

GOAL 10

PUBLIC SCHOOL FACILITIES ELEMENT





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PUBLIC SCHOOL FACILITIES ELEMENT

The City, working in coordination with the Nassau County School Board, Nassau County, and the towns of Callahan and Hilliard, adopted school concurrency elements in 2008. This element provides the necessary integration of planning for public school capacity with comprehensive planning by ensuring the availability of public schools prior to approval of residential construction. Although no longer required by state law, the City has retained this element in order to strengthen the connection between school planning, general land use, and comprehensive planning.

PUBLIC SCHOOL FACILITIES ELEMENT HIGHLIGHTS

1. Sets levels of service standards to be achieved and maintained;
2. Requires a that a financially feasible public school capital facilities program be adopted to ensure that the adopted level of service standards are met;
3. Provides for a process and uniform methodology for proportionate share mitigation; and
4. Ensures coordination of public school planning.



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**GOAL 10:
PUBLIC
SCHOOL
FACILITIES
ELEMENT**

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GOAL 10 | PUBLIC SCHOOL FACILITIES ELEMENT

THE CITY SHALL WORK CLOSELY WITH THE SCHOOL DISTRICT OF NASSAU COUNTY TO ENSURE A HIGH QUALITY, FISCALLY SOUND PUBLIC SCHOOL SYSTEM WHICH MEETS THE NEEDS OF THE CITY OF FERNANDINA BEACH POPULATION BY PROVIDING AND MAINTAINING ADEQUATE PUBLIC SCHOOL FACILITIES FOR BOTH EXISTING AND FUTURE POPULATIONS.

OBJECTIVE 10.01.

COORDINATION AND CONSISTENCY

The City shall cooperate with the County, the School District and the municipalities of Callahan and Hilliard to share information and address multi-jurisdictional public school issues in order to assure the coordination of planning and decision-making.

POLICY 10.01.01.

The City will implement the Inter-local Agreement for Public School Facility Planning between the County, the municipalities and the School District as required by Section 1013.33, Florida Statutes, including procedures for:

- a. Joint meetings;
- b. Student enrollment and population projections;
- c. Coordinating and sharing of information;
- d. School site analysis;
- e. Supporting infrastructure;
- f. Comprehensive plan amendments, rezonings, and development approvals;
- g. Education Plant Survey and Five-Year District Facilities Work program;
- h. Co-location and shared use;
- i. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;
- j. Oversight process; and,
- k. Resolution of disputes.

POLICY 10.01.02.

The City shall maintain a representative of the School District, appointed by the School Board, as a member of the local planning agency (Planning & Zoning Board), as required by Section 163.3174, Florida Statutes.

POLICY 10.01.03.

The City shall coordinate with the School District and the municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of School District and local government plans consistent with policies of this element.

POLICY 10.01.04.

The City shall support School District efforts to ensure satisfactory capacity for current and future school enrollment by providing data on growth trends in order to establish a financially feasible capital improvements program for schools.

POLICY 10.01.05.

In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the City, the City Commission and the School Board shall coordinate educational and facilities planning with residential growth trends in the City, and discuss issues of mutual concern.

POLICY 10.01.06.

The School District shall be notified of all residential development review requests and development proposals, pursuant to the adopted Inter-local Agreement on Public School Facility Planning. A notice of review will be mailed to the Superintendent of Schools and to the Director of Facilities. The School District will be given the opportunity to respond with written comments and to appear before the Planning Advisory Board and the City Commission to discuss any comments.

OBJECTIVE 10.02.

CO-LOCATION AND SHARED USE

Coordinate with the School District to jointly plan new school facilities for shared uses such as community meeting sites, hurricane evacuation shelters and community-based recreational activities.

POLICY 10.02.01.

The City shall establish or renew agreements with the School District to facilitate shared use of School District properties, including but not limited to schools, libraries, recreational facilities/stadiums, and parks.

POLICY 10.02.02.

The City shall coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

POLICY 10.02.03.

The City shall require the location of parks, recreation and community facilities in new, planned neighborhoods in conjunction with school sites.

POLICY 10.02.04.

The City shall, where feasible, require the location of parks, recreation and community facilities in existing neighborhoods in conjunction with school sites.

POLICY 10.02.05.

The City will coordinate efforts to design new school facilities, facility rehabilitation and expansions, to serve as emergency shelters as required by Section 163.3177, Florida Statutes. The City shall coordinate with the School District regarding emergency preparedness issues and plans as required by Section 1013.372, Florida Statutes.

POLICY 10.02.06.

The City, the Nassau County, municipalities of Hilliard and Callahan and School District shall notify each other before any jurisdiction contracts to purchase or accepts a site or facility suitable for shared usage, including but not limited to parks and recreational facilities, pursuant to, the notification provisions of the approved Inter-local Agreement on Public School Facility Planning.

OBJECTIVE 10.03.**PUBLIC SCHOOL FACILITY SITING**

The City shall promote the orderly and responsible siting of educational facilities and management of joint services through collaborative planning processes involving the School District and other local governments.

POLICY 10.03.01.

The City will ensure that sufficient land is available for public school facilities approximate to residential development in order to meet the projected needs for such facilities.

POLICY 10.03.02.

The process of determining the location of new school sites shall include an orderly and timely review of, and compliance with, criteria and standards established by the Florida Department of Education, School District policies and procedure, the City's Land Development Code and Comprehensive Plan, and the Inter-local Agreement for Public School Facility Planning.

POLICY 10.03.03.

The City shall coordinate with the School District to acquire school sites that are suitable in size, shape or location for the uses designated on the Future Land Use Map (FLUM) and permitted by the existing zoning district.

POLICY 10.03.04.

The City shall coordinate with the School District on the planning and siting of new public schools to ensure that school facilities are provided with the necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

POLICY 10.03.05.

The City shall coordinate with the School District, Nassau County, and the other municipalities in the school site selection process to encourage the location of new schools within areas designated for residential development on the FLUM.

POLICY 10.03.06.

Consistent with the Future Land Use Element, public schools shall be a permitted use in all land use categories except the Conservation and Industrial land use categories.

POLICY 10.03.07.

The City and School District will jointly determine on-site and off-site improvements necessary to support construction of a new school or the renovation, expansion or closure of an existing school. The City and School District will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements in accordance with Sections 1013.51 and 1013.371, Florida Statutes and the Inter-local Agreement for Public School Facility Planning.

POLICY 10.03.08.

The City shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, consistent with Section 1013.36, Florida Statutes and Rule 6A-2, Florida Administrative Code.

OBJECTIVE 10.04.

ENHANCE COMMUNITY DESIGN

The City shall enhance community design through effective school facility construction and siting standards. The City shall encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

POLICY 10.04.01.

Encourage and support planning activities that make school siting the foundation for the planning and design of neighborhoods.

POLICY 10.04.02.

The City shall to fullest extent possible cooperate with the School District to identify new school sites that provide logical focal points for neighborhoods, and serve as the foundation for innovative land design standards.

POLICY 10.04.03.

The City shall coordinate with the School District to ensure the mutual compatibility of land uses in the construction of new schools and planned residential development.

POLICY 10.04.04.

The City shall encourage the location of public schools proximate to residential neighborhoods in all Residential land use categories

POLICY 10.04.05.

The City shall provide for school sites and facilities within planned neighborhoods unless precluded by existing development patterns.

POLICY 10.04.06.

The City shall support and encourage the location of new elementary and middle schools, unless otherwise required, internal to residential neighborhoods.

POLICY 10.04.07.

The City, in coordination with the School District, shall require the traffic circulation plans in new developments to provide for interconnected vehicle and pedestrian access between neighborhoods, school sites and bus drop-off locations.

POLICY 10.04.08.

The City, in coordination with the School District, shall require developers to provide off-site road improvements, signalization, signage, access improvements, sidewalks and bicycle paths to serve all schools, where needed.

OBJECTIVE 10.05.

CAPITAL FACILITIES PLANNING

The City shall ensure that existing deficiencies and future needs are addressed consistent with the adopted level of service (LOS) standards for public schools.

POLICY 10.05.01.

Amendments to the Future Land Use Map (FLUM) will be coordinated with the School District based upon existing capacity and the long-range public school facilities planning map. This map is included in this element as Map 10-1.

POLICY 10.05.02.

The City shall ensure that future development pays a proportionate share of the capital costs of increasing the capacity of public school facilities needed to accommodate new development and to maintain adopted LOS standards.

POLICY 10.05.03.

The City hereby incorporates by reference the School District's Five-Year Facilities Work Program for fiscal years 2010-2011 through 2014-15, that includes school capacity sufficient to meet anticipated student demands projected by Nassau County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

POLICY 10.05.04.

The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School District's Five-Year Facilities Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

OBJECTIVE 10.06.**LEVEL OF SERVICE STANDARDS**

The City, in coordination with the School District, Nassau County and the other municipalities, shall implement a concurrency management system to ensure that the capacity of schools is sufficient to support new residential development at the adopted LOS standards within the period covered by the School District's Five-Year Facilities Work Program.

POLICY 10.06.01.

Consistent with the Inter-local Agreement, the uniform, district-wide level-of service standards shall be based upon the Florida Inventory of School Houses (FISH) maintained by the Department of Education (DOE). They are initially set and are hereby adopted as shown in Table 10.06.01.

Table 10.06.01

Type of School	Max. Permanent FISH Capacity	Level of Service	Minimum Acreage
Elementary	800	95%	25
Middle	1200	100%	40
K-8	1200	100%	50
Combination 6-12	1500	100%	60
High	1500	100%	60

These standards shall be consistent with the Inter-local Agreement agreed upon by the School District, and the local governments within Nassau County.

POLICY 10.06.02.

Modification of the adopted LOS standards shall only be accomplished through an amendment to the Comprehensive Plan. The procedure for proposing a change to the adopted LOS standards shall follow the process outlined in the Inter-local Agreement. The amended LOS standard shall not be effective until all plan amendments are effective and the amended Inter-local Agreement is fully

executed. No LOS standard shall be amended without a showing that the amended LOS standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the timeframe of the Five-Year Facilities Work Program.

**OBJECTIVE 10.7.
CONCURRENCY SERVICE AREAS**

The City, in coordination with the School District and the municipalities, shall establish School Concurrency Service Areas (CSAs), the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

POLICY 10.07.01

Concurrency service areas shall be less than district-wide and shall be established and documented in the data and analysis support documents for this element. A map of the concurrency service areas is included with this element as Map 10-2 and contiguous districts are listed in Table 10.07.01.

Table 10.07.01

Concurrency Service Area	Contiguous Areas
Bryceville	Callahan
Callahan	Bryceville, Hilliard, North Central Nassau, South Central Nassau
Hilliard	Callahan, North Central Nassau
North Central Nassau	Callahan, Hilliard, South Central Nassau, Yulee North, Yulee South
South Central Nassau	Callahan, North Central Nassau, Yulee South
Yulee North	North Central Nassau, Yulee South, Fernandina
Yulee South	South Central Nassau, North Central Nassau, Yulee North, Fernandina
Fernandina	Yulee South, Yulee North

POLICY 10.07.02.

Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimizing transportation costs, limiting maximum student travel times, court approved desegregation plans and recognizing the capacity commitments resulting from approved developments within Nassau County for the CSA and for contiguous CSAs.

POLICY 10.07.03.

Concurrency service areas shall only be modified with the approval of the School Board for the reasons described in Policy 10.07.02.

POLICY 10.07.04.

Concurrency service areas shall be designed so that the adopted LOS will be able to be achieved and maintained within the timeframe of the Five-Year Facilities Work Program, and so that the program is financially feasible.

OBJECTIVE 10.08.**SCHOOL CONCURRENCY IMPLEMENTATION**

In coordination with the School District, Nassau County and the other municipalities, the City shall establish a process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted LOS standards for public school concurrency.

POLICY 10.08.01.

School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

POLICY 10.08.02.

The City may approve a concurrency application earlier in the approval process, such as the time of preliminary subdivision or site plan approval. The School District must be a signatory to any residential certificate of concurrency involving allocations of school capacity or proportionate share mitigation commitments, as provided herein.

POLICY 10.08.03.

The student generation rates used to determine the impact of a particular development application on public schools, and the cost per student station are to be established annually by the School District and Chapter 1013.64(6)(b) (1), Florida Statutes. The student generation rates shall be reviewed and updated on a regular basis by the School District in accordance with professionally accepted methodologies.

POLICY 10.08.04.

The following residential development is subject to payment of applicable educational impact fees, but shall be considered exempt from the school concurrency requirements:

- a. Lots of Record which are a part of a subdivision, the map of which has been recorded in the office of the Clerk of the Circuit Court of the County, as the effective date of October 1, 2006; or were established as individual parcels by deed recorded prior to October 1, 2006.
- b. Residential developments that have received final site plan approval provided that:
 1. The approval is still valid; and
 2. Final construction plans have been approved by the Technical Review Committee.
- c. Amendments to residential development approvals, which have received final subdivision plat approval prior to the effective date of this element, and which do not increase the number of residential units or change the type of residential units proposed.
- d. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least fifty (50) years.

- e. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfasts, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, and religious non-youth facilities.

POLICY 10.08.05.

The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School District’s findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area (CSA) within three (3) years after the issuance of the subdivision plat or site plan for each level of school; or
- b. Adequate school facilities are available in a contiguous CSA as listed in Table 10-2, or under actual construction within three (3) years and the impacts of development can be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan, as provided in the policies under Objective 10.09.

OBJECTIVE 10.09.

PROPORTIONATE SHARE MITIGATION

If it is established that sufficient capacity is unavailable in the affected concurrency service area or in an adjacent concurrency service area, proportionate share mitigation may then be proposed to address the impacts of the proposed development.

POLICY 10.09.01.

The City will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted LOS standard consistent with the School District’s adopted Five-Year Facilities Work Program.

POLICY 10.09.02.

Mitigation shall be negotiated and agreed to by the School District and shall be proportionate to the projected demand for public school facilities created by the proposed development. Mitigation must be sufficient to offset the projected demand, and provide permanent capacity to the District’s inventory of student stations in accordance with the State Requirements for Educational Facilities (SREF) and the Florida Building Code.

POLICY 10.09.03.

Acceptable forms of mitigation may include:

- a. School construction
- b. Contribution of land and/or infrastructure
- c. Expansion of existing permanent school facilities subject to the expansion being less than or equal to the LOS set for a new school of the same category.

-
- d. Paying developer's proportionate share mitigation cost in accordance with the formula provided in the Interlocal Agreement for Public School Facility Planning.
 - e. Payment for construction and/or land acquisition
 - 1. All construction, remodeling and/ or renovations of facilities will be (at minimum) in accordance with State Requirements of Educational Facilities (SREF), current School Board practice and the most current adopted Florida Building Code.

POLICY 10.09.04.

Re-locatable classroom buildings shall not be accepted as a means of proportionate share mitigation.

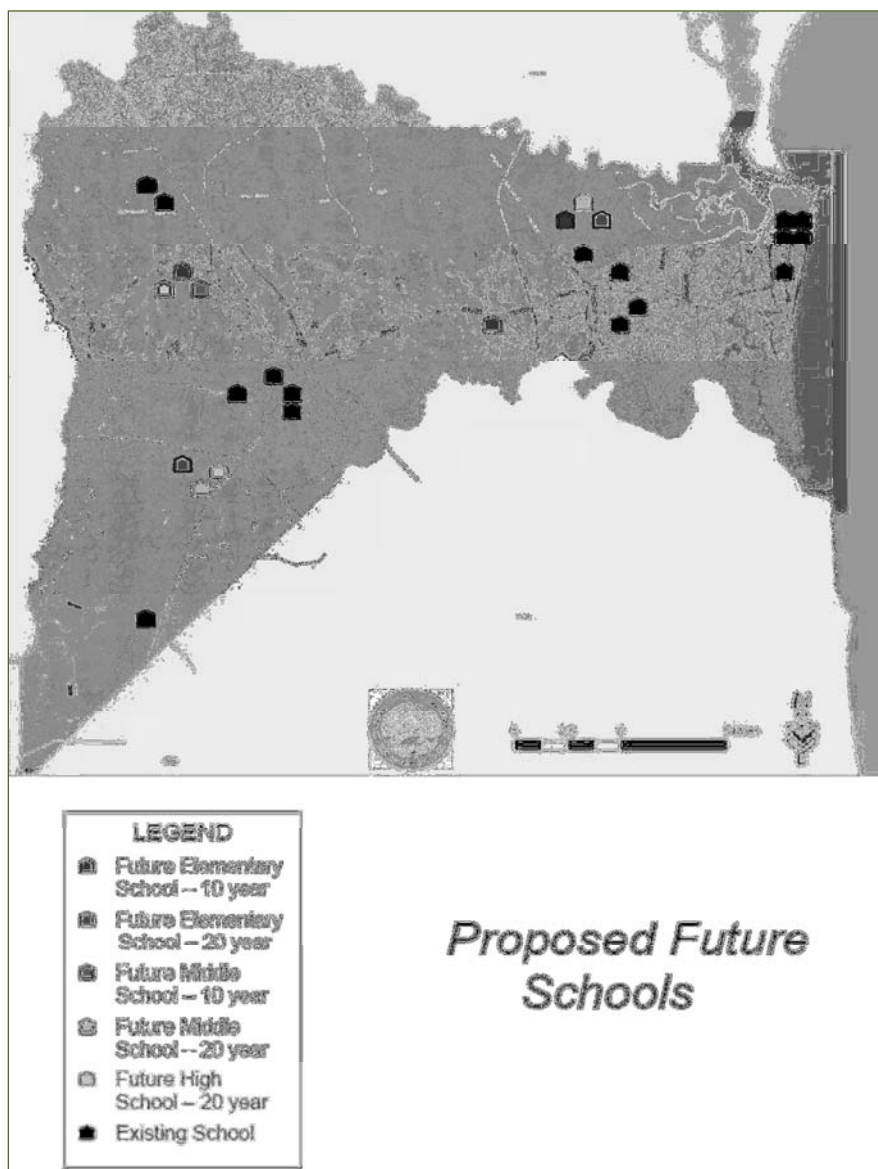
POLICY 10.09.05.

Mitigation shall be allocated toward a permanent school capacity improvement identified in the School District's financially feasible Five-Year Facilities Work Program which satisfies the demands created by the proposed development. Any amendments to the Five-Year Facilities Work Program shall be included in the program's next update and adoption cycle of the schedule of capital improvements.

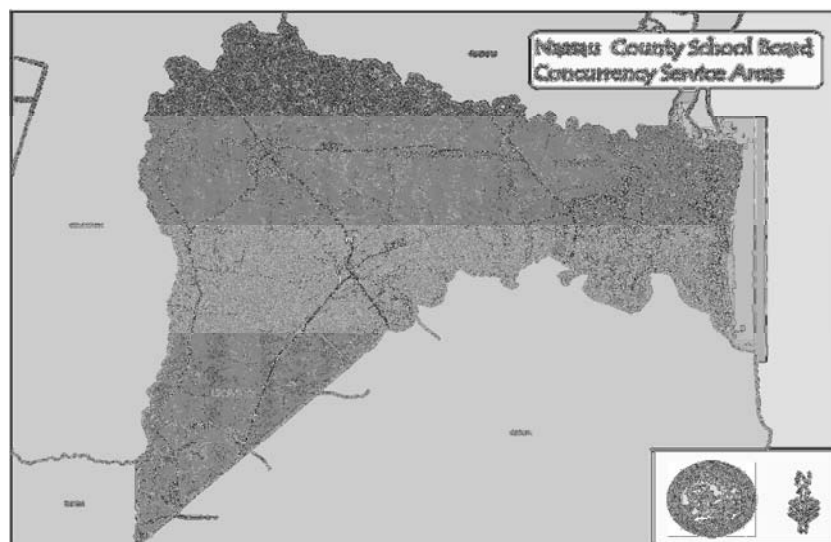
POLICY 10.09.06.

The amount of mitigation required shall be determined by calculating the number of student stations for each type of school for which there is insufficient capacity using the applicable student generation rates, and multiplying by the cost per student station for each school type, as determined by Section 1013.64(6)(b)(1), Florida Statutes. Additional costs for land, infrastructure, design and permitting requirements required for new or expanded school sites may also be applicable.

Map 10-1



Map 10-2





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