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PUBLIC SCHOOLS FACILITIES ELEMENT

OF THE COMPREHENSIVE PLAN

CITY OF DELRAY BEACH

A. INTRODUCTION

1. Overview.

Palm Beach County, the School District of Palm Beach County, and 26 participating local governments within the school district chose to implement the 2015 Interlocal Agreement between Palm Beach County, the School Board of Palm Beach County and the Municipalities of Palm Beach County for Coordinated Planning public-school concurrency, requiring each local government to adopt consistent comprehensive plan amendments. The amendments included the following:

- The proposed Public Schools Facilities Element and the accompanying data and analysis to meet the minimum criteria for the Element set forth in Rule 9J-5.025 F.S. 163.3180, —F.A.C., for the purpose of imposing school consistency and coordination concurrency. It is intended to assure coordination among the County, local governments, and the School District so that school capacity at the adopted level of service standard is available at the time of the impacts of development.
- The Capital Improvement Element to incorporate a financially feasible capital improvement plan for school concurrency, setting forth a six year financially feasible public school capital facilities program that demonstrates that the adopted levels of service will be achieved and maintained.
- The Comprehensive Plan Map Series to incorporate nine new maps depicting the proposed Planning Concurrency Service Areas (CSA) and other information required by the rule.

These amendments were adopted by the 2017 EAR amendment and the adoption of 2015 Interlocal Agreement between Palm Beach County, the School Board of Palm Beach County and the Municipalities of Palm Beach County for Coordinated Planning Special Amendment 2001-3 (01-3). The Plan amendments for school concurrency were submitted along with an executed Interlocal Agreement which satisfy the requirements of ss F.S. 163.3177(6)(h)1. and 2., F.S., 163.31777 and ss. 163.3180(13)(g)(6), F.S., establishing processes for intergovernmental coordination and collaborative planning among the School District, the County and the 26 participating municipalities.

The Public Schools Facilities Element (PSFE) to establish public school concurrency is based upon the following data and analysis pursuant to requirements of F.S.

~~163.3180(6)(b) Rule 9J-5.005(2), F.A.C. and Rule 9J-5.025(2), F.A.C.~~ The principal source of data and analysis is provided by the School District of Palm Beach County in its adopted Five-Year Capital Facilities Plan and Capital Budget. (CIE Table SD-CIP)

2. School District of Palm Beach County Five-Year Plan and Capital Budget (Five-Year Plan).

The School District facilities and capital requirements are presented in the current adopted Five-Year Plan and Capital Budget pursuant to s. 235.185 Florida Statutes, and the Educational Plant Survey. The Five-Year Plan describes the status of the existing facilities, economics, and enrollment trends of the School District. Each planning zone depicts its area's schools grouped by school type. Special Schools with district-wide boundaries are grouped in Planning Zone 19. Additionally, the Five-Year Plan presents school facility planning, considering the District's facilities goals, capital requirements and funding mechanisms. The Five-Year Plan is organized to present facilities information by high school planning zones for the purpose of determining enrollment, capacity calculations, and educational program considerations with evaluations of each facility's issues. Further, the Five-Year Plan provides descriptions of the School District's budgeted projects. Revenue sources are also discussed in the document along with alternative funding options. The Five-Year Plan details each school facility's existing enrollment, the existing School Student Capacity (FISH), and existing level of service (LOS) (% of utilization) within the high school planning zones. Demographic information and enrollment projections are provided in the Five-Year Plan.

3. Five Year Capital Improvement Schedule.

In order to provide compatible financial feasibility between the School District's Five-Year Plan and the City of Delray Beach's required 5-Year Capital Improvement Program, the School District's Five-Year Plan was extended to project revenues and expenditures for a sixth year in the initial planning period. This information in total has been added to the Capital Improvement Element of the City of Delray Beach's Comprehensive Plan as: Table SD-CIP - School District of Palm Beach Five Year Capital Improvement Schedule.

~~B. SERVICE AREAS — SCHOOL PLANNING AREAS~~ CONCURRENCY SERVICE AREAS (CSA)

~~For the purposes of measuring school adequacy concurrency on a less than district-wide basis, twenty-one (21) Concurrency Service Areas (CSA) are being established in the School District. The Interlocal Agreement directs that school attendance boundary adjustments will be made for each school facility within a CSA to achieve the adopted LOS, maximize school utilization, and establish travel times which do not exceed those set in School Board Policy 7.13 for elementary and secondary schools.~~

~~1. Concurrency Service Area Map.~~

~~Pursuant to Rule 9J-5.025(4)(c), F.A.C. F.S. 163.3180(6)(f)2.a., school concurrency service areas which are less than district-wide must be depicted in the Comprehensive Plan. One of the proposed maps in the Comprehensive Plan Map PS 1.1, depicts the School Concurrency Service Areas (CSA).~~

~~2. Criteria to establish Concurrency Service Areas.~~

~~The physical boundaries of the CSAs are delineated in the Implementation Section of the Public Schools Facilities Element. For school concurrency service areas on a less than district-wide basis, Palm Beach County is divided into twenty-one CSAs. The CSA boundaries are described as bounded by section lines, major traffic ways, natural barriers and county boundaries. In addition, each CSA boundary was delineated considering school locations, student transporting times, and to a lesser extent the future land uses in the area. Consistent with F.S.s.163.3180(13)(c)2(6)., F.S., changes to the CSA boundaries shall be made only by amendment to the Public Schools Facilities Element and are exempt from the limitation on the frequency of plan amendments.~~

~~3. Concurrency Service Area Tables.~~

~~Based on the District's Five-Year Plan, the School District Planning Zones (high school planning zones) data was used to create the CSA tables to present capacity, projected enrollment, and utilization of the School District's facilities as required by F.S. 163.3180(6) Rule 9J-5.025(2)(e) and Rule 9J-5.025(3)(c)7, F.A.C., for School Concurrency. The twenty-one CSAs have been developed consistent with F.S.s.163.3180(13)(c)2.(6)(f)2., F.S., required when the school concurrency service area is less than district-wide.~~

CB. SCHOOL DISTRICT OF PALM BEACH COUNTY DISTRICT-WIDE LONG RANGE PLANNING

1. Enrollment.

In the 2006/07 school year, the School District serves 170,015 K-12 students through regular and special programs and partnerships in a variety of facilities. There are more than 160,000 students served in schools with boundaries and/or magnet programs at regular schools measured in the Concurrency Service Area Tables.

2. Additional Capacity and Ancillary Plants.

For the end of the initial planning period, the required Map Series PS 3.1 depicts the locations of proposed schools with confirmed sites and the planned schools without confirmed sites. The long range facility demand map -- PS 3.2 shows general future demand for schools based on projected population. The facilities required to meet these future demands are anticipated but not yet budgeted.

Based on the School District's Five-Year Plan, no ancillary plants are planned to be converted to school facilities for school concurrency purposes. Similarly, the Five-Year

Plan shows the School District has no plans to convert any school facility to an ancillary plant. Additionally, the School District is not planning an expansion of any ancillary administration or support facilities. Currently, educational centers known as Full Service Centers operate out of two ancillary plants. These centers house a variety of public school and non-profit programs that serve preschool children through adults. These programs include Head Start, drop-out prevention and Second Chance Programs, adult education, child care and wellness centers, etc. Ancillary facilities are also utilized for School District Area offices, which support educational activities and are not utilized for the measurement of school concurrency.

3. School Attendance Zones.

Existing district-wide school attendance zones for each school facility are provided by school type on School Attendance Zone Maps.

4. District-wide Programs - Special, Alternative, and Supplemental Programs.

The School District of Palm Beach County offers a range of special, alternative, and supplemental educational programs on a district-wide basis. In the Five-Year Plan, the planning zone entitled "Planning Zone 19: Special, Alternative, and Supplemental Programs" analyzes a variety of programs offered in the special and alternative school setting. These programs operate at the discretion of the School Board in a range of different facilities with district-wide boundaries. The number of students served, where they are housed, and integration with the regular programs, are all choices driven by District policies and budgets. Planning for these programs is an essential component to long range planning for school buildings. Special programs affect school enrollment, capacity, utilization and building design.

The alternative and special schools serve more than 1,430 students. Students are assigned to these programs without regard to attendance zones. The enrollment in the programs is projected decline for the 5-year planning period.

Facilities Plans and recommendations to accommodate these programs during the next five years are to be completed for the current adopted Five-Year Plan. They will identify where programs are or will be located, how many students will be served at each facility, and other special facilities needs.

5. Charter Schools

Charter schools are considered public schools that operate under a special charter with a school district. A charter school sets its own attendance criteria and selects its own facilities. The State provides funding through a separate formula for its operating and capital budgets directly to the charter schools; therefore, charter schools are not included in the School District's Capital Plan. For the purposes of school concurrency, charter schools cannot be used to determine capacity for residential development. In the 2006/07 school year, charter schools serve 6,772 students.

6. Population District-wide - Projected Enrollment.

The projected district-wide school enrollment is based upon the demographic and economic profiles developed by the County which establish the basis for projecting capacity requirements through the initial five year planning period and the end of the long range planning period, consistent with [F.S. 163.3180\(6\)-Rule 9J-5.025\(2\)\(b\), F.A.C.](#) The School District of Palm Beach County enrolled 170,015 K-12 students in the 2006-07 school year(FY2007). Enrollment decreased by 3,221 students from the previous fall enrollment. This was the first enrollment decline in Palm Beach County since the 1970's. Prior to the last two school years, the public school enrollment had been growing by over 4000 students per year since 1985. More recently, the incremental enrollment growth has exceeded 5100 students per year. However, K-12 enrollment increased by only 477 students between FY05 and FY06, and then declined by over 3200 students between FY06 and FY07.

The following table, prepared by the School District, shows actual and projected total pre-kindergarten (Pre-K) through grade twelve (12) enrollment, which includes students housed in District-owned facilities, pre-kindergarten students, students in charter schools, as well as students housed in non District-owned facilities. Total projected K-12 enrollment in FY2012 is 170,481 students. The total projected K-12 enrollment increment in five years is only 466 students. In comparison, the five-year forecast made last year was for 5056 additional students. Therefore, the latest forecast is significantly lower than the enrollment projections made one year ago. The table also shows actual historical enrollment growth from FY2003 to FY2007 and projected enrollment from FY2008 to FY2012 in District-owned facilities. The latest K-12 enrollment forecast for District-owned schools shows an increase of only 1132 students over the next five years. Facilities not owned by the School District, include most charter schools, programs provided by other agencies, treatment facilities, and locations for students with behavioral issues. The data shown in Table 1.2 is the basis for determining the future capacity needs in the District. Enrollment in District-owned facilities is comparable to State Department of Education Capital Outlay full-time equivalent (FTE) enrollment projections.

FACILITY TYPE	ACTUAL					PROJECTED				
	FY2003 SY2002-03	FY2004 SY2003-04	FY2005 SY2004-05	FY2006 SY2005-06	FY2007 SY2006-07	FY2008 SY2007-08	FY2009 SY2008-09	FY2010 SY2009-10	FY2011 SY2010-11	FY2012 SY2011-12
District-Owned Facilities										
Elementary Schools*	73,686	74,823	75,799	76,304	74,748	73,460	74,090	75,369	76,875	78,986
Middle Schools	36,694	37,880	38,881	38,042	36,657	35,527	36,176	35,764	35,900	35,898
High Schools**	44,192	45,287	47,456	47,760	47,821	47,137	46,073	45,952	45,302	45,474
K-12	154,572	157,990	162,136	162,106	159,226	156,124	156,339	157,085	158,077	160,358
Educational Alternatives Schools***	1,511	1,423	1,417	1,503	1,430	1,388	1,356	1,352	1,344	1,350
Total District-owned K-12****	156,083	159,413	163,553	163,609	160,656	157,512	157,695	158,437	159,421	161,708
Non-district owned facilities*****	1,617	1,980	1,857	1,951	2,587	2,509	2,445	2,439	2,426	2,439
Charter Schools	4,648	6,239	7,349	7,676	6,772	6,095	6,207	6,239	6,249	6,334
Total K-12	162,348	167,632	172,759	173,236	170,015	166,116	166,347	167,115	168,096	170,481
Prekindergarten	3,097	2,983	3,088	3,272	3,367	3,450	3,578	3,698	3,816	3,914
Grand Total (prek-12)	165,445	170,615	175,847	176,508	173,382	169,566	169,925	170,813	171,912	174,395
Incremental Enrollment	01 to 02	02 to 03	03 to 04	04 to 05	05 to 06	06 to 07	07 to 08	08 to 09	09 to 10	09 to 10
District-owned K-12****	2,138	3,330	4,140	56	(2,953)	(3,144)	183	742	983	2,287
K-12	5,126	5,284	5,127	477	(3,221)	(3,899)	231	768	980	2,385
Prek-12	5,024	5,170	5,232	661	(3,126)	(3,816)	359	888	1,098	2,483

* Elementary figures include sixth grade students housed at elementary schools

** High school enrollment projections include 7 & 8 grades students attending Pahokee Middle-Senior.

***K-12 students enrolled in district owned educational alternative schools, centers and other facilities.

**** Total K-12 students enrolled in district owned facilities (comparable to Department of Education Capital Outlay Projections)

*****Students housed in facilities that are not owned by the district: examples include County Jail, Eagle Academy, Sago Palm Academy, Pace Center for Girls.

Palm Beach Mall Academy and others.

Note: South Technical Center and Inlet Grove Technical Center are conversion charter schools. The projected enrollment for these schools is part of the charter enrollment.

Historical high school enrollment has been adjusted to match projected data. Historical enrollment at South Technical School and Inlet Grove School are part of the charter school total.

7. Population Determination.

The Bureau of Economic and Business Research (BEBR) at the University of Florida, develops population estimates and projections for each of the municipalities within Palm Beach County. These are the official estimates and projections widely used for planning purposes by both the public and private sectors. However, local planning studies generally require smaller area estimates and projections (less than a jurisdiction level) for the evaluation of specific impacts on a local target area. To this end, the PBC Planning Division, over the past five years, has developed and refined a population disaggregation model to distribute BEBR's medium range population projections and annual estimates to smaller geographies, namely, the Traffic Analysis Zones (TAZ) used by the Metropolitan Planning Organization (MPO). By modeling projected population in local areas, the Planning Division provides insight into the direction and location of growth within the County.

The Bureau of Economic and Business Research (BEBR) projects that the County population will grow to approximately 1,444,000 persons by the year 2015.

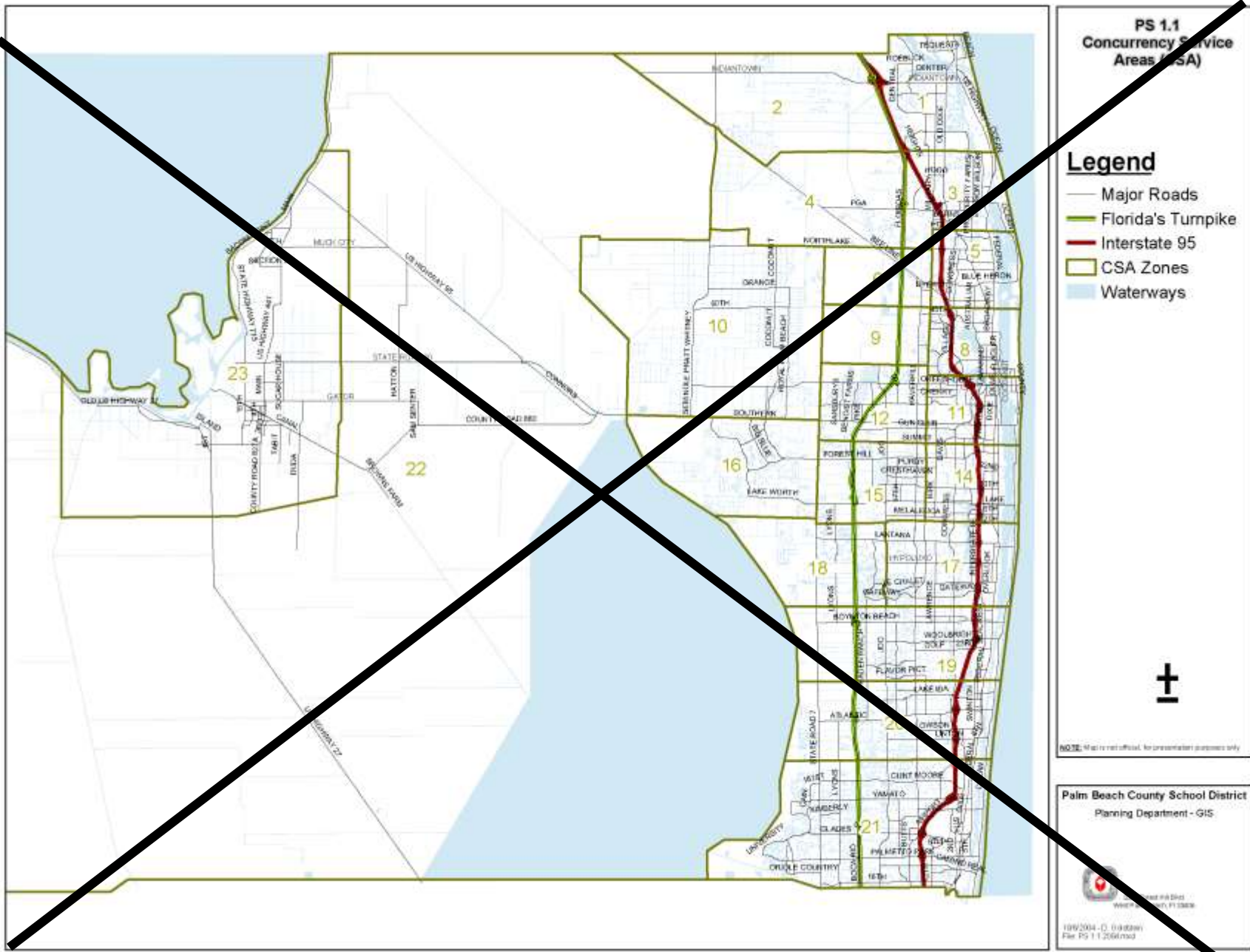
8. Population Based School Surpluses and Deficiencies.

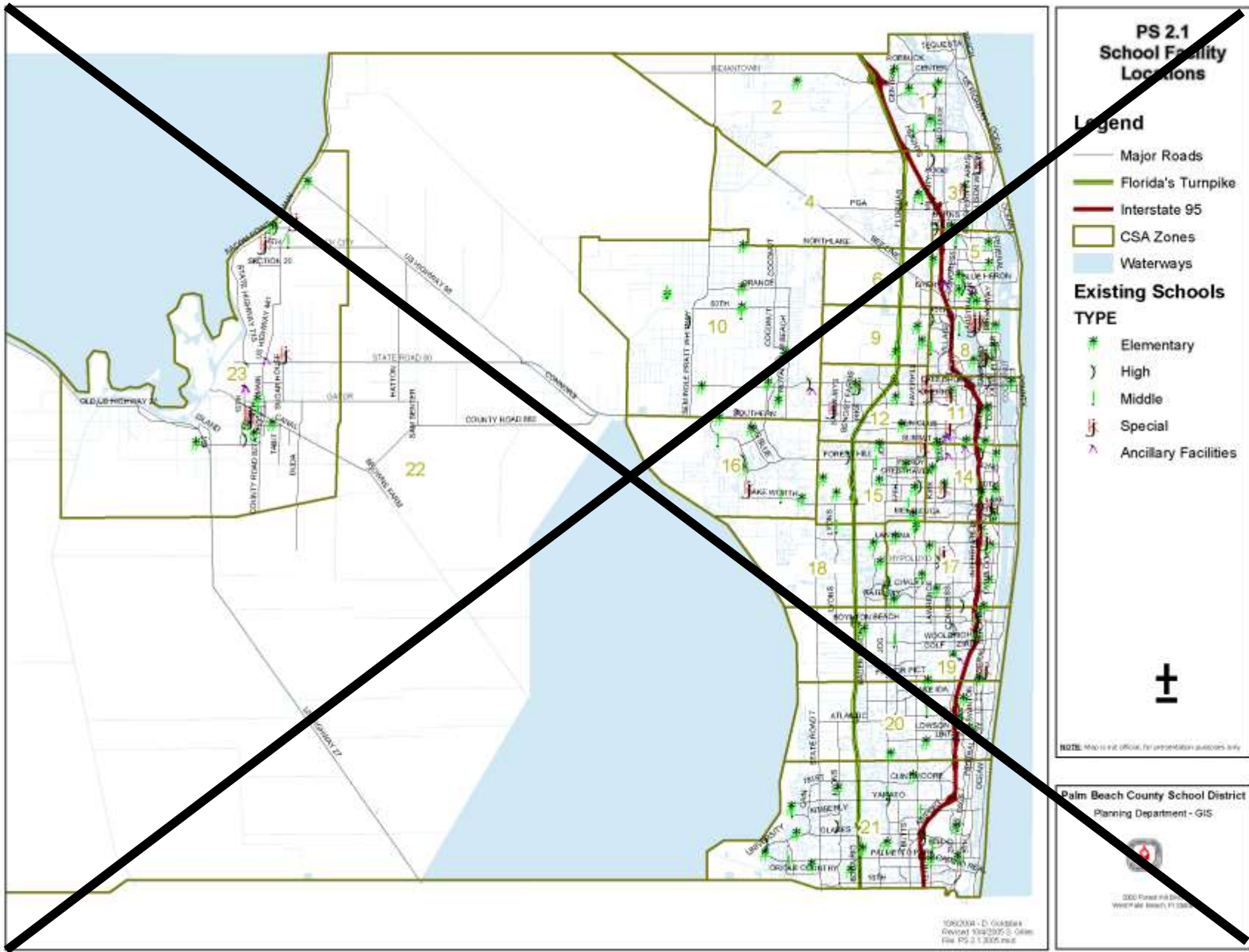
The Five-Year Plan provides short term projections (1-5 years) and long term district-wide enrollment projections by school type (1-20 years). Short term projections rely upon the utilization of the Cohort Survival Method. This Model uses enrollment data by grade and by facility, factoring in growth and rolling students forward through the schools by grade. Long term projections are based on the Population Disaggregation Model developed by Palm Beach County Planning. This model establishes the bases for projecting capacity requirements through the initial five year planning period and the end of the long range

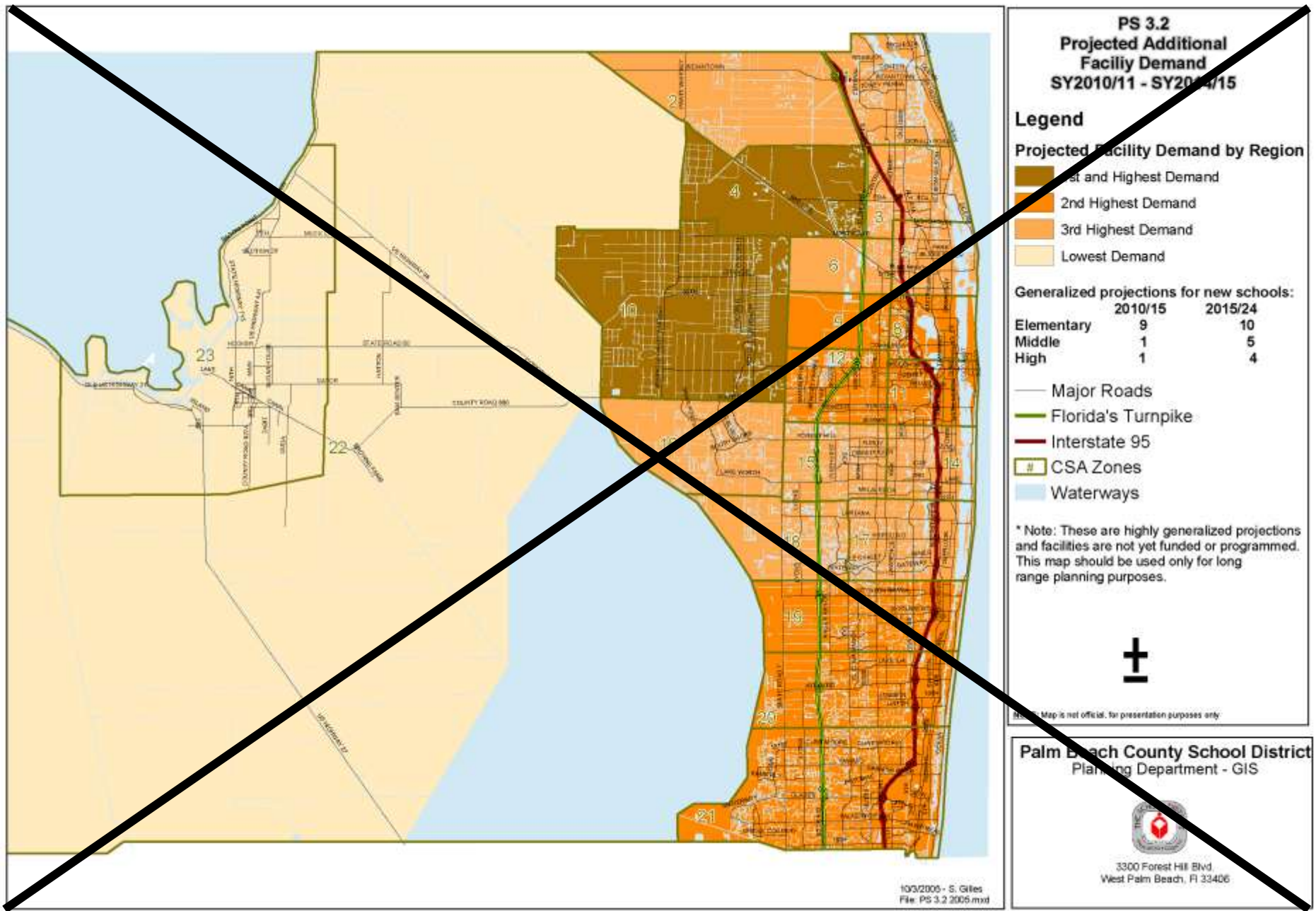
planning period, consistent with F.S. 163.3180(6)(g) and 163.3177(3)~~Rule 9J-5.025(2)(b) F.A.C.~~. The results are cross-verified and compared for variations.

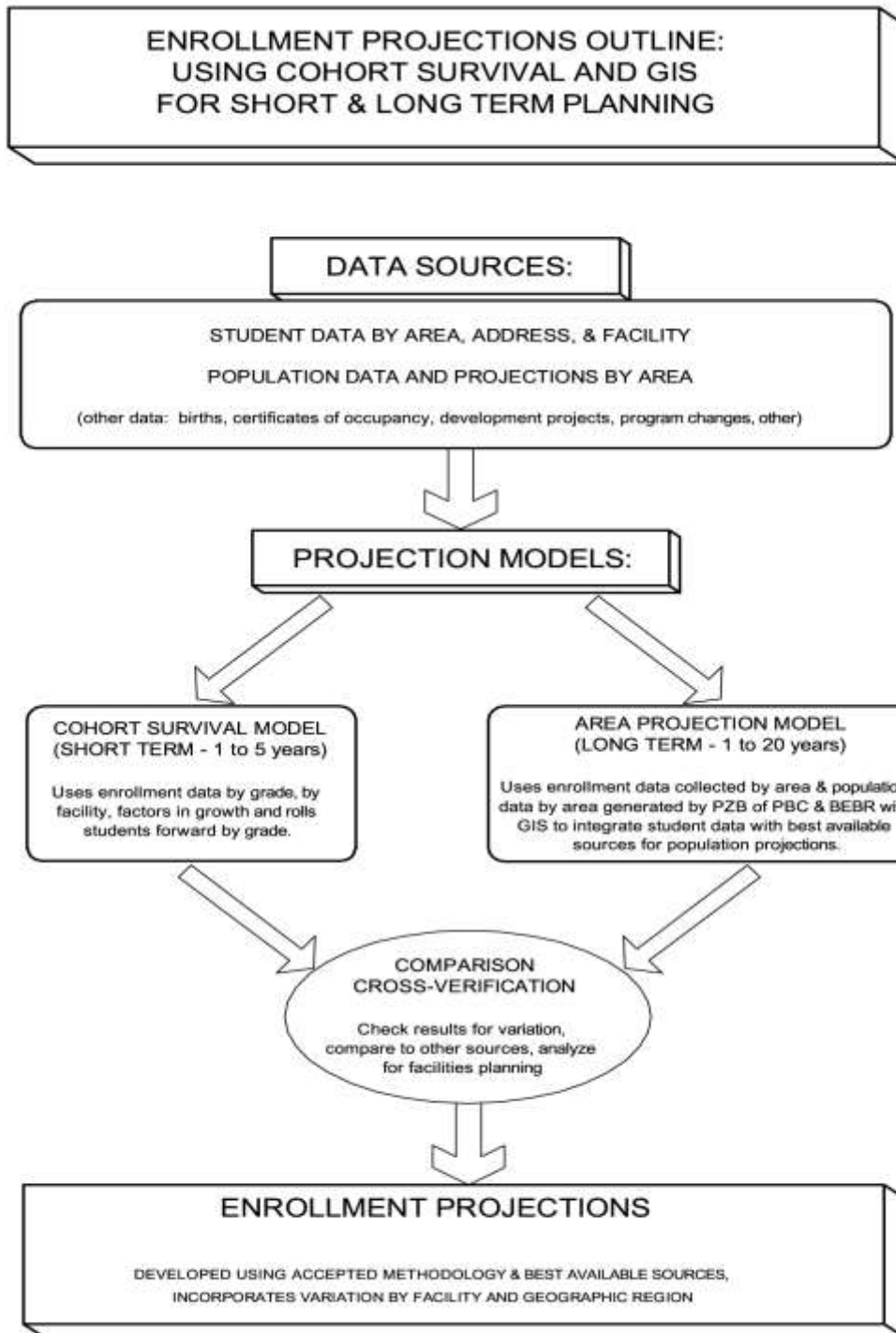
9. Facility Demand.

The projected additional facility demand for long range planning of public school facilities by ~~GSA~~Planning Area and school type is depicted on Map PS 3.2. These surpluses and deficiencies are listed by Planning Area~~GSA~~, representing projected seats needed (capacity demand).









DC. LEVEL OF SERVICE ANALYSIS

The School District's current adopted Five-Year Plan and Capital Budget, provides an analysis of the adequacy of the existing level of service for each school facility within each high school planning zone, describing the physical condition of the facilities in order to develop appropriate level of service standards based on physical conditions and programs ~~pursuant to Rule 9J-5.025(2)(d) F.A.C.~~ The Five-Year Plan provides the existing enrollment, the existing School Student Capacity (FISH), and existing utilization for each school facility ~~consistent with Rule 9J-5.025(2)(a), F.A.C.~~ The Five-Year Plan's high school planning zones provide an analysis of the schools within each zone and specific project recommendations.

1. Enrollment Distribution.

The public school enrollment in Palm Beach County indicates a range of facility utilization from under capacity to significantly over capacity as measured against the Florida Department of Education Inventory of School Housing (FISH).

2. Schools 35 Years Old or Older.

The School District performed an educational adequacy and physical condition analysis on 42 schools that are 35 years old or older. The study provides a basis for a determination of priority for capital improvements for modernization of facilities.

3. School Facility Utilization - Level of Service Standards.

School Board Policy 7.13 addresses the School Plant Capacity Level of Service (LOS). It requires the School District to maintain equitable levels of service for the District's schools. The School Board policy describes a range of enrollment per FISH capacity (LOS) from underutilized, 90% or less, to critically overcapacity (151% or more). The policy sets the District's goal for school utilization to between 90% and 110% of each school's FISH capacity, not to exceed 120%. The following policies in the Public Schools Facilities Element determine the LOS to be used for school concurrency, addressing how to implement the target LOS and the tiered LOS, and how to conduct School Capacity studies to make LOS determinations for individual schools that may go beyond the adopted LOS.

a. Policy A-1.1: Target Level of Service Standards

As a requirement for coordinated planning~~school concurrency~~, the Interlocal Agreement establishes the procedures for the parties to work together to meet the countywide goal for LOS as 110% of FISH capacity. The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). ~~The Interlocal agreement also establishes that no school can operate in excess of 120% utilization, once the target LOS standard is achieved.~~

1) School Capacity Study

~~The School Board Policy 7.13 Interlocal Agreement~~ requires a School Capacity Study (SCS) if a school in the first student count of the second semester exceeds 108% of FISH capacity. The Technical Advisory Group (TAG) is required to conduct a School Capacity Study (SCS) to determine if the specific school can operate at a LOS exceeding 110%, though no school shall be permitted to operate at a LOS greater than 120% of FISH capacity beginning in the 2004-2005 school year. The study must consider the demographics within the CSA; student population trends; core facility capacity; real estate trends and teacher student ratios.

2). Technical Advisory Group (TAG)

~~The Interlocal Agreement establishes an independent and representative group appointed by the County, School District, and municipalities to function as a resource to the County, School District, and municipalities.~~ The TAG shall conduct studies and make recommendations regarding the five year and long range work program, facility utilization, and CSA adjustments to enhance joint planning and ensure that the School District's Work Plan and Capital Facilities Program provide a financially feasible plan to add enough capacity to provide permanent student stations for the projected growth.

In summary, this policy establishes the district-wide target level of service standard of 110% utilization. Or 120% subject to the results of a SCS undertaken by the School District to determine if a school can operate in excess of 110%. Finally, no school shall be permitted to operate at a LOS greater than 120% of FISH capacity beginning in the 2004-2005 school year, when the target LOS of 110% must have been reached county-wide.

b. Policy A-1.2: (120% Implementation)

This policy lays out the procedure that needs to be followed when a SCS determines that a school will exceed the 120% utilization, once the target LOS standard of 110% is in place. To correct the failure the School District would have to make program adjustments, attendance boundary adjustments or modifications to the Capital Facilities Program. After those adjustments are made and the SCS determines that the school exceeding the 110% standard can operate within the guidelines established by the school district's adjustments, then the Comprehensive Plan needs to be amended to reflect the new LOS standard for the school type in the corresponding CSA.

c. Policy A-1.3: (School Capacity Study Criteria)

This policy sets up the criteria to conduct a SCS and the minimum data and analysis to be considered when conducting the study. The policy also directs the TAG to notify the local government where the SCS is going to be conducted.

d. ~~Policy A-1.4: (Tiered Level of Service)~~

~~Section 163.3180(12)(b)3(6)(d), F.S., provides the option of tiered LOS standards for schools to allow time to achieve an adequate and desirable LOS. The Interlocal Agreement establishes tiered levels of service for each school type based on School Board Policy 7.13, which shall be in place until such time the School District has achieved 110% LOS.~~

~~In order to achieve a district-wide LOS of 110%, overcapacity will be addressed through the financially feasible school construction program identified in the Five-Year Plan and the CIE Table SD-CIP. The CSA Tables showed a need for a tiered LOS for the school years until 2004-2005. Policy A-1.4 and Table A-1.1 of the Public Schools Facilities Element, establish such a tiered LOS as an interim measure by facility type within each CSA, where enrollment is projected to exceed the 110% long term standard. To determine the appropriate interim LOS, utilization by facility type in each CSA was projected. In those CSAs where utilization exceeded the 110% standard, adjoining CSAs were examined to determine if the needed capacity was available consistent with the requirements of s.163.3180(c)(3)(6)(f)2, F.S. The resulting analysis yielded the appropriate interim LOS by facility type for each CSA and the schedule by which the 110% utilization LOS will be achieved.~~

~~Additionally, in order to establish a consistent maximum limit for individual schools exceeding the adopted LOS standard during the period in which the interim LOS are in effect, a new Table A-1.2, entitled Maximum Utilization Table, was created along with additional language under Policy A-1.4. The additional language states that each individual school exceeding the adopted LOS standards cannot exceed the utilization standards for that school type as indicated in the new table. The table shows the standards for the maximum utilization of capacity by facility type per CSA for each of the next six school years. To determine these standards, the maximum percentages of utilization per year and school type depicted in the CSA tables were analyzed. The resulting analysis yielded the appropriate maximum percentage of utilization by facility type per CSA.~~

4. School Capacity Availability

The School District's Five Year Capital Improvement Schedule, depicted on CIE Table SD-CIP, assures that funding for construction of planned school facilities is available in the first three years of the adopted Plan. The City of Delray Beach may not deny a development permit authorizing residential development where adequate school facilities will be in place or under actual construction within three years. Within the initial six year planning period, the CSA Tables show assured construction within the first three years.

This is consistent with ~~s.F.S. 163.3180(13)(e)(6)(h)2, F.S.~~, to provide a dependable school capacity availability when evaluating LOS determination.

5. Development Rights - Policy A-1.8.

The impact of a single family home on an existing lot of record is considered to have minimal impact on schools and is therefore exempted from LOS restrictions.

6. Public Infrastructure and Collocation.

The analysis of the problems and opportunities ~~consistent with Rule 9J-5.025(2)(f) F.A.C.,~~ suggests that the School District is both a service (infrastructure) provider with a level of service determination, and a developer, requiring infrastructure to meet concurrency to proceed with construction of schools. The City of Delray Beach will assist the School District in the determination of site locations proximate to required infrastructure in an effort to reduce costs. Additionally, the City of Delray Beach will work with the School District in identifying funding for the provision of supporting infrastructure, such as water, sewer, roads, drainage, sidewalks and bus stops for existing and proposed public school facilities.

To assist in containing costs, the City of Delray Beach shall allow schools as a permitted use in all urban residential land use categories and encourage the collocation of schools proximate to the residential development which they will serve. The City of Delray Beach adopted on September 5, 1999, an amendment to the Future Land Use Element to comply with the requirements of F.Ss.163.3177(6)(a) in effect at the time, F.S., calling for the provision of opportunities to collocate schools with facilities, such as libraries, parks and community centers.

~~Map PS 3.2 depicts the budgeted planned additional school capacity which do not have confirmed sites. The CSA Tables show that these projected schools will bring significant relief to over-utilized schools within the next five years. Implementation of the Interlocal Agreement to establish school concurrency will provide the opportunity to coordinate school siting with the City of Delray Beach's development review process in a timely manner, and will allow for a multi-agency, expedited review of all potential school locations.~~

Due to the growth in the County's Rural and Exurban ~~Planning Areas~~Tiers, the central western communities offer few potential school sites collocated with community facilities. Infrastructure is limited in these areas consistent with their more rural development pattern.

ED. FINANCIAL FEASIBILITY

Data and analysis in support of the financial feasibility of the school Coordinated Planning concurrency program is described in the corresponding amendments to the Capital Improvements Element.

FE. INTERGOVERNMENTAL COORDINATION

The Intergovernmental Coordination Element (ICE) addresses the requirements for coordination with the School District and municipalities for decision -making on school siting. The ICE addresses the requirements of [F.S. 163.3177\(6\)\(h\)-Rule 9J-5.015, F.A.C.](#), for coordination of Plans with the School Board and other units of local government. The executed ~~Interlocal Agreement~~ [Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning, which was recorded with the Clerk of Circuit Court of Palm Beach County on December 15, 2015](#) which is consistent with [F.S.s.163.3177\(6\)\(h\)1.and 2., F.S., and F.S.s.163.31777 and . 163.3180\(13\)\(g\)\(6\)\(b\), F.S.](#), establishes processes for intergovernmental coordination and collaborative planning among the School District, the City of Delray Beach, and Palm Beach County.

The following definitions have been added to the Public Schools Facilities Element to comply with the minimum criteria for the Public Schools Facilities Element for school concurrency and are consistent with [the above-referenced statutory requirementsstatutes Rule 9J-5.025\(1\), F.A.C.](#)

DEFINITIONS

ANCILLARY PLANT - Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.

~~**CONCURRENCY SERVICE AREA LEVEL OF SERVICE STANDARDS** – The maximum acceptable percentage of school utilization as identified in the Interlocal Agreement determined by dividing the total number of students for all schools of each type of school in each CSA by the total number of permanent student stations for that type of school in each CSA.~~

~~**CAPACITY PROJECTS** – New school construction or any project that adds necessary improvements to accommodate additional permanent student stations or core facilities needed for the educational program of each type of school based on the State Requirements for Educational Facilities (SREF)~~

CONSISTENCY - The condition of not being in conflict with and in furtherance of the goals, objectives and policies of the Comprehensive Plan Elements and the Interlocal Agreement.

CORE FACILITY - Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

DEVELOPMENT ORDER - As defined in Section 163.3164([715](#)) Florida Statutes.

DISTRICT SCHOOLS - All District owned regular, elementary, middle, high schools, magnet and special educational facilities.

EDUCATIONAL FACILITIES - The buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve educational purposes only.

EDUCATIONAL PLANT SURVEY - A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

FINANCIALLY FEASIBLE FACILITIES PLAN - A plan which demonstrates the ability to finance capital improvements from existing revenue sources and funding mechanisms to correct deficiencies and meet future needs based on achieving and maintaining the adopted level of service for each year of the five (5) year planning period for all schools of each type in each CSA, and each individual school, and for the long range planning period.

FIRST FTE STUDENT COUNT – A first semester count of all “full time equivalent” students. The date of the first FTE count is determined by the Florida Department of Education each school year, pursuant to Chapter 1011.62, Florida Statutes.

Five-Year Work Plan – The School Board of Palm Beach County Five-Year District Facilities Work Program adopted pursuant to Section 1013.35, F.S.

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) - The report of the capacity of existing facilities. ~~permanent school capacity.~~ The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program. FISH capacity includes modular capacity in Palm Beach County, according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).

INTERGOVERNMENTAL PLAN AMENDMENT REVIEW COMMITTEE (IPARC) – The Interlocal committee, established through the “Comprehensive Plan Amendment Coordinated Review Interlocal Agreement” dated October 1, 1993, which coordinates comprehensive plan amendment review.

INTERLOCAL AGREEMENT - Agreement between the Palm Beach County Board of County Commissioners, the Municipalities of Palm Beach County, and the Palm Beach County School Board effective January 25, 2001.

LEVEL OF SERVICE (LOS) - The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students enrolled in any school with the satisfactory student stations (FISH capacity) at a given location or within a designated area (i.e., a CSA), e.g., a facility with 1000 students and a

FISH capacity of 970, has a LOS of 103%. Also referred to as the utilization of a facility.

LOCAL GOVERNMENTS – Palm Beach County and the participating Municipalities.

~~**MAXIMUM UTILIZATION OF CAPACITY** – Utilization of facilities to ensure the ADOPTED LOS for all schools of each type in each CSA and each individual school is not exceeded.~~

~~**MUNICIPALITIES** – All municipalities in Palm Beach County, except those that are exempt from participating in the school concurrency program, pursuant to Section 163.3180, Florida Statutes.~~

PERMANENT STUDENT STATION - The floor area in a public school facility required to house a student in an instructional program.

PROPOSED NEW RESIDENTIAL DEVELOPMENT - Any application for residential development or amendment to a previously approved residential development that increases the number of housing units. This shall include any request for any approval of the type that establishes a density of development and which approves a site specific development order on a specific parcel of property.

~~**PUBLIC SCHOOL CONCURRENCY SERVICE AREA OR “CONCURRENCY SERVICE AREA”** – The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.~~

RESIDENTIAL DEVELOPMENT - Any development that is comprised in whole, or part, of dwelling units; for permanent human habitation.

SCHOOL BOARD - The governing body of the SCHOOL DISTRICT, a body corporate pursuant to Section 230.21 Florida Statutes.

SCHOOL BOARD'S DISTRICT'S FIVE YEAR CAPITAL FACILITIES PLAN - The SCHOOL BOARD DISTRICT of Palm Beach County Five Year Work Plan and Capital Budget as authorized by Section 235.185 Florida Statutes.

SCHOOL BOARD'S DISTRICT'S FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE - A Table of expenditures and revenues detailing how the SCHOOL BOARD DISTRICT shall achieve and maintain the LOS for public school facilities.

SCHOOL DISTRICT - The district for Palm Beach County created and existing pursuant to Section 4, Article IX of the State Constitution.

SIGNIFICANT RENOVATION – Renovation or construction on existing school sites, which results in a great that 5 percent increase in student capacity (FISH).

SITE SPECIFIC DEVELOPMENT ORDER - A development order issued by a Local Government which establishes the density, or maximum density, and which approves a specific plan of Development on a lot or lots pursuant to an application by or on behalf of an OWNER or CONTRACT PURCHASER, including applications initiated by a Local Government. It may apply to a lot or lots under single ownership or a group of lots under separate ownership. It shall apply to all parcels or lots in their entirety taken together of any subdivision. It includes site specific rezonings, special exceptions, conditional uses, special permits, master plan approvals, site plan approvals, plat approvals, BUILDING PERMITS and any Development of Regional Impact as defined in Section 380.06, F.S. It may or may not authorize the actual commencement of development. Two (2) or more development orders which individually do not constitute a site specific development order shall be considered a site specific development order if when taken together they meet the definition of a site specific development order.

STUDENT GENERATION MULTIPLIER - As published by the SCHOOL DISTRICT of Palm Beach County, the number of students per household determined by type and size of residential unit.

STUDENT STATION - The net square footage requirements per student based upon the instructional program to be housed as defined by FISH.

TYPE OF SCHOOL - Schools in the same categories of education, i.e. elementary, middle or high school.

VALID DEVELOPMENT ORDER - A DEVELOPMENT ORDER which: was issued by a LOCAL GOVERNMENT:

(1) in accordance with proper procedure and in compliance with state law, and the land development regulations and codes, administrative rules and procedures, and general policies of local governments, and the requirements of all other agencies; (2) not by mistake; and (3) which has not expired, lapsed, or been abandoned, revoked, or canceled, by operation of law, or by the local government or pursuant to the local government land development or pursuant to the local government land development regulations or codes, rules, or policies.

IMPLEMENTATION SECTION

~~Concurrency Service Area (CSA) Boundary Description~~

~~The Palm Beach County School District is divided into twenty one CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as bounded by Section lines, major traffic ways, natural barriers and county boundaries consistent with F.Ss.163.3180(13)(c)2, F.S. Changes to the CSA~~

boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#1

NORTH — The Martin / Palm Beach County Border

SOUTH — Donald Ross Rd

EAST — The Atlantic Ocean

WEST — Florida's Turnpike

#2

NORTH — The Martin / Palm Beach County Border

SOUTH — Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy

EAST — Florida's Turnpike

WEST — Bee Line Hwy

#3

NORTH — Donald Ross Rd

SOUTH — The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trl, then South along Military Trl to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike

EAST — The Atlantic Ocean

WEST — Florida's Turnpike

#4

NORTH — The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18

SOUTH — Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07

EAST — Florida's Turnpike

WEST — The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy, and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

#5

~~NORTH~~ ~~The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12 West to Military Trl~~

~~SOUTH~~ ~~The South Section Line of Sections (using T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trl~~

~~EAST~~ ~~The Atlantic Ocean~~

~~WEST~~ ~~Military Trl~~

#6

~~NORTH~~ ~~Northlake Blvd~~

~~SOUTH~~ ~~The South Section Line of Sections (using T-R-S) 42-42-36 West of Military Trl, 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31~~

~~EAST~~ ~~Military Trl~~

~~WEST~~ ~~The West Section Line of Sections (using T-R-S) 42-42-18, 42-42-19, 42-42-30, and 42-42-31~~

#8

~~NORTH~~ ~~The South Section Line of Sections (using T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trl~~

~~SOUTH~~ ~~The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl~~

~~EAST~~ ~~The Atlantic Ocean~~

~~WEST~~ ~~Military Trl~~

#9

~~NORTH~~ ~~The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trl), 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31~~

~~SOUTH~~ ~~The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl,
43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19~~

~~EAST~~ ~~Military Trl~~

~~WEST~~ ~~The West Section Line of Sections (using T-R-S) 43-42-06, 43-42-07, 43-42-18, and 43-42-19 North of the South Line of the North Half~~

#10

~~NORTH~~ ~~Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd, then West along the South Section Line of Sections (using T-R-S) 42-41-08, and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13~~

~~SOUTH~~ ~~Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33~~

EAST — ~~The East Section Line of Sections (using T-R-S) 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd~~

WEST — ~~The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd~~

#11

NORTH — ~~The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl~~

SOUTH — ~~The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl~~

EAST — ~~The Atlantic Ocean~~

WEST — ~~Military Trl~~

#12

NORTH — ~~The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19~~

SOUTH — ~~The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06~~

EAST — ~~Military Trl~~

WEST — ~~The West Section Line of Section (using T-R-S) 43-42-19 South of the North Line of the South Half, and State Rd 7~~

#14

NORTH — ~~The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl~~

SOUTH — ~~The South Section Line of Sections (using T-R-S) 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, and 44-42-25 East of Military Trl~~

EAST — ~~The Atlantic Ocean~~

WEST — ~~Military Trl~~

#15

NORTH — ~~The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06~~

SOUTH — ~~The L-14 Canal~~

EAST — ~~Military Trl~~

WEST — ~~State Rd 7~~

#16

~~**NORTH** — Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33~~

~~**SOUTH** — The South Section Line of Sections (using T-R-S) 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29, and 44-41-30 East of the L-40 Canal~~

~~**EAST** — U.S. Hwy 441 / State Rd 7~~

~~**WEST** — The L-40 Canal and the West Section Line of Section 43-40-33 South of Southern Blvd~~

#17

~~**NORTH** — The South Section Line of Sections (using T-R-S) 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, 44-42-25, 44-42-26, and 44-42-27 East of Jog Rd~~

~~**SOUTH** — The Boynton Canal~~

~~**EAST** — The Atlantic Ocean~~

~~**WEST** — Jog Rd~~

#18

~~**NORTH** — The L-14 Canal West to the Florida Turnpike, then North along the Turnpike to the South Section Line of Section (using T-R-S) 44-41-29, then West along the South Section Line of Sections 44-42-30, 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29 and 44-41-30 East of the L-40 Canal~~

~~**SOUTH** — The Boynton Canal~~

~~**EAST** — Jog Rd~~

~~**WEST** — The L-40 Canal~~

#19

~~**NORTH** — The Boynton Canal~~

~~**SOUTH** — The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal~~

~~**EAST** — The Atlantic Ocean~~

~~**WEST** — The L-40 Canal~~

#20

~~**NORTH** — The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal~~

~~**SOUTH** — The South Section Line of Sections (using T-R-S) 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal~~

~~**EAST** — The Atlantic Ocean~~

~~WEST — The L-40 Canal~~

~~#21~~

~~NORTH — The South Section Line of Sections (using T-R-S) 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal~~

~~SOUTH — The Palm Beach / Broward County Border~~

~~EAST — The Atlantic Ocean~~

~~WEST — The L-40 and L-36 Canals~~

~~#22~~

~~NORTH — The Martin / Palm Beach County Border~~

~~SOUTH — The Palm Beach / Broward County Border~~

~~EAST — From the Martin / Palm Beach County Border, the Bee Line Hwy South to the West Section Line (using T-R-S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24, 42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along The West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 44-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.~~

~~WEST — The Shoreline of Lake Okeechobee South to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border~~

~~#23~~

~~NORTH — The South Section Line of Sections (using T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23~~

~~SOUTH — The L-16 and L-21 Canals, also referenced as the Bolles Canal~~

EAST — ~~The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Lines of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal~~

WEST — ~~The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal~~

GOALS, OBJECTIVES AND POLICIES

GOAL AREA “A” Public School ~~C~~oordinated Planning~~o~~ncurrency

Objective A-1 Level of Service

Policy A-1.1 Target Level of Service Standards

Policy A-1.2 School Capacity Studies / 120% Utilization

Policy A-1.3 School Capacity Study Criteria

~~Policy A-1.4 Tiered Level of Service~~

~~Policy A-1.5 Concurrency Service Areas (CSA)~~

Policy A-1.~~6~~4 Five Year Capital Improvement Schedule / LOS Determination

Policy A-1.~~7~~5 Consistency with the School District's 5-Year Plan

Policy A-1.~~8~~6 Single-Family Lot Exemption

~~Policy A-1.9 Suspension and/or Termination of School Concurrency~~

Objective A-2 Facilities Requirements

Policy A-2.1 Mitigation Options

Policy A-2.2 Capacity in Adjacent CSA's

Objective A-3 Five-Year Capital Improvement Schedule

Policy A-3.1 Intergovernmental Coordination

GOAL AREA “B SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION

Objective B-1 School Facility Siting

Policy B-1.1 Expedited Review Process

Policy B-1.2 Siting of Educational Facilities

Policy B-1.3 Site Suitability / Water Management Standards

Policy B-1.4 Site Compliance with Coastal Element

Policy B-1.5 Site Proximity to Urban Residential Areas

Policy B-1.6 Collocation with Public Facilities

Objective B-2 Intergovernmental Coordination

Policy B-2.1 Interlocal Agreement

Policy B-2.2 Technical Advisory Group (TAG)

Policy B-2.3 Annual Data Update

Policy B-2.4 Data Sharing

Policy B-2.5 Communication of School Development Issues

Policy B-2.6 School Board Comment on Land Use Amendment

Policy B-2.7 Emergency Preparedness Coordination

Objective C-3 **Population Projections**

Policy C-3.1 Disaggregation of BEBR Projections

Policy C-3.2 Population Projection Coordination

GOAL AREA “A” PUBLIC SCHOOL **COORDINATED PLANNING CONCURRENCY:**
IT IS A GOAL OF THE CITY OF DELRAY BEACH TO PROVIDE FOR FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARD. THIS GOAL SHALL BE ACCOMPLISHED RECOGNIZING THE CONSTITUTIONAL OBLIGATION OF THE SCHOOL DISTRICT TO PROVIDE A UNIFORM SYSTEM OF FREE PUBLIC SCHOOLS ON A COUNTYWIDE BASIS.

Objective A-1

To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

Policy A-1.1 The LOS standard is the school’s utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first FTE student count reaches 108 % or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The former is intended to prevent the movement of students more than once.

Policy A-1.2 If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. ~~If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.~~

Policy A-1.3 The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new

development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's ~~Planning Concurrency Service Area (CSA)~~;
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity.

~~**Policy A-1.4** The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004-05 school year, by which time the School District has achieved the countywide adopted level of service for all schools of each school type. In the interim, Table A-1.1 establishes the tiered level of service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered LOS during that time shall not be allowed to exceed the utilization standards for that school type as shown in the Maximum Utilization Table of this element (Table A-1.2).~~

**Table A-1.1
Standards for Tiered Level of Service**

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
1	Elementary	110			
	Middle	110			
	High	110			
2	Elementary	110			
	Middle	110			
	High	125	110		
3	Elementary	110			
	Middle	110			
	High	125	120	110	
4	Elementary	110			
	Middle	110			
	High	125	120	110	
5	Elementary	110			
	Middle	110			
	High	130	130	110	

Table A-1.1 (Continued)

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
6	Elementary	110			
	Middle	125	120	110	
	High	125	120	110	
8	Elementary	110			
	Middle	125	125	110	
	High	120	120	110	
9	Elementary	125	125	110	
	Middle	125	115	110	
	High	120	130	110	
10	Elementary	110			
	Middle	125	125	110	
	High	120	110		
11	Elementary	110			
	Middle	125	110		
	High	110			
12	Elementary	110			
	Middle	135	120	110	
	High	140	120	110	
14	Elementary	115	110		
	Middle	140	140	110	
	High	115	115	110	
15	Elementary	110			
	Middle	135	135	110	
	High	120	120	110	
16	Elementary	130	130	110	
	Middle	125	125	110	
	High	150	150	110	

Table A-1.1 (Continued)

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
17	Elementary	110			
	Middle	110			
	High	115	110		
18	Elementary	125	125	110	
	Middle	140	140	110	
	High	140	120	110	
19	Elementary	110			
	Middle	110			
	High	110			
20	Elementary	110			
	Middle	110			
	High	130	130	110	
21	Elementary	110			
	Middle	110			
	High	110			
22	Elementary	110			
	Middle	110			
	High	110	120	110	
23	Elementary	110			
	Middle	110			
	High	110			

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five-Year Plan and FY 2001 Capital Budget, June 2000, and the actual count of students in the second semester of the 2000-01 school year.

Table A-1.2
MAXIMUM UTILIZATION TABLE:
Standards for Utilization of Capacity

GSA	Facility Type	2002-03	2003-04	2004-05	2005-06
1	Elementary	130	130	120	120
	Middle	120	120	120	120
	High	120	120	120	120
2	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	125	125	120	120
3	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	125	125	120	120
4	Elementary	125	120	120	120
	Middle	120	120	120	120
	High	130	130	120	120
5	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	130	130	120	120
6	Elementary	125	125	120	120
	Middle	135	130	120	120
	High	125	125	120	120
8	Elementary	120	120	120	120
	Middle	135	135	120	120
	High	120	120	120	120
9	Elementary	130	130	120	120
	Middle	135	130	120	120
	High	130	130	120	120
10	Elementary	130	130	120	120
	Middle	140	140	120	120
	High	120	120	120	120

Table A-1.2 (Continued)

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
11	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
12	Elementary	130	130	120	120
	Middle	145	130	120	120
	High	145	120	120	120
14	Elementary	135	135	120	120
	Middle	145	145	120	120
	High	120	120	120	120
15	Elementary	145	145	120	120
	Middle	140	140	120	120
	High	130	125	120	120
16	Elementary	175	175	120	120
	Middle	150	150	120	120
	High	150	150	120	120
17	Elementary	155	150	120	120
	Middle	130	130	120	120
	High	135	135	120	120
18	Elementary	135	135	120	120
	Middle	140	140	120	120
	High	145	125	120	120
19	Elementary	130	125	120	120
	Middle	120	120	120	120
	High	145	130	120	120
20	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	145	130	120	120

Table A-1.2 (Continued)

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
21	Elementary	135	135	120	120
	Middle	135	135	120	120
	High	145	145	120	120
22	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
23	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five-Year Plan and FY 2001 Capital Budget, June 2000.

[Revised by Amendment 02-1]

Policy A-1.5 ~~Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map PS 1.1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.~~

The criteria for ~~Concurrency Service Areas~~ shall be:

~~Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:~~

- ~~a. School locations, student transporting times, and future land uses in the area.~~
- ~~b. Section lines, major traffic ways, natural barriers and county boundaries.~~

~~1. Each CSA shall demonstrate that:—~~

- ~~a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and~~
- ~~b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.~~

- ~~3. Consistent with s.163.3180(13)(c)2., F.S., changes to the CSA boundaries shall be made only by amendment to the Public Schools Facilities Element and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.~~

Policy A-1.64 The City of Delray Beach shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five-Year Plan, as reflected in Table SD-CIP (Five Year Capital Improvement Schedule) of the Capital Improvement Element of the City of Delray Beach's Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

Policy A-1.75 The City of Delray Beach shall amend Table SD-CIP (Five Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five-Year Plan.

Policy A-1.86 For purposes of urban infill and in recognition of the entitlement density provisions of the City of Delray Beach's Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.

~~**Policy A-1.9** The City of Delray Beach shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:~~

- ~~1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:~~
 - ~~a. The occurrence of an "Act of God"; or~~
 - ~~b. The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or~~
 - ~~c. The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or~~
 - ~~d. The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs Economic Opportunity; or by a court action or final administrative action; or~~
 - ~~e. If concurrency is suspended in one-third or more of the CSAs pursuant to Policy A-1.9(2)(a) below.~~

~~2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:~~

- ~~a. Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or~~
- ~~b. The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or~~
- ~~c. Where the School Board materially amends the first 3 years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.~~

~~3. The County shall maintain records identifying all Concurrency Service Areas in which the School District has notified the County that the application of concurrency has been suspended.~~

~~4. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.~~

~~5. If a Program Evaluation Report recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency".~~

~~6. Upon termination of the Interlocal Agreement the County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.~~

Objective A-2

To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

Policy A-2.1 Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or

2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Policy A-2.2 A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular ~~planning concurrency service~~ area, as applied to an application for a development order, if the needed capacity for the particular planning area ~~CSA~~ is available in one or more contiguous ~~planning areas~~ ~~CSAs~~.

Objective A-3

To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy A-3.1 The City of Delray Beach, in coordination with the School District and other local governments, shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule, by reference or follow other procedures consistent with ~~Rule 9J-5, Florida Administrative Code~~ F.S. 163 Part II. This provision is intended to maintain consistency with the School Board's adopted Five-Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

GOAL AREA "B" SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION: IT IS THE GOAL OF CITY OF DELRAY BEACH TO MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PUBLIC EDUCATION FACILITIES FOR PLANNING AND DECISION-MAKING REGARDING POPULATION PROJECTIONS, PUBLIC SCHOOL SITING, AND THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENT WITH RESIDENTIAL DEVELOPMENT AND OTHER SERVICES.

Objective B-1

To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy B-1.1 The City of Delray Beach shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy B-1.2 The siting of public educational facilities shall comply with the City of Delray Beach Code of Ordinances and the Comprehensive Plan.

Policy B-1.3 The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy B-1.4 The proposed location shall comply with the provisions of the Coastal Zone Management Element of the Comprehensive Plan, if applicable to the site.

Policy B-1.5 The City of Delray Beach shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City of Delray Beach capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
- Providing for the review for all school sites as indicated in Policy B-1.1 above; and,
- Allowing schools as a permitted use within all urban residential land use categories.

Policy B-1.6 The City of Delray Beach shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Objective B-2

To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy B-2.1 The City of Delray Beach shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the

parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with F.S.s.163.3177(6)(h)1.and 2., 163.31777 F.S. and 163.3180(6) F.S.

Policy B-2.2 The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy B-2.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. ~~Planning Concurrency Service~~ Areas boundaries;
5. School District Management Reports; and
6. Operation and effectiveness of the Concurrency Program;
7. Program Evaluation Reports.

Policy B-2.3 The City of Delray Beach shall provide the School District with annual information needed to maintain school ~~adequacy~~concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program; and
4. ~~Concurrency service area criteria and standards; and~~
5. 4. School utilization.

Policy B-2.4 The City of Delray Beach shall provide the School District with its Comprehensive Plan, along with the five-year land use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The City of Delray Beach shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (Maps PS 3.1 and PS 3.2), to ensure consistency and compatibility with the provisions of this Element.

Policy B-2.5 The City of Delray Beach shall advise the School District of a proposed public school site's consistency with the City of Delray Beach's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy B-2.6 The City of Delray Beach shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

Policy B-2.7 The City of Delray Beach shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

Objective C-3

To establish a joint process of coordination and collaboration between the City of Delray Beach, Palm Beach County and the School District in the planning and decision making on population projections.

Policy C-3.1 The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each planning area ~~GSA~~, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. ~~These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.~~

Policy C-3.2 The City of Delray Beach commits working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 20100 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.