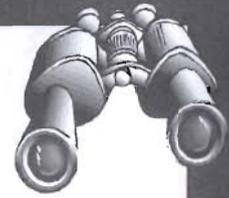


**APPENDIX "A" Cont.
Concurrency Service Area Maps (CSA)**



**APPENDIX "A" Cont.
Concurrency Service Area Maps (CSA)**

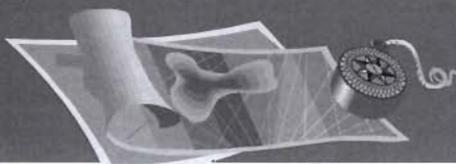


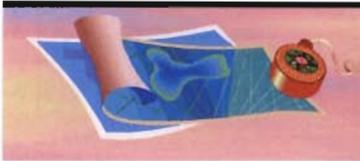


EXHIBITS:

- **Capital Improvement Revenue Sources**
- **Charter Schools and Special Needs Schools**
- **Concurrency Service Area Boundary Series**
 - **Elementary School Concurrency Boundaries**
 - **Middle School Concurrency Boundaries**
 - **High School Concurrency Boundaries**
- **Enrollment Projections – 2011**
 - **Elementary School**
 - **Middle School**
 - **High School**
- **Florida Inventory of School Houses (FISH) Capacity and Enrollment Surplus/Deficiency**
- **Historical Population Growth**
- **Household Statistics**
- **Housing Units Authorized by Building Permits**
- **Impact Fee Rates**
- **Inventory of Existing Public School Facilities Servicing Seminole County**
- **Planned New Public School Facility Construction**
- **Population Growth by Age**
- **Population Projections**
- **Profile of Housing Characteristics**
- **Projected Residential Building Permits**
- **Proposed Public School Additions**
- **Projected Permanent School Capacity – 2011**
 - **Elementary School**

VISION
2020

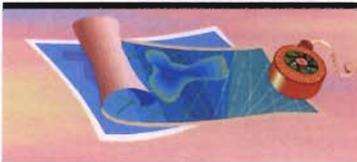




Vision 2020 Comprehensive Plan Seminole County, Florida

- Middle School
- High School
- Projected Housing Construction Based on Available Land
- School Aged Children Projections, Based on Planning Population Projections
- School Attendance Zones
 - Elementary School
 - Middle School
 - High School
- Seminole County School District Student Generation Rates
- Seminole County School Service Area Zone Series
- Tiered Level of Service Standards
- Vacant Developable Acres by Land Use Designation



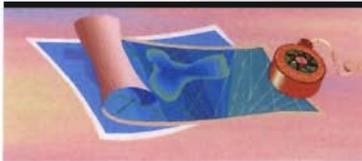


Vision 2020 Comprehensive Plan Seminole County, Florida

Capital Improvement Revenue Sources

REVENUE	2007/08	2008/09	2009/10	2010/11	2011/12
STATE					
CLASS SIZE REDUCTION	\$5,403,345				
PECO NEW CONSTRUCTION	\$2,929,596	\$1,985,715	\$1,985,715	\$1,985,715	\$1,985,715
PECO MAINTENANCE	\$3,815,185	\$2,050,000	\$2,505,000	\$2,050,000	\$2,050,000
CO&DS BONDS					
CO&DS	\$368,064	\$368,064	\$368,064	\$368,064	\$368,064
LOCAL					
2 MILL	\$63,432,790	\$67,238,758	\$71,273,083	\$75,545,468	\$80,082,436
SALES TAX	\$18,617,585	\$14,070,410	\$9,270,699	\$9,548,820	\$4,844,968
IMPACT FEES	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000
GASOLINE TAX REFUND	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
COPS					
RAN					
LOCAL CAP IMPROVEMENT/INTEREST	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
UNDESIGNATED	\$26,000,000				
SUB-TOTAL	\$125,172,565	\$90,312,947	\$90,002,561	\$94,102,067	\$93,931,183
PRIOR YEAR CARRYOVER		\$5,984,821	\$27,164,852	\$11,005,597	\$3,194,086
	\$125,172,565	\$96,297,768	\$117,167,413	\$105,107,664	\$97,125,269





Vision 2020 Comprehensive Plan Seminole County, Florida

Charter Schools and Special Needs Schools

Facility Name	Type
Choices in Learning	Charter School
Rays of Hope	Charter School
UCP of Central Florida	Charter School for Special Needs
Rosenwald	Emotionally disabled school
Hopper Center	Special Needs

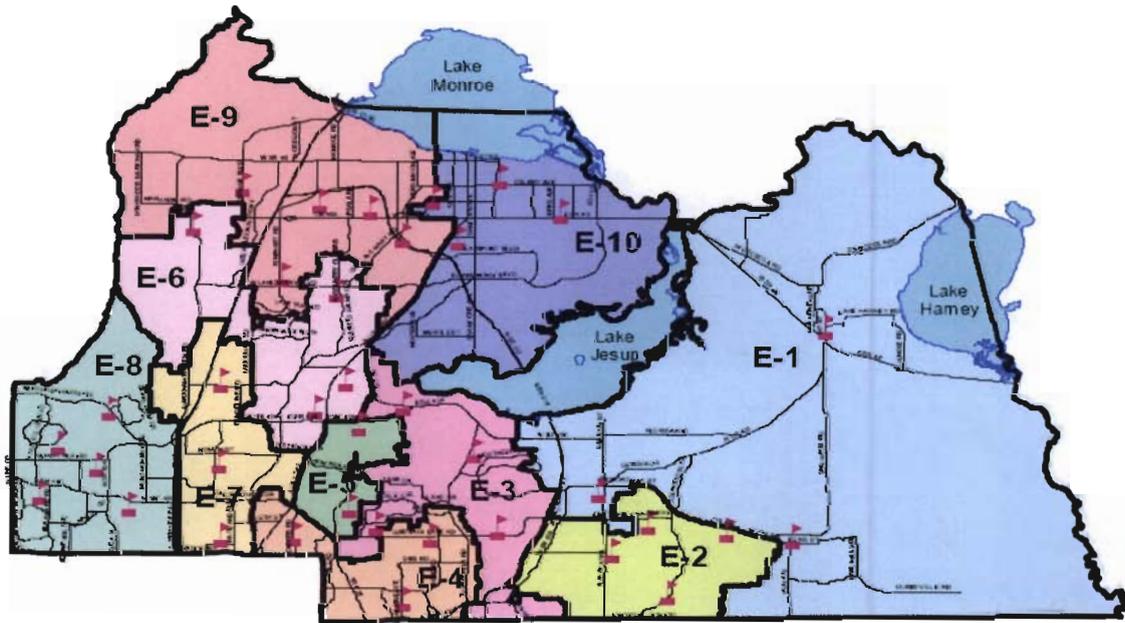
Source: Seminole County School Board, website 2007.





Vision 2020 Comprehensive Plan Seminole County, Florida

Concurrency Service Area Boundary Series Elementary School Concurrency Boundaries



LEGEND

-  Elementary School Locations
-  Major Roads
- Elementary School CSAs**
- CSA_NUMBER**
-  E-1
-  E-2
-  E-3
-  E-4
-  E-5
-  E-6
-  E-7
-  E-8
-  E-9
-  E-10
-  LAKE JESUP

(Effective date of information: 7/20/2007)

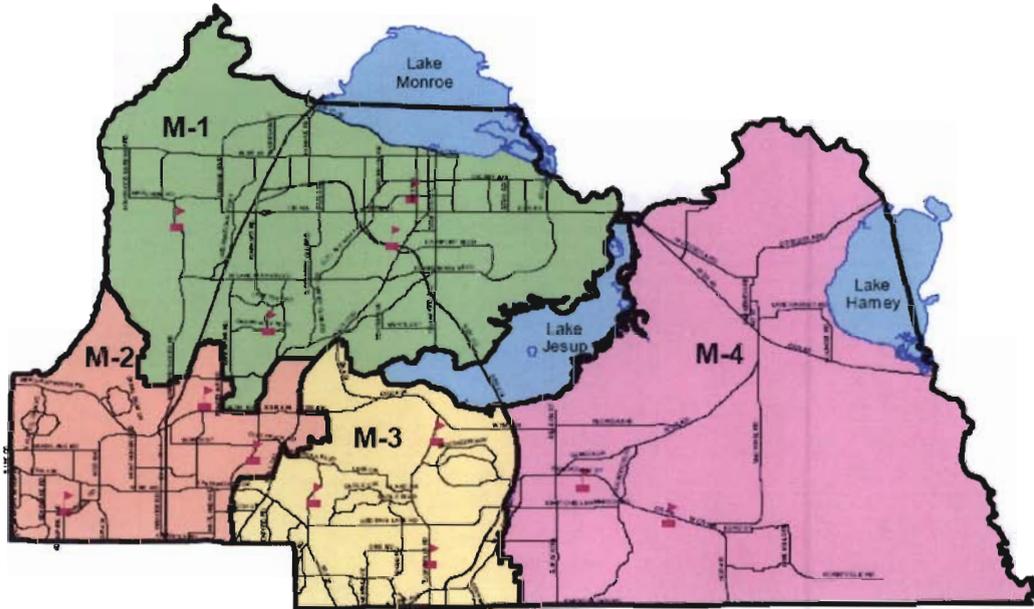




Vision 2020 Comprehensive Plan Seminole County, Florida

Concurrency Service Area Boundary Series

Middle School Concurrency Boundaries



LEGEND



 Middle School Locations

 Major Roads

Middle School CSAs

CSA_NUMBER

 M-1

 M-2

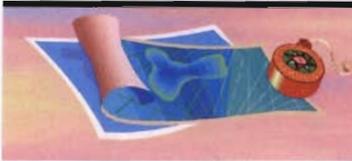
 M-3

 M-4

 LAKE JESUP

(Effective date of information: 7/20/2007)

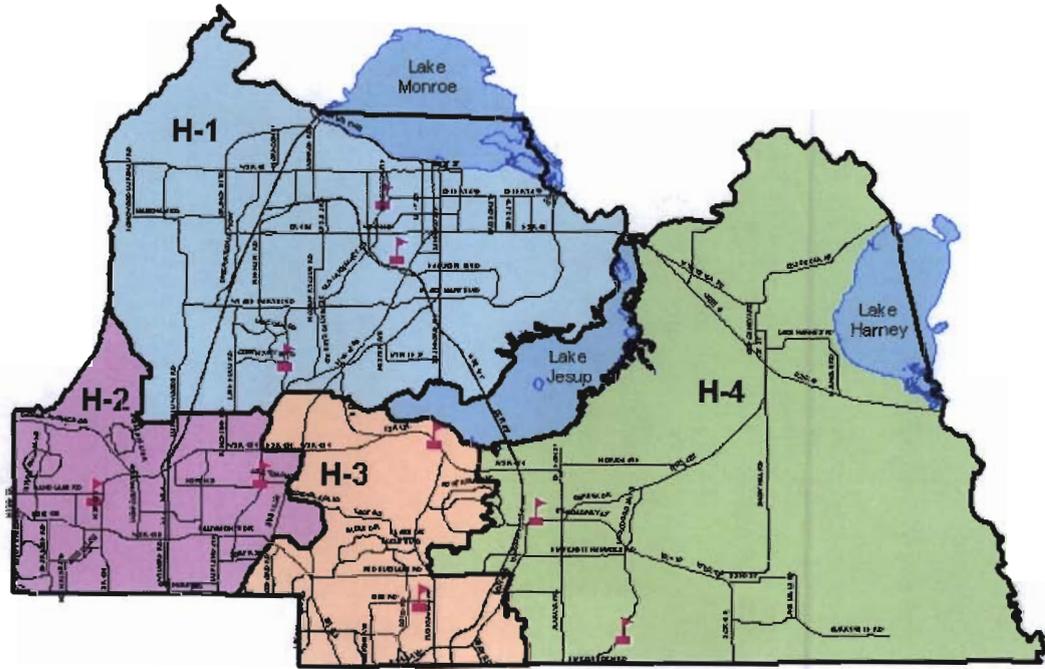




Vision 2020 Comprehensive Plan Seminole County, Florida

Concurrency Service Area Boundary Series

High School Concurrency Boundaries



LEGEND



 High School Locations

 Major Roads

High School CSAs

CSA_NUMBER

-  H-1
-  H-2
-  H-3
-  H-4
-  LAKE JESUP

(Effective date of information: 7/20/2007)





Vision 2020 Comprehensive Plan Seminole County, Florida

Elementary School Enrollment Projections – 2011

ELEMENTARY	ENROLLMENT	PROJ
	10/10/06	ENROLLMENT 2011
Geneva Elementary	502	485
Lawton Elementary	881	852
Walker Elementary	890	800
Carillon Elementary	801	775
Evans Elementary	858	884
Partin Elementary	795	723
Stenstrom Elementary	719	601
Keeth Elementary	776	557
Layer Elementary	634	711
Rainbow Elementary	888	724
Sterling Park Elementary	653	958
Eastbrook Elementary	816	789
English Estates Elementary	762	799
Red Bug Elementary	841	792
Casselberry Elementary	798	772
Winter Springs Elementary	632	611
Heathrow Elementary	1119	834
Highlands Elementary	546	528
Lake Mary Elementary	610	914
Longwood Elementary	668	646
Altamonte Elementary	864	958
Lake Orienta Elementary	699	894
Woodlands Elementary	815	788
Bear Lake Elementary	1079	992
Forest City Elementary	871	885
Sabal Point Elementary	815	938
Spring Lake Elementary	820	612
Wekiva Elementary	871	869
Bentley Elementary	975	902
Crystal Lake	661	639
Goldsboro Elementary	684	661
Idyllwilde Elementary	887	798
Wicklow Elementary	821	766
Wilson Elementary	950	852
Hamilton Elementary	816	701
Midway Elementary	409	711
Pine Crest Elementary	880	1039
New Elementary "M"		793
New Elementary "O"		793
Totals	29106	30346





Vision 2020 Comprehensive Plan Seminole County, Florida

Middle School Enrollment Projections – 2011

	ENROLLMENT	PROJ ENROLLMENT 2011
MIDDLE		17026
Milwee Middle	1146	1163.666877
Rock Lake Middle	1124	1170.673248
Teague Middle	1618	1498.754198
Greenwood Lakes Middle	1176	1194.129361
Markham Woods Middle	852	994.9047175
Millennium Middle	1746	1571.864159
New Middle "EE"		1411.428411
Sanford Middle	1319	1429.299735
Indian Trails Middle	1407	1387.261508
South Seminole Middle	1221	1197.175609
Tuskawilla Middle	1153	1252.729025
Chiles (New) Middle	1450	1441.180104
Jackson Heights Middle	1293	1312.933047
Total	15505	17026



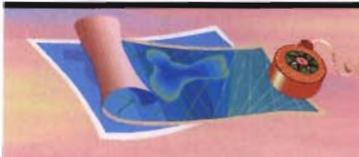


Vision 2020 Comprehensive Plan Seminole County, Florida

High School Enrollment Projections – 2011

HIGH	ENROLLMENT 10/10/06	PROJ ENROLLMENT 2011
Quest	110	118
Lake Mary High	2589	3024
Crooms (85% Utilization)	529	622
Seminole High	3187	3257
	6305	6903
Lake Brantley High	3206	3145
Lyman High	2324	2688
	5530	5834
Lake Howell High	2241	2524
Winter Springs High	2489	2612
	4730	5136
Hagerty High	1052	1236
Oviedo High	2756	2934
	3808	4170
Totals	20483	22161





Vision 2020 Comprehensive Plan Seminole County, Florida

Florida Inventory of School Houses (FISH) Capacity and Enrollment Surplus/Deficiency

ELEMENTARY - CSA	EXISTING PERMANENT FISH CAPACITY		CURRENT PERMANENT BUILDING SCHOOL CAPACITY	
	PERM NO. STUDENT STATIONS	SCHOOL (FISH) CAPACITY (100%)	OVER(+)/BELOW(-) CAPACITY	% OF FISH CAPACITY
Geneva Elementary – E1	601	601	-99	83.5%
Lawton Elementary – E1	882	882	-1	99.9%
Walker Elementary – E1	827	827	63	107.6%
	2310	2310	-37	98.4%
Carillon Elementary – E2	942	942	-141	85.0%
Evans Elementary – E2	966	966	-108	88.8%
Partin Elementary – E2	748	748	47	106.3%
Stenstrom Elementary – E2	622	622	97	115.6%
	3278	3278	-105	96.8%
Keeth Elementary – E3	576	576	200	134.7%
Layer Elementary – E3	735	735	-101	86.3%
Rainbow Elementary – E3	749	749	139	118.6%
Sterling Park Elementary – E3	501	501	152	130.3%
	2561	2561	390	115.2%
Eastbrook Elementary – E4	932	932	-116	87.6%
English Estates Elementary – E4	843	843	-81	90.4%
Red Bug Elementary – E4	819	819	22	102.7%
	2594	2594	-175	93.3%
Casselberry Elementary – E5	878	878	-80	90.9%
Winter Springs Elementary – E5	810	810	-178	78.0%
	1688	1688	-258	84.7%
Heathrow Elementary – E6	862	862	257	129.8%
Highlands Elementary – E6	625	625	-79	87.4%
Lake Mary Elementary – E6	638	638	-28	95.6%
Longwood Elementary – E6	715	715	-47	93.4%
	2840	2840	103	103.6%
Altamonte Elementary – E7	991	991	-127	87.2%
Lake Orienta Elementary – E7	475	475	224	147.2%
Woodlands Elementary – E7	840	840	-25	97.0%
	2306	2306	72	103.1%
Bear Lake Elementary – E8	1026	1026	53	105.2%





Vision 2020 Comprehensive Plan Seminole County, Florida

Forest City Elementary – E8	915	915	-44	95.2%
Sabal Point Elementary – E8	567	567	248	143.7%
Spring Lake Elementary – E8	633	633	187	129.5%
Wekiva Elementary – E8	713	713	158	122.2%
	3854	3854	602	115.6%
Bentley Elementary – E9	933	933	42	104.5%
Crystal Lake – E9	853	853	-192	77.5%
Goldsboro Elementary – E9	713	713	-29	95.9%
Idyllwilde Elementary – E9	825	825	62	107.5%
Wicklow Elementary – E9	792	792	29	103.7%
Wilson Elementary – E9	881	881	69	107.8%
	4997	4997	-19	99.6%
Hamilton Elementary – E10	725	725	91	112.6%
Midway Elementary – E10	385	385	24	106.2%
Pine Crest Elementary – E10	823	823	57	106.9%
Elementary System Total	1933	1933	172	108.9%

	EXISTING PERMANENT FISH CAPACITY		CURRENT PERMANENT BUILDING SCHOOL CAPACITY	
	PERM NO. STUDENT STATIONS	SCHOOL (FISH) CAPACITY (90%)	OVER(+)/BELOW(-) CAPACITY	% OF FISH CAPACITY
MIDDLE - CSA				
Milwee Middle – M2	1446	1301	-155	88.1%
Rock Lake Middle – M2	1281	1153	-29	97.5%
Teague Middle – M2	1640	1476	142	109.6%
	4367	3930	-42	98.9%
Greenwood Lakes Middle – M1	1423	1281	-105	91.8%
Markham Woods Middle – M1	1390	1251	-399	68.1%
Millennium Middle – M1	1720	1548	198	112.8%
New Middle "EE" – M1				
Sanford Middle – M1	1564	1408	-89	93.7%
	6097	5487	-394	92.8%
Indian Trails Middle – M3	1518	1366	41	103.0%
South Seminole Middle – M3	1310	1179	42	103.6%
Tuskawilla Middle – M3	1389	1250	-97	92.2%
	4217	3795	-14	99.6%
Chiles (New) Middle – M4	1577	1419	31	102.2%
Jackson Heights Middle – M4	1494	1345	-52	96.2%
	3071	2764	-21	99.2%
Middle School System Total	17752	15977		





Vision 2020 Comprehensive Plan Seminole County, Florida

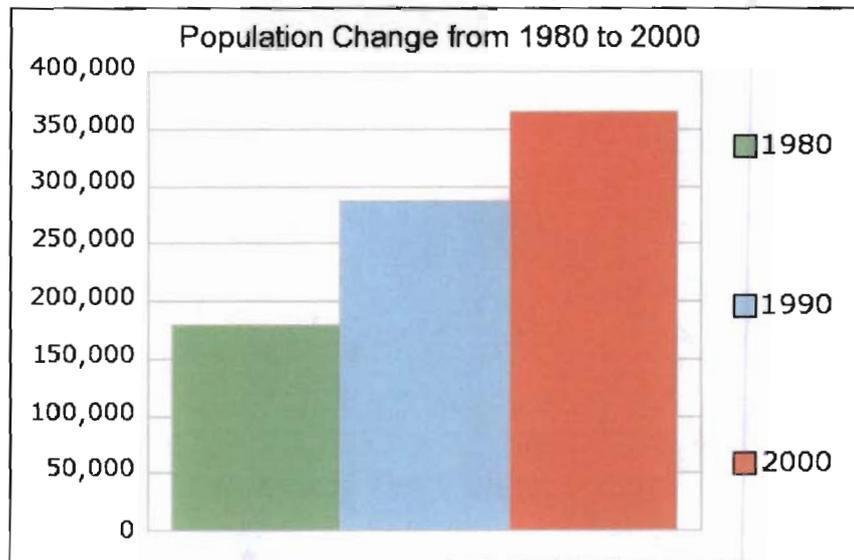
HIGH SCHOOL - CSA	EXISTING PERMANENT FISH CAPACITY		CURRENT PERMANENT BUILDING SCHOOL CAPACITY	
	PERM NO. STUDENT STATIONS	SCHOOL (FISH) CAPACITY (95%)	OVER(+)/BELOW(-) CAPACITY	% OF FISH CAPACITY
Quest	125	119	-9	92.6%
Lake Mary High - H1	2980	2831	-242	91.5%
Crooms - H1	948	806	-277	65.6%
Seminole High - H1	3209	3049	138	104.5%
	7137	6685	-380	94.3%
Lake Brantley High – H2	3099	2944	262	108.9%
Lyman High – H2	2649	2517	-193	92.3%
	5748	5461	69	101.3%
Lake Howell High – H3	2487	2363	-122	94.9%
Winter Springs High – H3	2574	2445	44	101.8%
	5061	4808	-78	98.4%
Hagerty High – H4	2890	2746	-1694	38.3%
Oviedo High – H4	2891	2746	10	100.3%
	5781	5492	-1684	69.3%
High School System Total	23852	22565		





Vision 2020 Comprehensive Plan Seminole County, Florida

Historical Population Growth



Source: U.S. Census Bureau

	1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
Population	179,752	287,528	60.0%	365,196	27.0%
Percent Female	51.6%	51.1%	58.3%	51.0%	26.9%
Percent Male	48.4%	48.9%	61.8%	49.0%	27.2%
Total Households	63,250	107,656	70.2%	139,572	29.6%
Average Household Size	2.82	2.64	-6.4%	2.59	-2.0%
Family Population	161,675	240,297	48.6%	306,065	27.4%
Group Quarters Population	1,078	2,856	164.9%	3,606	26.3%

Source: U.S. Census Bureau





Vision 2020 Comprehensive Plan Seminole County, Florida

Household Statistics

	1990 Census	2000 Census	% Change '90-'00
Total Occupied Households	107,656	139,572	30%
Total Occupied Households with Children	40,720	51,594	27%
Ave Hhld Size	2.64	2.59	-2%
Length of Residence:			
Stability (In Res. 5+ Yrs)	41.00%	41.20%	
Turnover (% Yearly)	26.00%	24.50%	

Source: U.S. Census Bureau, Decision Data Resources, Inc.





Vision 2020 Comprehensive Plan Seminole County, Florida

Housing Units Authorized by Building Permits (Does not include mobile homes)

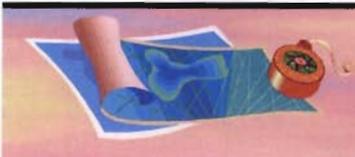
Jurisdiction	2000		2001		2002		2003		2004		2005	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Altamonte Springs	13	72	8	110	8	52	5	98	35	89	9	7
Casselberry	85	0	71	112	62	0	126	0	72	0	27	0
Lake Mary	244	0	253	0	276	0	303	0	285	0	101	0
Longwood	15	0	15	0	22	0	12	0	10	0	25	0
Oviedo	241	6	308	12	168	12	381	2	362	16	400	4
Sanford	327	530	132	1334	125	14	524	500	686	42	1011	63
Winter Springs	195	8	127	8	204	0	186	0	205	42	159	0
Unincorporated	1347	1336	1311	294	1118	754	1411	57	2212	40	2082	264
Totals	2467	1952	2225	1870	1983	832	2948	657	3867	229	3814	338

Source:

Bureau of Economic and Business Research, University of Florida

Florida Statistical Abstracts of 2001 through 2006





Vision 2020 Comprehensive Plan Seminole County, Florida

Impact Fee Rates

Residence Type	Impact Fee Rat Per Unit
Single Family	\$1,384
Multi-Family	\$639
Mobile Home	\$955





Vision 2020 Comprehensive Plan Seminole County, Florida

Inventory of Existing Public School Facilities Servicing Seminole County

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
Geneva Elementary	Milwee Middle	Quest
Lawton Elementary	Rock Lake Middle	
Walker Elementary	Teague Middle	
Carillon Elementary	Greenwood Lakes	Lake Mary High
Evans Elementary	Markham Woods Middle	Crooms
Partin Elementary	Millennium Middle	Seminole High
Stenstrom Elementary	New Middle "EE"	
	Sanford Middle	
Keeth Elementary		
Layer Elementary	Indian Trails Middle	Lake Brantley High
Rainbow Elementary	South Seminole Middle	Lyman High
Sterling Park Elementary	Tuskawilla Middle	
Eastbrook Elementary	Chiles (New) Middle	Lake Howell High
English Estates	Jackson Heights Middle	Winter Springs High
Red Bug Elementary		
Casselberry Elementary		Hagerty High
Winter Springs		Oviedo High
Heathrow Elementary		
Highlands Elementary		
Lake Mary Elementary		
Longwood Elementary		
Altamonte Elementary		
Lake Orienta Elementary		
Woodlands Elementary		
Bear Lake Elementary		
Forest City Elementary		
Sabal Point Elementary		
Spring Lake Elementary		
Wekiva Elementary		
Bentley Elementary		
Crystal Lake		
Goldsboro Elementary		
Idyllwilde Elementary		
Wicklow Elementary		
Wilson Elementary		
Hamilton Elementary		
Midway Elementary		
Pine Crest Elementary		





Vision 2020 Comprehensive Plan Seminole County, Florida

Planned New Public School Facility Construction Capital Improvement Budget

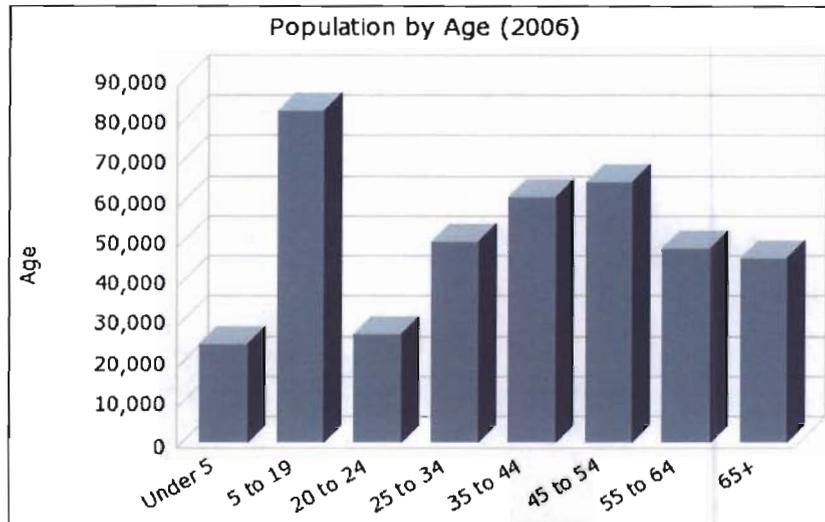
NEW CONSTRUCTION	2007/08	2008/09	2009/10	2010/11	2011/12
LAND				\$6,000,000	
NEW MIDWAY ELEM	\$2,000,000				
NEW ELEMENTARY SCHOOL (SITE TBD)		\$1,000,000	\$15,000,000		
NEW ELEMENTARY SCHOOL (SITE TBD)			\$1,000,000	\$15,000,000	
NEW MIDDLE (SITE TBD)				\$2,000,000	\$33,000,000
NEW HIGH SCHOOL (SITE TBD)					\$5,000,000
30 MODULAR CLASSROOMS	\$3,180,000				
ROSENWALD		\$1,000,000	\$15,000,000		





Vision 2020 Comprehensive Plan Seminole County, Florida

Population by Age



Source: Decision Data Resources, Inc.

Age Bracket	1990 Census	Share	2000 Census	Share	2006 Estimate	Share	Share Loss/Gain 2000-'06
0 to 4	20,042	7.00%	23,062	6.30%	24,291	6.00%	Loss
5 to 14	40,651	14.10%	53,779	14.70%	53,978	13.40%	Loss
15 to 19	20,101	7.00%	24,802	6.80%	28,677	7.10%	Gain
20 to 24	19,641	6.80%	21,559	5.90%	26,752	6.60%	Gain
25 to 34	52,585	18.30%	51,933	14.20%	49,757	12.30%	Loss
35 to 44	49,904	17.40%	64,959	17.80%	60,941	15.10%	Loss
45 to 54	31,958	11.10%	54,636	15.00%	64,869	16.10%	Gain
55 to 64	22,943	8.00%	31,613	8.70%	48,188	11.90%	Gain
65 to 74	18,092	6.30%	21,392	5.90%	26,493	6.60%	Gain
75 to 84	9,038	3.10%	13,468	3.70%	14,456	3.60%	Loss
85+	2,564	0.90%	3,993	1.10%	4,933	1.20%	Gain
Median Age:	33.3		36.2		38.3		

Source: Decision Data Resources, Inc.





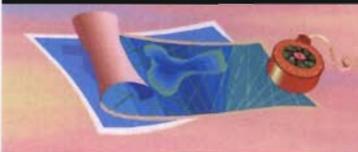
Vision 2020 Comprehensive Plan Seminole County, Florida

Population Projections

SEMINOLE COUNTY POPULATION RESIDENT (YEAR-ROUND ONLY) AND FUNCTIONAL (YEAR-ROUND+SEASONAL) RESIDENT POPULATION (October 1)				
AREA	2010	2015	2020	2025
Unincorporated	234,075	248,692	253,751	255,075
Total County	457,207	482,190	490,195	492,260
FUNCTIONAL POPULATION (October 1)				
AREA	2010	2015	2020	2025
Unincorporated	236,621	251,263	256,379	257,764
Total County	464,634	489,954	498,250	500,582

Source: Seminole County Traffic Analysis Zone data





Vision 2020 Comprehensive Plan Seminole County, Florida

Profile of Housing Characteristics - 2000

SEMINOLE COUNTY HOUSING UNITS BY TYPE

CENSUS 2000

Single Family	95,809
Multi-Family	46,024
Mobile Home (incl. RV)	5246
Total	147,079





Vision 2020 Comprehensive Plan Seminole County, Florida

Projected Residential Building Permits

Seminole County Projected Residential Building Permits											
2006 - 2011											
2006		2007		2008		2009		2010		2011	
SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
2744	1343	2817	1358	2638	1329	2277	1226	2017	1125	1718	1025



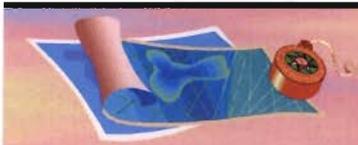


Vision 2020 Comprehensive Plan Seminole County, Florida

Proposed Public School Additions

REMODELING & ADDITIONS	2007/08	2008/09	2009/10	2010/11	2011/12
GREENWOOD LAKES MIDDLE			\$800,000	\$11,000,000	
CASSELBERRY					\$1,000,000
HAMILTON				\$1,000,000	\$7,000,000
IDYLLWILDE ADMIN			\$500,000	\$1,000,000	
JACKSON HEIGHTS ROUND BLDG			\$500,000	\$6,000,000	
LAKE ORIENTA	\$11,000,000				
PINE CREST ADDITION/REMODELING			\$4,000,000	\$10,000,000	
SEMINOLE HIGH	\$18,000,000	\$5,000,000			
SMALL PROJECTS	\$1,395,000	\$700,000	\$700,000	\$700,000	\$700,000
SPRING LAKE		\$1,000,000	\$10,000,000		
STENSTROM			\$1,000,000	\$9,000,000	
WEKIVA		\$1,000,000	\$11,000,000		
WILSON/GENEVA PODS				\$800,000	\$6,000,000





Vision 2020 Comprehensive Plan Seminole County, Florida

Projected Permanent School Capacity - 2011

ELEMENTARY	5 Year CIP Additions	PROJECTED PERMANENT BUILDING SCHOOL CAPACITY 2011			
		PERM NO. STUDENT STATIONS	SCHOOL (FISH) CAPACITY (100%)	OVER(+)/BELOW(-) CAPACITY	% OF FISH CAPACITY
Geneva Elementary	0	601	601	-116	80.8%
Lawton Elementary	0	882	882	-30	96.6%
Walker Elementary	0	827	827	-27	96.7%
		2310	2310	-173	92.5%
Carillon Elementary	0	942	942	-167	82.2%
Evans Elementary	0	966	966	-82	91.5%
Partin Elementary	0	748	748	-25	96.7%
Stenstrom Elementary	0	622	622	-21	96.7%
		3278	3278	-295	91.0%
Keeth Elementary	0	576	576	-19	96.7%
Layer Elementary	0	735	735	-24	96.7%
Rainbow Elementary	0	749	749	-25	96.7%
Sterling Park Elementary	490	991	991	-33	96.7%
		3051	3051	-101	96.7%
Eastbrook Elementary	0	932	932	-143	84.7%
English Estates Elementary	0	843	843	-44	94.8%
Red Bug Elementary	0	819	819	-27	96.7%
		2594	2594	-214	91.8%
Casselberry Elementary	0	878	878	-106	87.9%
Winter Springs Elementary	0	810	810	-199	75.4%
		1688	1688	-305	81.9%
Heathrow Elementary	0	862	862	-28	96.7%
Highlands Elementary	0	625	625	-97	84.5%
Lake Mary Elementary	335	973	973	-59	93.9%
Longwood Elementary	0	715	715	-69	90.3%
		3175	3175	-254	92.0%
Altamonte Elementary	0	991	991	-33	96.7%
Lake Orienta Elementary	450	925	925	-31	96.7%





Vision 2020 Comprehensive Plan Seminole County, Florida

ELEMENTARY	5 Year CIP Additions	PROJECTED PERMANENT BUILDING SCHOOL CAPACITY 2011			
		PERM NO. STUDENT STATIONS	SCHOOL (FISH) CAPACITY (100%)	OVER(+)/BELOW(-) CAPACITY	% OF FISH CAPACITY
Woodlands Elementary	0	840	840	-52	93.8%
		2756	2756	-115	95.8%
Bear Lake Elementary	0	1026	1026	-34	96.7%
Forest City Elementary	0	915	915	-30	96.7%
Sabal Point Elementary	403	970	970	-32	96.7%
Spring Lake Elementary	0	633	633	-21	96.7%
Wekiva Elementary	186	899	899	-30	96.7%
		4443	4443	-147	96.7%
Bentley Elementary	0	933	933	-31	96.7%
Crystal Lake	0	853	853	-214	74.9%
Goldsboro Elementary	0	713	713	-52	92.8%
Idyllwilde Elementary	0	825	825	-27	96.7%
Wicklow Elementary	0	792	792	-26	96.7%
Wilson Elementary	0	881	881	-29	96.7%
		4997	4997	-379	92.4%
Hamilton Elementary	0	725	725	-24	96.7%
Midway Elementary	350	735	735	-24	96.7%
Pine Crest Elementary	252	1075	1075	-36	96.7%
		2535	2535	-84	96.7%
New Elementary "M"	820	871	871	-78	91.0%
New Elementary "O"	820	871	871	-78	91.0%
Totals	4106	32569	32569		





Vision 2020 Comprehensive Plan Seminole County, Florida

MIDDLE	5 Year CIP Addition	PROJECTED PERMANENT BUILDING SCHOOL CAPACITY 2011			
		PERM NO. STUDENT STATIONS	SCHOOL (FISH) CAPACITY (100%)	OVER(+)/BELOW(-) CAPACITY	% OF FISH CAPACITY
Milwee Middle	0	1446	1301	-138	89.4%
Rock Lake Middle	0	1281	1153	18	101.5%
Teague Middle	0	1640	1476	23	101.5%
		4367	3930	-97	97.5%
Greenwood Lakes Middle	0	1423	1281	-87	93.2%
Markham Woods Middle	0	1390	1251	-256	79.5%
Millennium Middle	0	1720	1548	24	101.5%
New Middle "EE"	1390	1390	1251	160	112.8%
Sanford Middle	0	1564	1408	22	101.5%
		7487	6738	-137	98.0%
Indian Trails Middle	0	1518	1366	21	101.5%
South Seminole Middle	0	1310	1179	18	101.5%
Tuskawilla Middle	0	1389	1250	3	100.2%
		4217	3795	42	101.1%
Chiles (New) Middle	0	1577	1419	22	101.5%
Jackson Heights Middle	0	1494	1345	-32	97.6%
		3071	2764	-10	99.6%
Totals	1390	19142	17228		

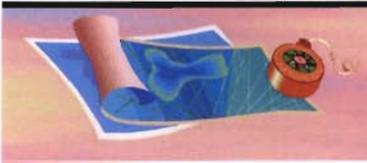




Vision 2020 Comprehensive Plan Seminole County, Florida

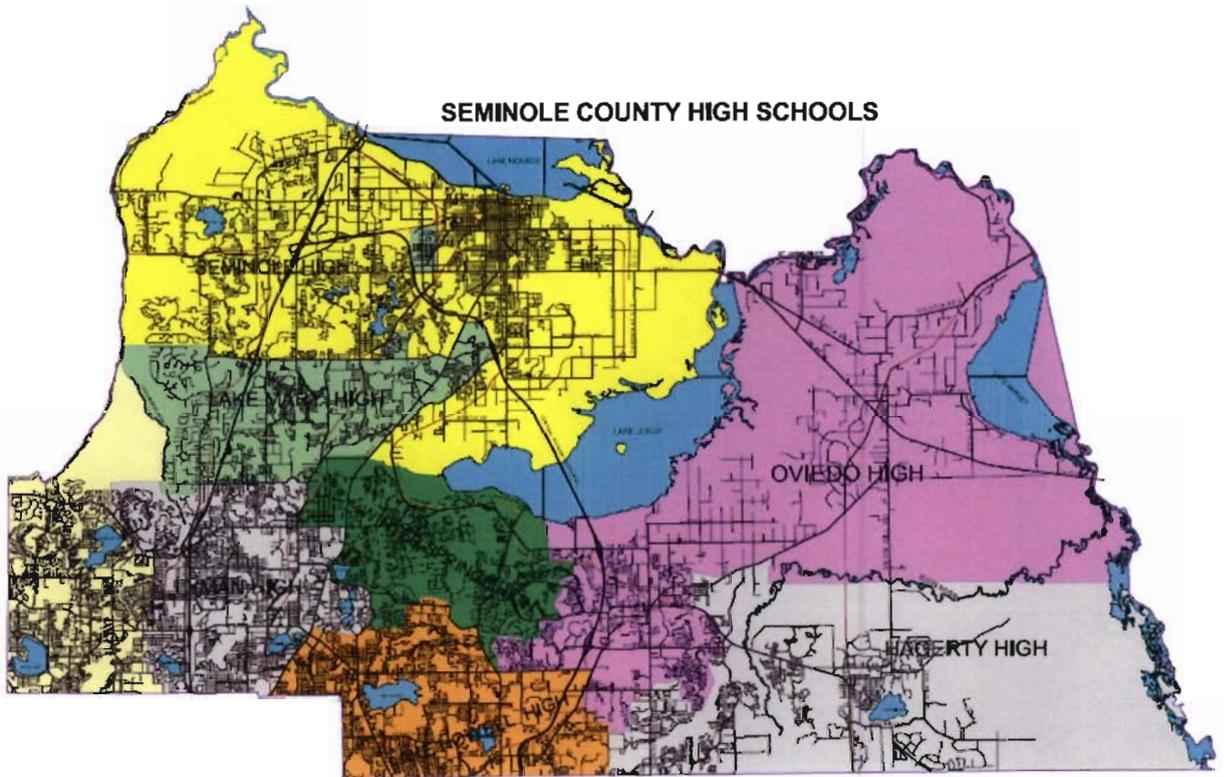
HIGH	D 5 Year CIP Addition	PROJECTED PERMANENT BUILDING SCHOOL CAPACITY 2011			
		PERM NO. STUDENT STATIONS	SCHOOL (FISH) CAPACITY (100%)	OVER(+)/BELOW(-) CAPACITY	% OF FISH CAPACITY
Quest	0	125	119	-6	95.2%
Lake Mary High	0	2980	2831	164	105.8%
Crooms	0	948	901	-302	66.4%
Seminole High	0	3209	3049	251	108.2%
		7137	6780	112	101.7%
Lake Brantley High	0	3099	2944	242	108.2%
Lyman High	0	2649	2517	88	103.5%
		5748	5461	330	106.0%
Lake Howell High	0	2487	2363	194	108.2%
Winter Springs High	0	2574	2445	201	108.2%
		5061	4808	395	108.2%
Hagerty High	0	2890	2746	-1556	43.3%
Oviedo High	0	2891	2746	226	108.2%
		5781	5492	-1330	75.8%
Totals	0	23852	22659		





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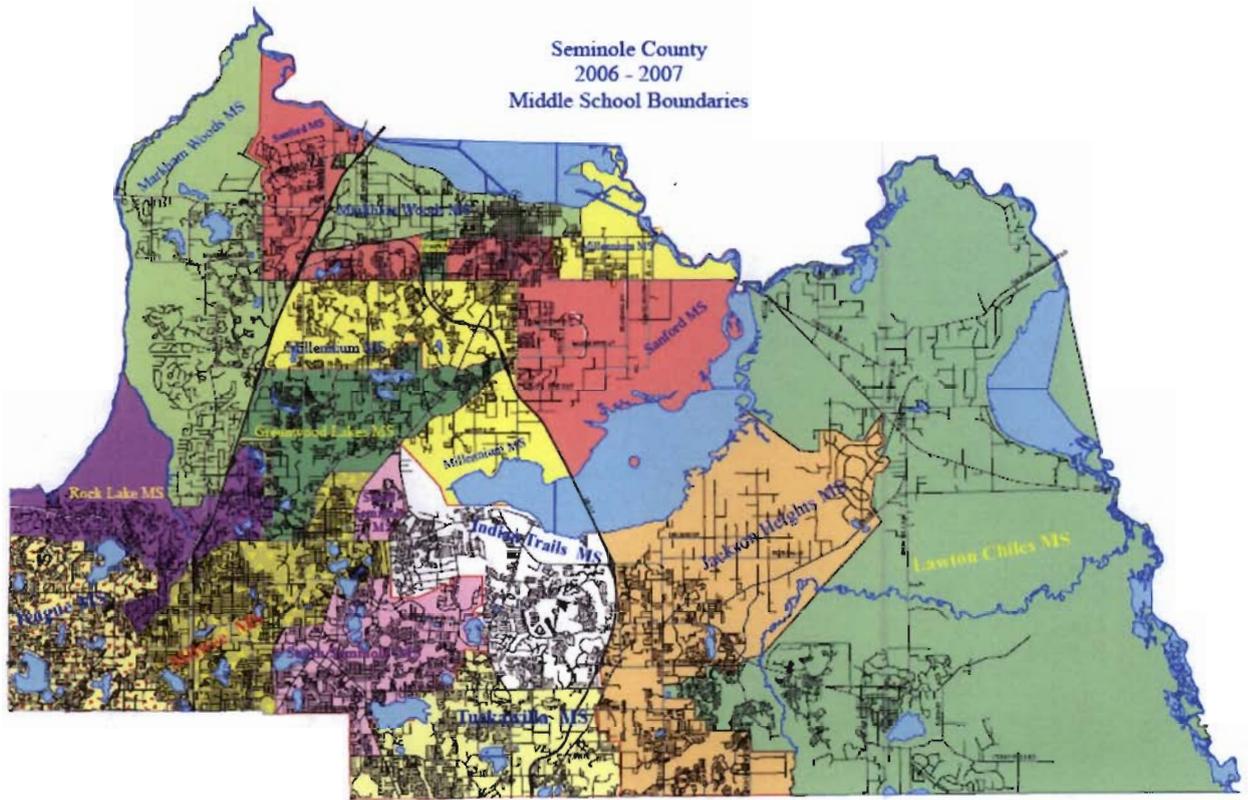
High School Attendance Zones





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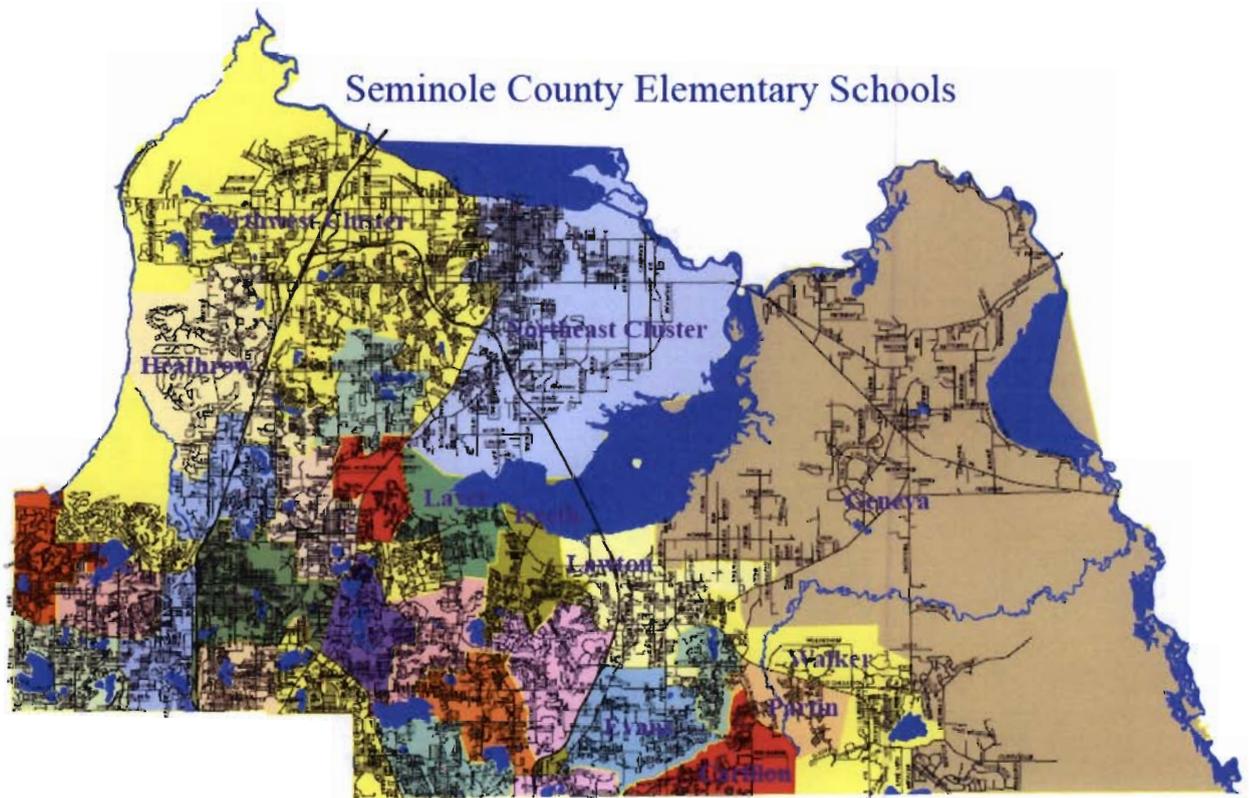
Middle School Attendance Zones





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Elementary School Attendance Zones





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Projected Housing Construction Based on Available Land

	2010		2015		2020		2025	
	SF	MF	SF	MF	SF	MF	SF	MF
Unincorporated	10,823	3,318	15,866	3,594	18,098	3,789	19,093	3,875
Incorporated	3,986	4,208	5,164	7,341	5,712	8,654	5,934	9,235
TOTAL	14,809	7,526	21,030	10,935	23,795	12,443	25,027	13,110

Source: 2006 Seminole County Evaluation and Appraisal Report





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School Aged Children Projections, Based on Planning Population Projections

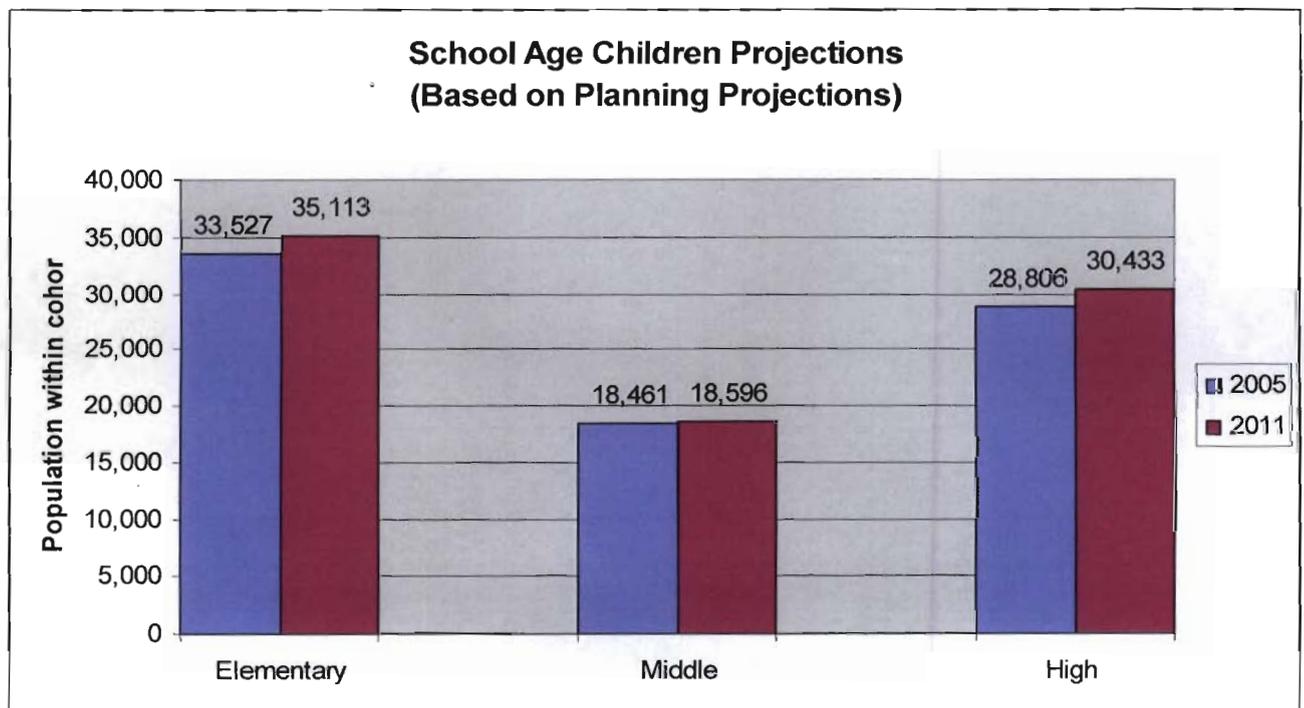
Projection of School Age Children (Based on County population projections)	2005	2010	2011 ⁴	2012	2013	2014	2015
Elementary School Age ¹	33,527	34,806	35,113	35,420	35,726	36,033	36,339
Middle School Age ²	18,461	18,502	18,596	18,689	18,783	18,876	18,970
High School Age ³	28,806	30,567	30,433	30,299	30,165	30,031	29,897
Total Count School Age Children	80,794	83,876	84,142	84,408	84,674	84,940	85,206

¹ All of '5-9' cohort plus 20% of '10-14' cohort

² 60% of '10-14' cohort

³ 80% of '15-19' cohort plus 20% of '10-14' cohort

⁴ 2011 figures derived from a linear extrapolation between 2010 and 2015 projections





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Seminole County School District Student Generation Rates

Residence Type	Elementary	Middle	High	Total
Single Family	0.249	0.114	0.124	0.487
Multi-Family	0.115	0.053	0.057	0.226
Mobile Home	0.186	0.083	0.075	0.345

Source: Seminole County Public Schools website, 2007.





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Tiered Level of Service Standards

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



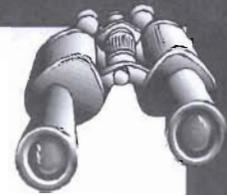


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VACANT UNINCORPORATED DEVELOPABLE ACRES BY LAND USE, 2004

VACANT UNINCORPORATED DEVELOPABLE ACRES BY LAND USE, 2004			
FUTURE LAND USE DESIGNATION	ACRES	% OF ALL VACANT UNINCORP. LAND	% OF ALL UNINCORP. LAND
Rural - 10	6384.91	28.05%	4.28%
Rural - 5	7236.63	31.79%	4.86%
Rural - 3	130.76	0.57%	0.09%
Suburban Estates	3230.3	14.19%	2.17%
Low Density Res.	3213.14	14.11%	2.16%
Medium Density Res.	343.33	1.51%	0.23%
High Density Res.	29.54	0.13%	0.02%
Commercial	334.74	1.47%	0.22%
Office	65.25	0.29%	0.04%
Industrial	886.47	3.89%	0.59%
High Intensity Planned Development Airport	346.4	0.00%	0.00%
		1.52%	0.23%
High Intensity Planned Development Target Industries	442.4	1.94%	0.30%
High Intensity Planned Development Core & Transition	97.46	0.43%	0.07%
Recreation	7.57	0.03%	0.01%
Public	17.63	0.08%	0.01%
TOTAL VACANT	22,766.55		
TOTAL UNINCORPORATED ACREAGE	149,017.61		
Total Percent		100.00%	15.28%



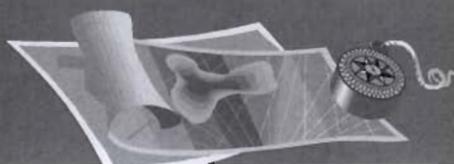


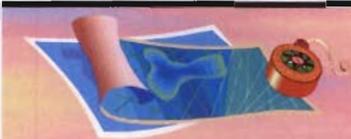
EXHIBITS:

- **School Ancillary Plant Facilities in Seminole County**
- **Seminole County Elementary School Locations**
- **Seminole County Middle School Locations**
- **Seminole County High School Locations**
- **Seminole County Elementary School Capital Improvements**
- **Seminole County Middle School Capital Improvements**
- **Seminole County High School Capital Improvements**



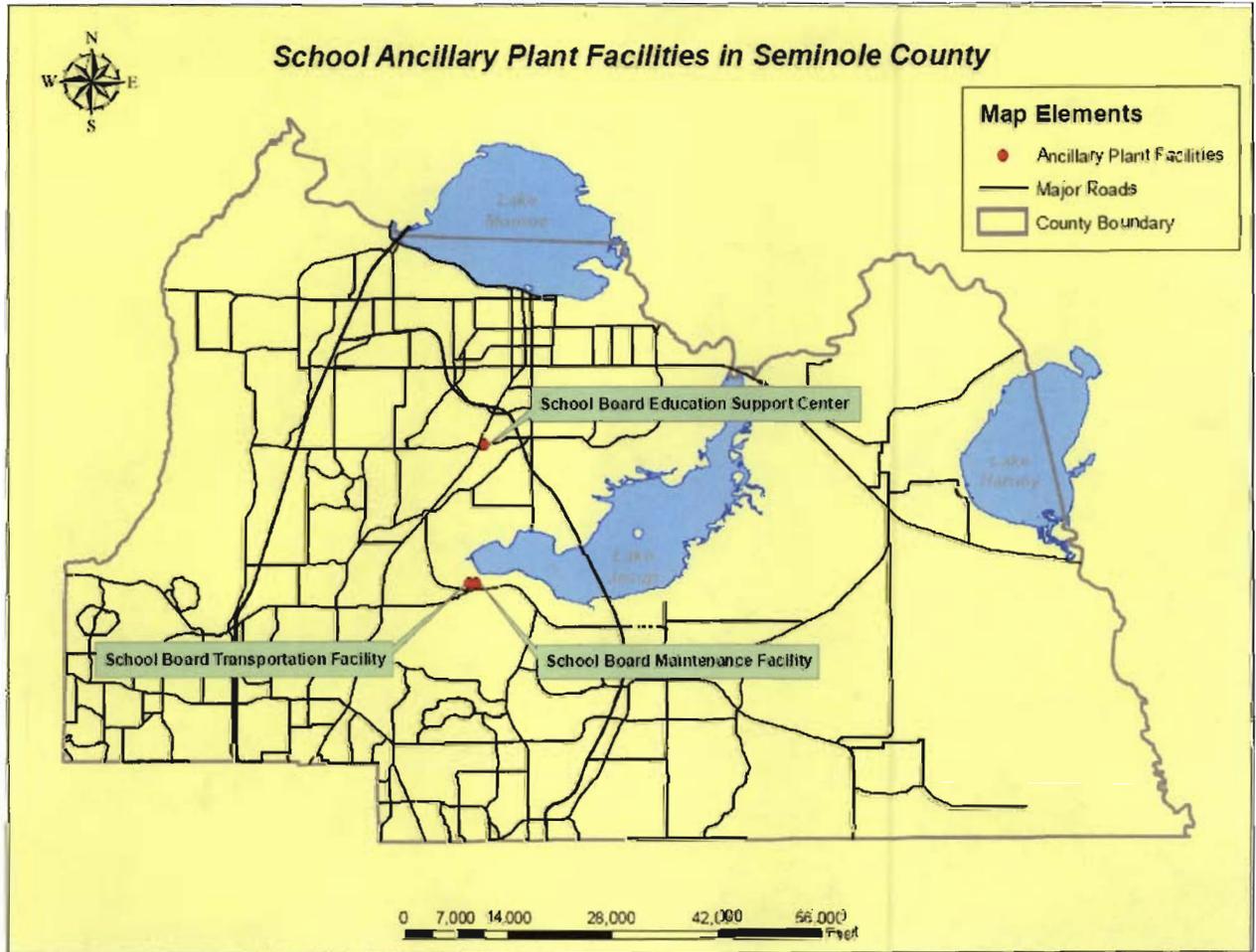
VISION 2020

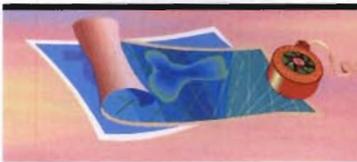




Vision 2020 Comprehensive Plan Seminole County, Florida

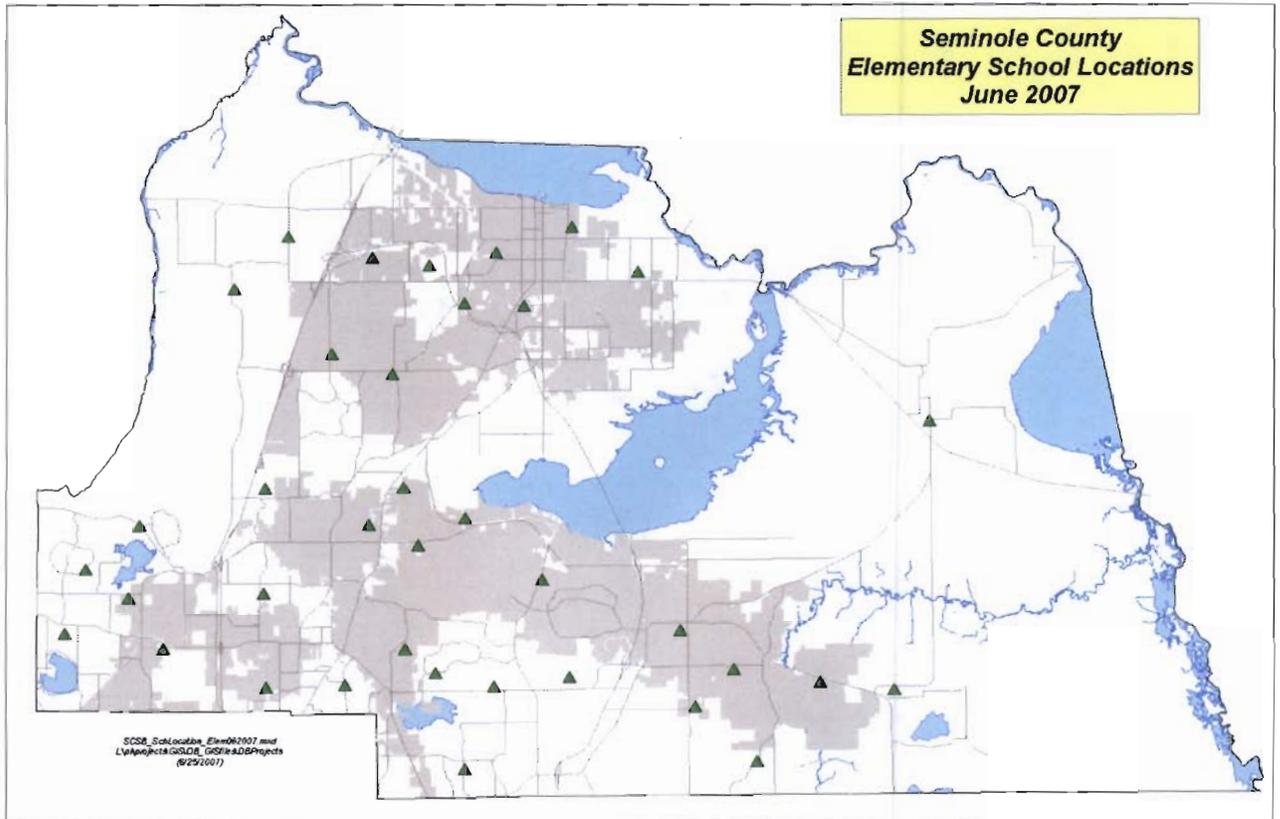
School Ancillary Plant Facilities in Seminole County





Vision 2020 Comprehensive Plan Seminole County, Florida

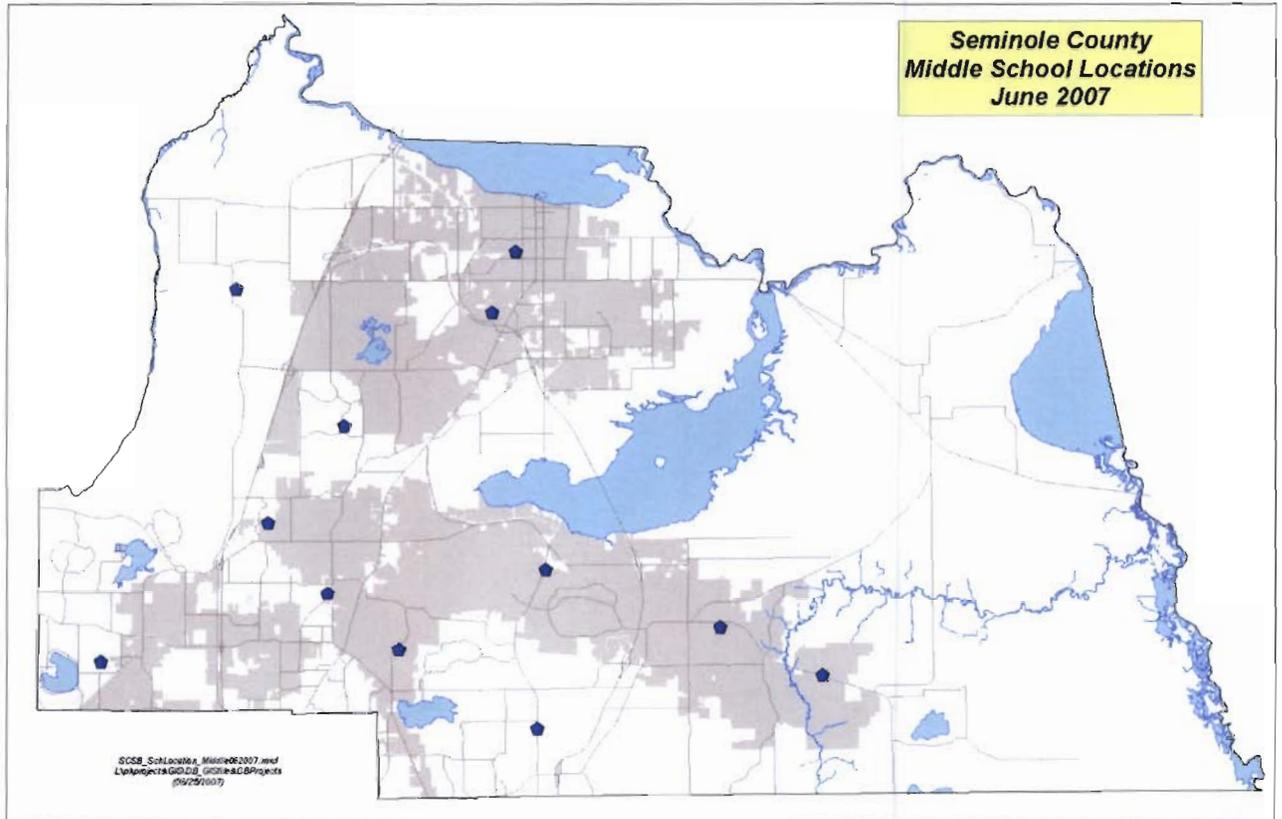
Seminole County Elementary School Locations





Vision 2020 Comprehensive Plan Seminole County, Florida

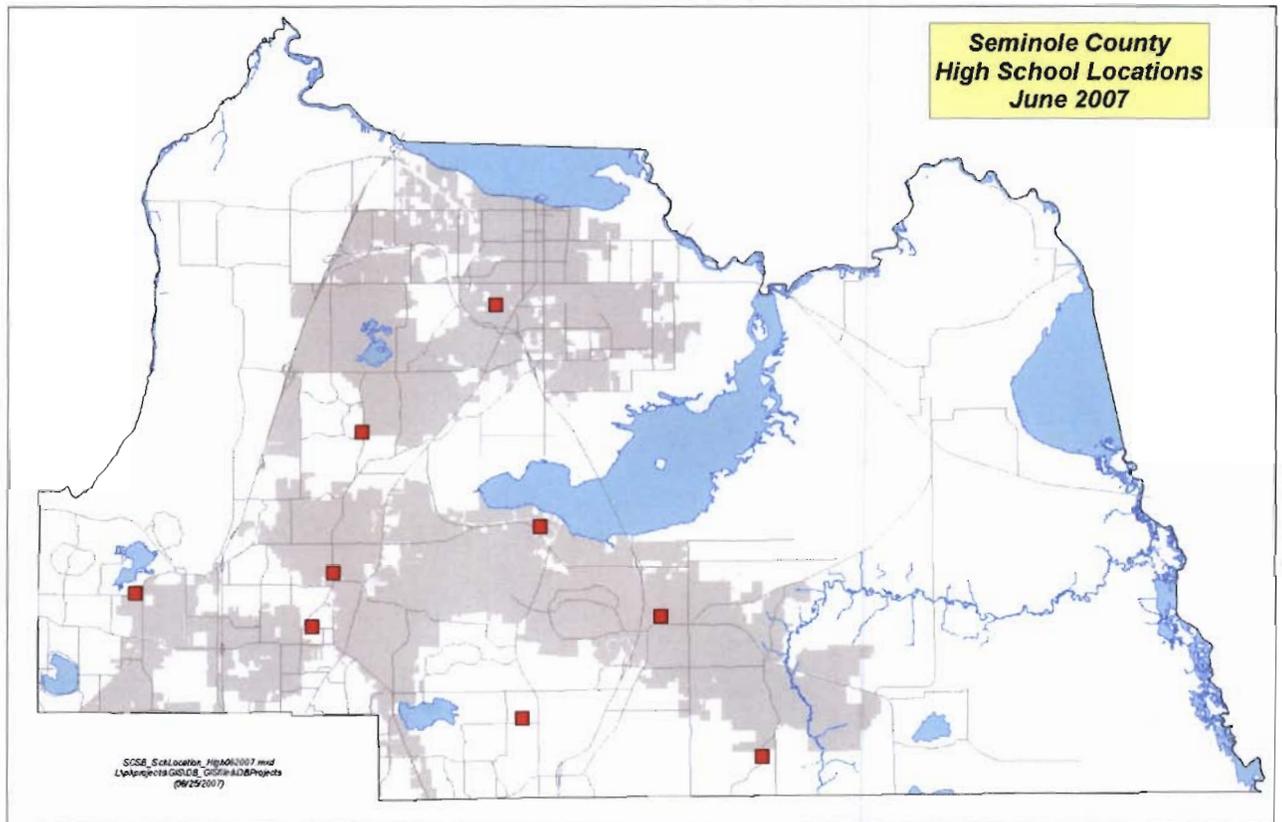
Seminole County Middle School Locations



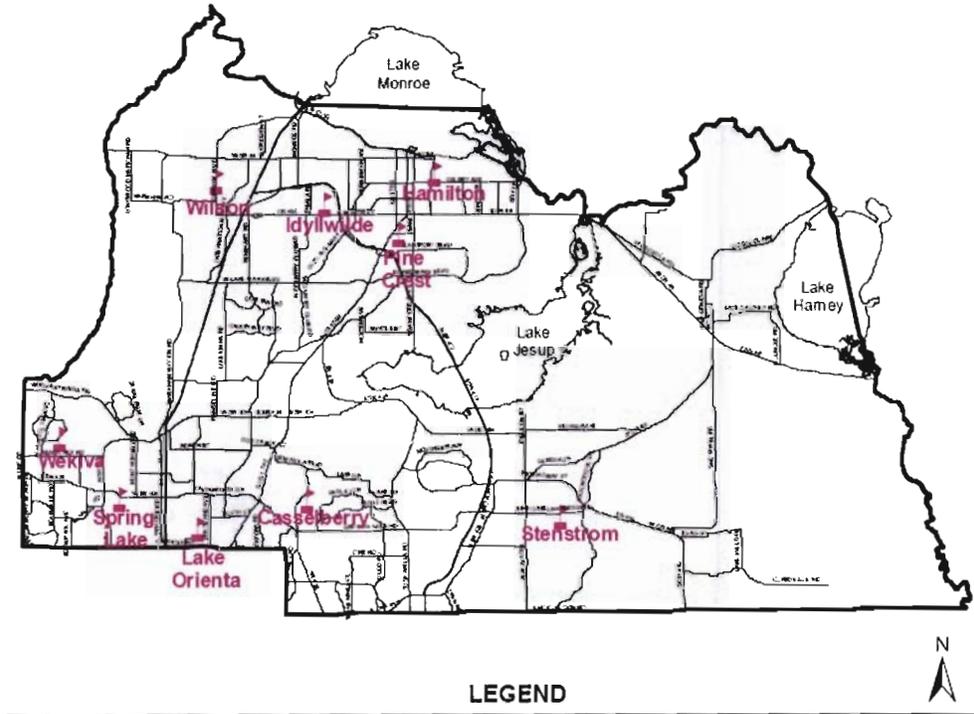


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Seminole County High School Locations



Seminole County Elementary School Capital Improvements

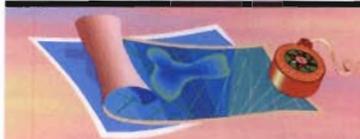


LEGEND

-  Elementary School Capital Improvement Locations
-  Major Roads

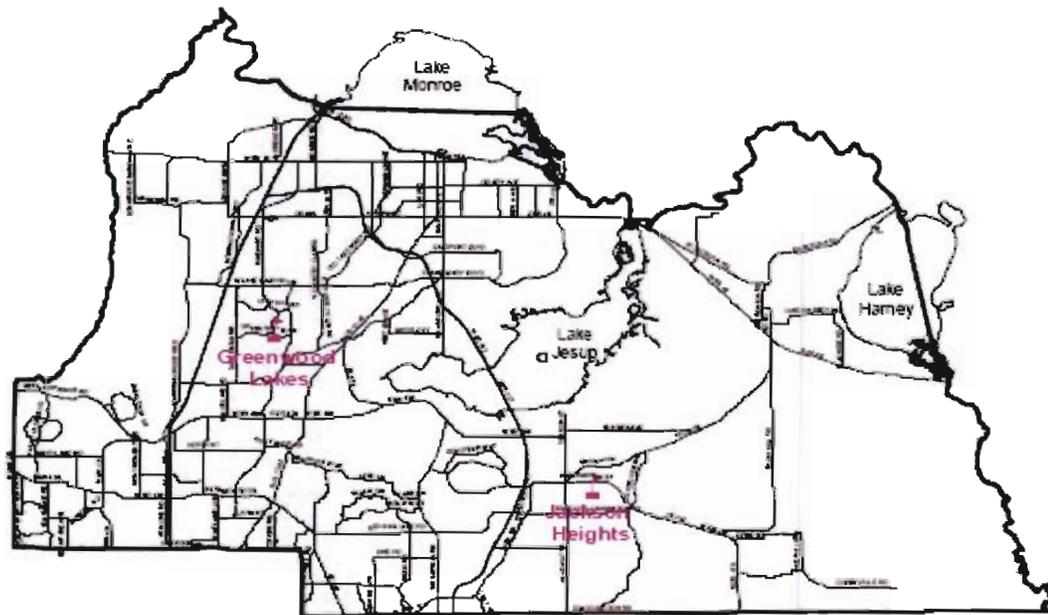


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Vision 2020 Comprehensive Plan Seminole County, Florida

Seminole County Middle School Capital Improvements



LEGEND

-  Middle School Capital Improvement Locations
-  Major Roads

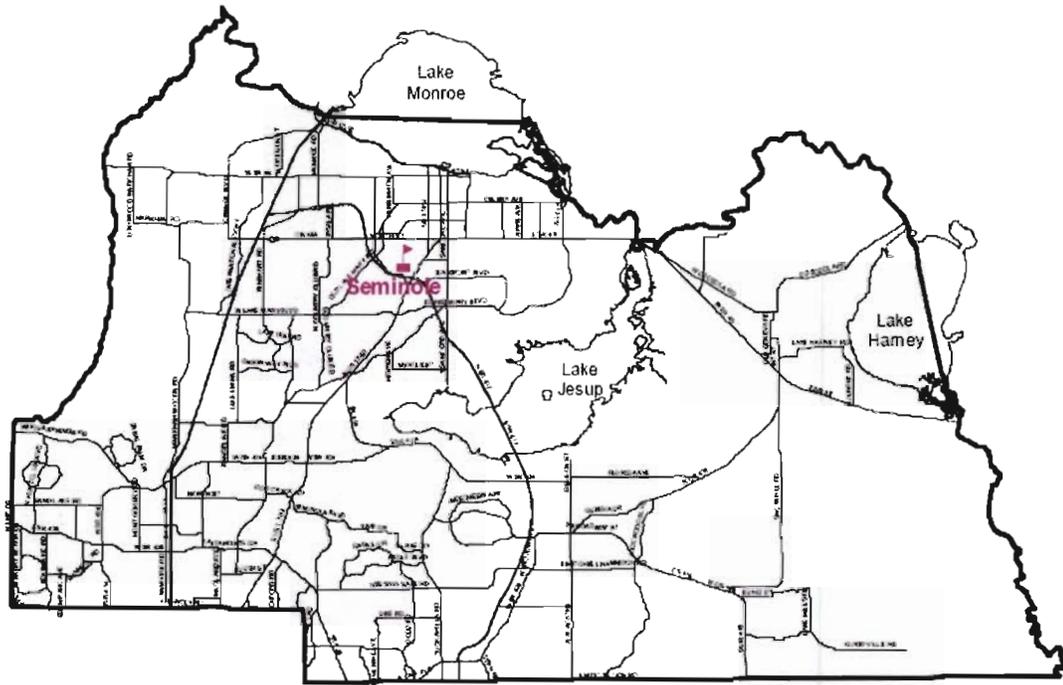
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Seminole County High School Capital Improvements



LEGEND



-  High School Capital Improvement Locations
-  Major Roads

(Effective date of information: 7/20/2007)

