Coordinated Planning ILA

"SCHOOL CONCURRENCY" SUCCESSOR: "SCHOOL CAPACITY AVAILABILITY DETERMINATION"

July 2015

SCHOOL CONCURRENCY REGULATIONS HISTORY

1998
- Optional Implementation of Public School Concurrency
- Florida Legislature Established Specific Minimum Requirements

2001/2002
- 1st County in Florida to Officially Adopt School Concurrency
- The School Board, PBC Board of County Commissioners and 26 Municipalities Entered into an Inter-Local Agreement

2005
- Mandatory Implementation of Public School Concurrency
- State Senate Bill 360 Required all Counties within the State to Adopt a School Concurrency Program by December 2008

2011
- Palm Beach County Inter-Local Agreement Expired (after 10 years)
- Optional Implementation of School Concurrency
- House Bill 7207 Made School Concurrency Optional Again
- School Concurrency reviews in effect until a jurisdiction amends its Comprehensive Plan

SUB-COMMITTEE HISTORY

2011
- Tri-Board Meeting - November 2, 2011
- League of Cities, School Board, BCC
- Directs IPARC to Update ILA

2012
- IPARC Meeting – December 12, 2011 – Established ILA Sub-Committee, Invites PBCCMA to Participate
- PBCCMA Meeting – December 18, 2011
- First Sub-Committee Meeting – January 12, 2012
- Bi-Monthly Sub-Committee Meetings

2013
- February 22, 2013 – PBCCMA Concurrency Committee Update
- August 29, 2013 – IPARC Concurrency Discussion

2014/15
- May 29, 2014 - IPARC Review Subcommittee's Recommendation
- June 2014 – Presentation of Sub-Committee Review to PBCCMA
- August 25, 2014 – Executive Committee of the Issues Forum Presentation
- September 24, 2014 – Board of Directors League of Cities Presentation
- October 30, 2014 – IPARC Discussion of ILA Timeline
- April 30 and July 30, 2015- IPARC Approval of Final Draft

SCHOOL CONCURRENCY COMMITTEE

MEMBERS		
Tom Lanahan	IPARC Chair	City of Greenacres
Anna Yeskey	IPARC Ex. Director	
Daniel Clark	PBCCMA Member	Town of Lake Clarke Shores
Paul Dorling	P&Z Director (Retired)	City of Delray Beach
Bradford O'Brien	P&Z Administrator	Village of Royal Palm Beach
Lorenzo Aghemo	Planning Director	Palm Beach County
Lenny Berger	Chief Asst. County Attorney	Palm Beach County
Kevin Andrews	Senior Planner	Palm Beach County
Kristin K. Garrison	Director	School District of PBC
Angela D. Usher	Manager	School District of PBC
Joyce C. Cai	Senior Planner	School District of PBC

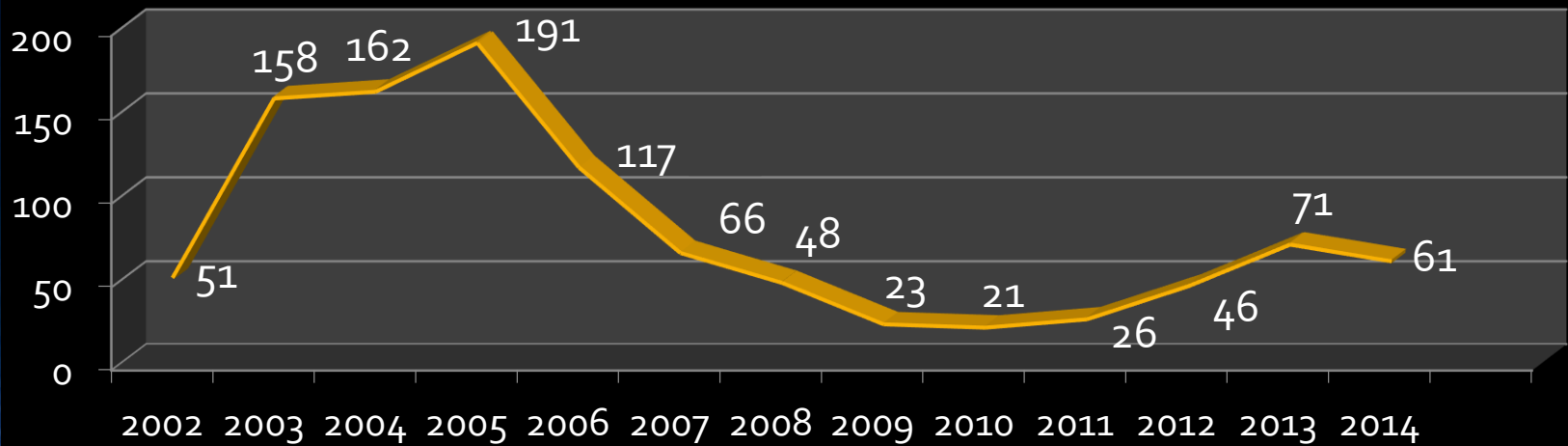***Not all Members attended every meeting**

APPLICABLE STATUTES

Statutory	Components	Mandatory Yes/No
Intergovernmental Coordination Element (ICE) F.S. 163.3177(6)(h)	• Coordinating Comprehensive Plan with School Board, other local government units • Dispute resolution • Coordination of projections • Formal Agreement or ILA	**Yes**
Public Schools ILA F.S. 163.31777 & Coordinated Planning F.S. 1013.33	• Coordinated Planning • Consistent projections • Shared information • Oversight • ILA required	**Yes** **Unless Exempt:** • D.O.s < 50 units or < 25 additional public school students for 5 years • No public/charter schools in jurisdiction • 80% of land developed • No residential annex for 5 years
School Concurrency F.S. 163.3180(6)a	• LOS for Schools • Review process for residential developments • Other provisions, as required by statute	**No**

TOTAL NUMBER OF SCHOOL CONCURRENCY APPLICATIONS AND TOTAL NUMBER OF RESIDENTIAL UNITS WITH CONCURRENCY APPROVALS

CSA	NUMBER OF APPLICATIONS	AREA/ LOCATION	NUMBER OF UNITS
CSA 1	62	Jupiter	3092
CSA 2	7	West Jupiter	611
CSA 3	45	Palm Beach Gardens	8338
CSA 4	7	West Palm Beach Gardens	19794
CSA 5	28	Riviera Beach	3828
CSA 6	0	West Riviera Beach	0
CSA 8	71	North Area – West Palm Beach	9772
CSA 9	6	West Area – West Palm Beach	1276
CSA 10	17	Acreage Area/ Royal Palm Beach	10260
CSA 11	53	South Area – West Palm Beach	5310
CSA 12	56	Central Area – West Palm Beach	5357
CSA 14	97	Lake Worth	2957
CSA 15	81	Greenacres	6447
CSA 16	19	Wellington	2336
CSA 17	102	Lantana/ North Boynton Beach	11045
CSA 18	28	West/ Central Palm Beach County	2607
CSA 19	88	Boynton Beach/ West Boynton Beach	19445
CSA 20	180	Delray Beach/ West Delray	16427
CSA 21	91	Boca Raton/ West Boca Raton	14722
CSA 22	0	Everglades	0
CSA 23	5	Belle Glade/ Pahokee	683
TOTAL	**1,043**		**144,307**

Source: School Concurrency Intake Records from June 2002 to November 2014

TOTAL NUMBER OF SCHOOL CONCURRENCY APPLICATIONS 2002 - 2014

The total number of school concurrency applications from 2002 to 2014 is: **1,043**

COMPLETED CAPITAL PROJECTS
2000 - 2014

School Type	New Schools	Modernized Schools	Additional Capacity (New Schools)	Additional Capacity (Modernized Schools)	Total Additional Capacity	Capacity 2000 & 2014	Enrollment 2000 & 2014	Enrollment Change 2000/2014
Elementary	25	37	23,372	7,996	31,368	67,404 96,176	70,663 75,709	5,046
Middle	10	9	12,606	2,189	14,795	29,777 45,795	35,676 35,731	55
High	6	8	12,618	2,412	15,030	38,085 54,467	41,683 51,160	9,477
TOTAL	41	54	48,596	12,597	61,193	135,266 196,438	148,022 162,600	14,578

- **TOTAL New & Modernized = 95**
- The Enrollment does not Include Pre-K students or students in charter, alternative, ESE schools/centers
- 2000 and 2014 enrollments are based on October FTE.

2000 – 2012
TOTAL CAPITAL PROJECT COSTS (IN DOLLARS)

FY	New Schools	Modernization & Replacements	Addition & Remodeling	Total
2000	75,007,832	36,687,609	22,476,282	134,171,724
2001	95,334,256	16,543,521	25,745,366	137,623,144
2002	102,355,698	88,391,057	15,301,185	206,047,941
2003	145,378,937	157,765,364	11,538,789	314,683,090
2004	188,014,760	150,287,432	12,272,927	350,575,120
2005	82,649,473	151,943,072	42,280,798	276,873,344
2006	57,071,627	176,210,451	100,090,231	333,372,309
2007	40,575,542	170,277,207	103,536,424	314,389,172
2008	60,431,975	237,225,378	123,048,222	420,705,574
2009	45,389,381	140,100,143	85,641,457	271,130,981
2010	43,754,930	81,663,958	34,950,774	160,369,662
2011	9,039,599	19,900,371	32,650,908	61,590,877
2012	3,760,753	136,909,135	34,473,116	175,143,003
TOTAL:	**948,764,764**	**1,563,904,698**	**644,006,480**	**3,156,675,941**

Source: The School District of Palm Beach County Financial Records
2013-2014: The total project budget for Modernization and Replacement projects is **$137,822,073**

MITIGATION/DENIALS

- Under School Concurrency, no developer has been required to provide mitigation in Palm Beach County

- No application denials have occurred

CHANGING ENVIRONMENT

- District Schools no longer in "Growth Management" mode; in "Redevelopment Mode"

- Prevalence of Charter Schools

- School Board-initiated amendments to Boundary Change Policy regarding stability

- School Concurrency is no longer Mandatory

- 23 other Counties have repealed School Concurrency thus far

OPTIONS CONSIDERED

The Options considered by the subcommittee were:

- <u>Optional</u>: Continue with optional school concurrency but exclude full choice schools from the Level of Service (LOS), calculate the LOS at the CSA for each level of schools, count portables as capacity (as now required by Statute), and allow the District to meet the LOS within the fifth year of the Plan.

- <u>Optional</u>: Implement an alternative to School Concurrency – School Capacity Availability Determination (SCAD). District staff would conduct an analysis regarding the impacts on local schools, including potential boundary changes, and make recommendations that could be incorporated as conditions of development approval, dependent upon local government approving Board.

- <u>Mandatory</u>: Enter into the required Interlocal Agreement with the County and Municipalities for Coordinated Planning to address population projections, joint use of facilities, school site selection, infrastructure planning, and school site consistency with local government comprehensive plans.
(Required by F.S. 163.31777)

The Draft ILA recommended by the IPARC Subcommittee includes a combination of Options 2 and 3.

UPDATES DUE TO CHANGED CONDITIONS/PROCEDURES

- Deleted School Concurrency provisions and replaced with "School Capacity Adequacy Determination" (SCAD)

- Updated population projection section (improved procedures & IPARC involvement)

- Eliminated TAG, DRT Table, Mitigation provisions, as they are no longer pertinent

"SCAD" DIFFERENCES

- Looks at actual schools serving proposed development

- Identifies potential boundary changes

- Provides realistic information on impacts to schools

- School Concurrency did not accomplish this

OTHER CHANGES

- Coordinated School Planning procedures
  - Use of electronic data sharing
  - More defined review process
  - Landscape Compromise Language

- Update Annual Management and Monitoring Reports
  - Streamline, remove redundant functions
  - Combine with the October FTE Report

ENHANCES CURRENT INTERGOVERNMENTAL COORDINATION

QUESTIONS/DISCUSSION

Website:

www.palmbeachschools.org/planning/SCCHome