

ORDINANCE NO. 2017 - 015

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2
3 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF
4 PALM BEACH COUNTY, FLORIDA AMENDING THE 1989
5 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS
6 AMENDED; AMENDING THE INTRODUCTION & ADMINISTRATION,
7 FUTURE LAND USE, CAPITAL IMPROVEMENT, INTERGOVERNMENTAL
8 COORDINATION, AND PUBLIC SCHOOL FACILITIES ELEMENTS (TO
9 RELOCATE, REVISE, OR DELETE POLICIES AND DEFINITIONS RELATED
10 TO **COORDINATED SCHOOL PLANNING**); AND TO REVISE MAPS IN THE
11 MAP SERIES TO REFLECT LATEST CONDITIONS AND DATA INCLUDING:
12 SCHOOL CONCURRENCY SERVICE AREAS MAP PS 1.1, SCHOOL
13 FACILITY LOCATIONS MAP PS 2.1, PLANNED ADDITIONAL CAPACITY
14 MAP PS 3.1, AND PLANNED ADDITIONAL CAPACITY MAP PS 3.2); AND
15 AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL
16 OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING
17 FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING
18 FOR AN EFFECTIVE DATE.
19

20 **WHEREAS**, on August 31, 1989, the Palm Beach County Board of County
21 Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

22 **WHEREAS**, the Palm Beach County Board of County Commissioners amends the
23 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

24 **WHEREAS**, Section 163.3184(2)(a), Florida Statutes, provides that comprehensive
25 plan amendments shall follow the expedited state review process except as set forth in
26 Section 163.3184(2)(b) and (c), Florida Statutes; and

27 **WHEREAS**, the Palm Beach County Board of County Commissioners have initiated
28 amendments to several elements of the Comprehensive Plan in order to promote the health,
29 safety and welfare of the public of Palm Beach County; and

30 **WHEREAS**, the proposed amendments meet the requirements of Section
31 163.3184(3)(a), Florida Statutes, to be processed through the expedited state review process,
32 and are being processed through the expedited state review process; and

33 **WHEREAS**, the Palm Beach County Local Planning Agency conducted its public
34 hearing on November 18, 2016 to review the proposed amendments to the Palm Beach
35 County Comprehensive Plan and made recommendations regarding the proposed
36 amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter
37 163, Part II, Florida Statutes; and

38 **WHEREAS**, the Palm Beach County Board of County Commissioners, as the
39 governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163,
40 Part II, Florida Statutes, on January 30, 2017 to review the recommendations of the Local
41 Planning Agency, whereupon the Board of County Commissioners authorized transmittal of
42 proposed amendments to the state land planning agency and review agencies pursuant to
43 Chapter 163, Part II, Florida Statutes; and

1 **WHEREAS**, Palm Beach County received a letter from the state land planning agency
2 dated March 2, 2017 stating that the agency had identified no comments related to important
3 state resources and facilities within the Agency's authorized scope of review that will be
4 adversely impacted by the amendment contained in this ordinance if adopted; and

5 **WHEREAS**, on April 26, 2017 the Palm Beach County Board of County
6 Commissioners held a public hearing to consider adoption of the amendments; and

7 **WHEREAS**, the Palm Beach County Board of County Commissioners has determined
8 that the amendments comply with the requirements of the Community Planning Act.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
10 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

11 **Part I. Amendments to the 1989 Comprehensive Plan**

12 Amendments to the 1989 Comprehensive Plan are hereby adopted and attached to
13 this Ordinance as Exhibit 1:

- 14 **A. Intergovernmental Coordination Element**, to add, update and delete language to
15 make consistent with current Statutes and the Interlocal Agreement for Coordinated
16 School Planning;
- 17 **B. Introduction and Administration Element**, to add, update or delete applicable
18 definitions, including definitions related to the Interlocal Agreement for School
19 Coordinated Planning;
- 20 **C. Future Land Use Element**, to revise language referencing the appropriate
21 Comprehensive Plan element objective;
- 22 **D. Capital Improvement Element**, to add and delete language to make consistent with
23 current Statutes and the Interlocal Agreement for Coordinated School Planning;
- 24 **E. Public School Facilities Element**, to delete the Public School Facilities Element;
- 25 **F. Map Series**, to revise the School Concurrency Service Areas Map PS 1.1, School
26 Facility Locations Map PS 2.1, Planned Additional Capacity Map PS 3.1 and the
27 Planned Additional Capacity Map PS 3.2 Maps to reflect changed conditions.

28 **Part II. Repeal of Laws in Conflict**

29 All local laws and ordinances applying to the unincorporated area of Palm Beach
30 County in conflict with any provision of this ordinance are hereby repealed to the extent of
31 such conflict.

32 **Part III. Severability**

33 If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
34 any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not
35 affect the remainder of this Ordinance.

1 **Part IV. Inclusion in the 1989 Comprehensive Plan**

2 The provision of this Ordinance shall become and be made a part of the 1989 Palm
3 Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or
4 re-lettered to accomplish such, and the word "ordinance" may be changed to "section,"
5 "article," or any other appropriate word.

6 **Part V. Effective Date**

7 The effective date of this plan amendment, if the amendment is not timely challenged,
8 shall be 31 days after the state land planning agency notifies the County that the plan
9 amendment package is complete. If timely challenged, this amendment shall become
10 effective on the date the state land planning agency or the Administration Commission enters
11 a final order determining this adopted amendment to be in compliance. No development
12 orders, development permits, or land uses dependent on this amendment may be issued or
13 commence before it has become effective. If a final order of noncompliance is issued by the
14 Administration Commission, this amendment may nevertheless be made effective by adoption
15 of a resolution affirming its effective status, a copy of which resolution shall be sent to the
16 state land planning agency.

17 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach
18 County, on the 26th day of April, 2017.

19 ATTEST:
20 SHARON R. BOCK, CLERK
21 & COMPTROLLER
22 By [Signature]
23 Deputy Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS
By [Signature]
Paulette Burdick, Mayor

24 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

25 By [Signature]
26 County Attorney

27 Filed with the Department of State on the 27th day of April, 2017.

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EXHIBIT 1

A. Intergovernmental Coordination Element, Coordinated School Planning Amendment

REVISIONS: To add, update and delete language to make consistent with current Statutes and the Interlocal Agreement for Coordinated School Planning. Added text is underlined, and the deleted text ~~struck-out~~. The location of the former Goals, Objectives and Policies from the Public Schools Facilities Element (PSFE) are included. Data and Analysis is included in Exhibit 2.

A.1. Added Goal, Objectives and Policies

GOAL 6: PUBLIC SCHOOL COORDINATED PLANNING *[former PSFE Goal 2]*

It is the GOAL of Palm Beach County 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. 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 6.1 Intergovernmental Coordination *[former PSFE Objective 2.2]*

To establish and maintain a cooperative relationship with the School District 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 6.1-a: *[former PSFE Policy 2.2-a]* The County shall abide by the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning" ~~"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 December 15, 2015 ~~January 25, 2004~~, consistent with ss.163.3177(6)(h)1- and 2, F.S. and 163.3180, F.S.

Policy 6.1-b: *[former PSFE Policy 1.3-a]* The County, in coordination with the School District and other local governments, shall annually amend Table 17 of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), and ~~shall transmit the adopted copies of these amendments to all signatories of this agreement within thirty (30) days of adoption,~~ 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.

Policy 6.1-c: *[former PSFE Policy 2.2-c]* The County shall provide the School District with annual periodic information generated from the County's development and approvals that is 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;~~
4. ~~Concurrency service area criteria and standards; and~~
3. 5. School utilization.

Policy 6.1-d: *[former PSFE Policy 2.2-d]* The County 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 County 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. The County shall provide the School District with annual and bi-annual information generated from the County's development and approvals, including, but not limited to:

1. Certificates of Occupancy issued for new residential units.
2. Adopted future land use amendments and development orders, including amendments to development orders.
3. Projections for development and redevelopment for the coming year.

Policy 6.1-e: *[former PSFE Policy 2.2-f]* The County shall provide opportunity for the School District to comment on comprehensive plan amendments, development orders rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan. The County shall incorporate letters from the School District identifying school capacity availability into County project staff reports presented to the Board of County Commissioners. The County may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the District as the County deems appropriate.

Policy 6.1-f: *[former PSFE Policy 2.2-g]* The County 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 6.2 School Facility Siting Coordination *[former PSFE Objective 2.1]*

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 6.2-a: *[former PSFE Policy 2.1-a]* The County 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 6.2-b: Upon receipt of notice from the School District of its intent to acquire or lease a property for a school site, County shall review and provide a determination of consistency with the future land use designation, zoning district, and the County's Comprehensive Plan. The County comments may address the availability of necessary and planned infrastructure and the collocation of the proposed school facility with other public facilities such as parks, libraries and community centers.

Policy 6.2-c: The County abides by the school siting development review and building permit procedures outlined in the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning" and the Intergovernmental Agreement between the Board of County Commissioners and the School Board of Palm Beach County (R-93-1600D).

Policy 6.2-d: *[former PSFE Policy 2.1-b]* There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 6.2-e: *[former PSFE Policy 2.1-c]* 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 6.2-f: *[former PSFE Policy 2.1-d]*: The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy 6.2-g: *[former PSFE Policy 2.1-e]*: The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in ICE Objective 6.2 Policy 2.1-a above; and,
3. Considering schools as an allowable use within all urban residential future land use designations categories.

Policy 6.2-h: *[former PSFE Policy 2.1-f]* The County 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 6.3 Population Projections *[former PSFE Objective 2.3]*

To establish a joint process of coordination and collaboration between the County, local governments and the School District in the planning and decision making on population projections.

Policy 6.3-a: *[former PSFE Policy 2.3-a]* The County shall share with the School District the population data from the County's Population Allocation Model, converts the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, 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 6.3-b: *[former PSFE Policy 2.3-b]* The County commits to working with the School District and the municipalities to improve this the population allocation methodology and enhance coordination with the plans of the School District and local governments. Student population and student enrollment projections shall be revised annually by the school district 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 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

A.2. Revisions to Introduction, B. Assessments and Conclusion

Proper strategies of intergovernmental coordination are essential if Palm Beach County is to achieve efficient governance for all of its residents and orderly development and redevelopment within its borders. The mechanisms described in this Element and in the remainder of the Comprehensive Plan are designed to facilitate this process. ~~Four overall goal areas are addressed by the Intergovernmental Coordination Element. These areas are listed below.~~

~~GOAL 1 Plan Coordination:~~ ~~It is the Goal of Palm Beach County to provide a continuous coordination effort with all affected governmental entities in order to accomplish the goals of the Palm Beach County Comprehensive Plan and consider recommendations of affected governmental entities in the County's decision-making process and to ensure consistency with state and regional plans.~~

~~GOAL 2 Glades Revitalization:~~ ~~It is the Goal of Palm Beach County to revitalize the Glades area through cooperative efforts with the Glades Communities, residents and organizations in a manner consistent with the goals, objectives and policies of the Palm Beach County Comprehensive Plan.~~

~~GOAL 3 Conflict Resolution:~~ ~~It is the Goal of Palm Beach County to resolve conflicts with the plans of other governments that may result from implementation of the County's goals, objectives and policies through coordination, mediation or other dispute resolution measures.~~

~~**GOAL 4 Service Delivery Coordination:** It is the Goal of Palm Beach County to coordinate service provision to assure the most effective and efficient service delivery to the residents of Palm Beach County and its municipalities.~~

~~The element contains 9 objectives, which address the above coordination areas for meeting the Intergovernmental Coordination Goals. The goals and objectives and other background information are discussed in more detail below.~~

A.3. Revisions to Objective 1.1 Plan Coordination Policy

Policy 1.1-h: Coordination of Plan elements with the plans of other governmental entities shall be enhanced by implementing the objectives and policies of the subject Comprehensive Plan Elements as follows:

~~7. Public School Facilities Element Objectives 2.1, 2.2, 2.3, Policies 1.2-a, 2.1-a, 2.1-b, 2.2-a, 2.2-b, 2.2-c, 2.2-d, 2.3-a, 2.3-b;~~

Unaltered text omitted for brevity. Remaining list renumbered accordingly.

B. Introduction and Administration Element, Coordinated School Planning Amendment

REVISIONS: Add, update or delete applicable definitions, including definitions related to the Interlocal Agreement for School Coordinated Planning. Added text is underlined, and the deleted text ~~struck out~~. *Unaltered text omitted for brevity.*

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

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 Education Facilities (SREF).

COMMUNITY SCHOOL/PARK SITE - The collocating of school and park sites in such a fashion as to allow for co-utilization of recreational and support facilities by the public in a way that is more cost efficient than providing separate facilities.

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

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

~~**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.~~

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.

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) - ~~The A report of permanent school capacity the capacity of existing facilities.~~ 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, ~~according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).~~ FISH capacity includes modular capacity in Palm Beach County.

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

PRIVATE SCHOOL - Individual, association, copartnership, or corporation, or department, division, or section of such organization, which designates itself as an educational center of facilities whose primary purpose it is to provide kindergarten, elementary or secondary school grades, or vocational or technical education.

PUBLIC SCHOOL - Facilities whose primary purpose is to provide kindergarten, elementary or secondary school grades, or vocational or technical education, and which are owned and operated under the control of the School Board of Palm Beach County.

~~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.~~

C. Future Land Use Element, Coordinated School Planning Amendment

REVISIONS: To revise language referencing the appropriate Comprehensive Plan element objective. Added text is underlined, and the deleted text ~~struck out~~.

Policy 2.2.8-b: The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing an alternative and expedited review for all school sites as provided in Goal 6 of the Intergovernmental Coordination Element; Policy 2.2-b of the Public School Facilities Element; and;
3. Considering schools as an allowable use within all urban residential land use categories.

D. Capital Improvement Element, Coordinated School Planning Amendment

REVISIONS: To add and delete language to make consistent with current Statutes and the Interlocal Agreement for Coordinated School Planning. Added text is underlined, and the deleted text ~~struck out~~. *Unaltered text omitted for brevity.*

D.1 Introduction B. Assessments and Conclusions

The County maintains a minimum level of service for transportation, potable water and wastewater, solid waste and storm water management, recreation and open space, and fire-rescue. ~~The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, in accordance with the adopted Interlocal Agreement.~~ To ensure that the minimum levels of service for these public facilities and services are maintained as new development occurs, the County follows a Concurrency Management System. The Concurrency Management System requires all new development applications, subject to a Concurrency Reservation, to include identification of the impacts on the Level of Service for the concurrency item. The application process identifies the impacts that the proposed development would have on the County's ability, ~~or in the instance of public school facilities, the School District of Palm Beach County's ability,~~ to maintain the adopted minimum levels of service. A Concurrency Reservation will be granted if it can be demonstrated that the adopted minimum levels of service will be maintained as the effects of the development occur. The Concurrency Management System provides a time limit for a Concurrency Reservation, and provides for instances where the Concurrency Reservation is not required.

D.2 OBJECTIVE 1.1 Minimum Levels of Service

Palm Beach County shall maintain minimum level of service standards for traffic circulation, mass transit, sanitary sewer, potable water, recreation/open space, fire-rescue, solid waste, and storm water management, as defined in the applicable elements. The issuance of development approvals will be based upon the County's ability to maintain these minimum level of service standards. ~~The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.~~

Policy 1.1-a: Minimum Level of Service Standards: The minimum level of service standards for a Concurrency Reservation required for approval of a Development Order or Permit are established in the following elements:

D.3 OBJECTIVE 1.2 Concurrency Management System

Policy 1.2-b: The County shall continue to require the applicant for a Development Order or Development Permit listed in Policy 1.2-g or Policy 1.2-h to complete a "Level of Service Impact Statement". This statement shall provide the required information regarding the potential impacts of a development on each level of service identified in Objective 1.1 of this Element, and this required information shall be the basis of review for concurrency certifications. ~~For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Policy 1.1-f, and Capital Improvement Element Policy 1.2-k.~~

Policy 1.2-e: In determining that the necessary facilities and services shall be in place when the impacts of the development occur, the procedures maintained in Policy 1.2-c shall continue to consider the facilities and services to be in place when:

1. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the County, ~~or in the case of public school facilities, the School District of Palm Beach County,~~ that is executed and guaranteed at or before the time the Development Order or Development Permit is issued;
4. The necessary facilities and services are included in the County's Capital Improvement Annual Budget, ~~or, in the case of public school facilities, construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Five Year Capital Improvement Schedule, as reflected in Table 17 of this element, which shall reflect the addition of FISH capacity for each school as shown in Appendix A, Concurrency Service Area Table, of the Public School Facilities Element.~~
5. ~~In accordance with Policy 1.2-b, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.~~

Policy 1.2-f: The County shall continue to provide for the issuance of a Concurrency Reservation for all applications for Development Orders or Development Permits when transportation (roads and mass transit), potable water, wastewater, solid waste, storm water, recreation/open space, and fire-rescue, ~~and public school facilities~~ are available at the Level of Service identified in Objective 1.1 of this Element to accommodate the impact from the requested Development Order or Development Permit at the time such impacts are anticipated to occur. The County shall not issue any Development Orders or Development Permits, which require a Concurrency Reservation, in accordance with Policies 1.2-g and 1.2-h of this Element, until the Reservation has been issued.

D.4 OBJECTIVE 1.6 Fiscal Policies

c-6: The County shall incorporate the Palm Beach County School District Five Year Capital Improvement Schedule and as may be amended, as included in the Capital Improvement Element List of Tables under Table 17. The County shall have no obligation or responsibility for funding the School Board's Capital Facilities Plan.

E. Pubic School Facilities Element, Coordinated School Planning Amendment

REVISIONS: To delete the Public School Facilities Element.

I. ~~GOALS, OBJECTIVES AND POLICIES~~

~~GOAL 1: PUBLIC SCHOOL CONCURRENCY~~

~~It is a GOAL of County 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 1.1 — Level Of Service

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 1.1-a: 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 1.1-b: 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 1.1-c: 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 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 1.1-d: 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 1.1-1 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 1.1-2).

**Table 1.1-1
Standards for Tiered Level of Service**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	120	110				
	Middle	130	125	110			
	High	110					
2	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	110		
3	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	120	110	

GSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
		Elementary	110				
8	Middle	130	130	125	125	110	
	High	125	125	120	120	110	
9	Elementary	125	125	125	110		
	Middle	125	125	125	120	110	
	High	130	130	130	130	110	
10	Elementary	135	120	110			
	Middle	125	125	125	125	110	
	High	120	120	120	110		
11	Elementary	135	135	110			
	Middle	125	125	125	110		
	High	125	125	110			
12	Elementary	140	130	110			
	Middle	135	135	135	120	110	
	High	140	140	140	120	110	
14	Elementary	125	125	115	110		
	Middle	140	140	140	140	110	
	High	135	130	115	110		
15	Elementary	135	135	110			
	Middle	135	135	135	135	110	
	High	135	135	120	120	110	
16	Elementary	150	150	150	150	110	
	Middle	125	125	125	125	110	
	High	150	150	150	150	110	
17	Elementary	130	125	110			
	Middle	135	130	110			
	High	145	120	115	110		
18	Elementary	120	115	125	125	110	
	Middle	140	140	140	140	110	
	High	145	140	140	120	110	
19	Elementary	110					
	Middle	110					
	High	165	130	110	110		
20	Elementary	110					
	Middle	125	110				
	High	165	130	130	130	110	

GSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
		Elementary	115	110			
4	Middle	130	130	110			
	High	125	125	125	120	110	
5	Elementary	110					
	Middle	130	130	110			
6	Elementary	110					
	Middle	130	130	125	120	110	
	High	140	135	130	130	110	

CSA	FACILITY TYPE	2000-01	2001-02	2003-04	2003-04	2004-05	2005-06
21	Elementary	115	110				
	Middle	125	125	110			
	High	125	125	110			
22	Elementary	110					
	Middle	110					
	High	110	110	110	120	110	
23	Elementary	110					
	Middle	110					
	High	110					
Countywide	Alternative Schools	110					

Source: Based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.

Table 1.1-2
Maximum Utilization Table:
Standards for Utilization of Capacity

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	165	125	130	130	120	120
	Middle	130	125	120	120	120	120
	High	120	120	120	120	120	120
2	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	120	120	120
3	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	125	120	120
4	Elementary	155	150	120	120	120	120
	Middle	135	135	120	120	120	120
	High	135	135	130	130	120	120
5	Elementary	155	150	120	120	120	120
	Middle	140	135	120	120	120	120
	High	135	135	130	130	120	120
6	Elementary	155	145	125	125	120	120
	Middle	135	135	135	130	120	120
	High	120	120	125	125	120	120
8	Elementary	120	120	120	120	120	120
	Middle	135	135	135	135	120	120
	High	120	120	120	120	120	120
9	Elementary	130	130	130	130	120	120
	Middle	135	135	135	130	120	120
	High	130	130	130	130	120	120
10	Elementary	205	165	130	130	120	120
	Middle	140	140	140	140	120	120
	High	120	120	120	120	120	120
11	Elementary	245	245	120	120	120	120
	Middle	125	125	120	120	120	120
	High	125	125	120	120	120	120
12	Elementary	150	150	130	130	120	120
	Middle	145	145	145	130	120	120
	High	145	145	145	120	120	120
14	Elementary	140	135	135	135	120	120
	Middle	145	145	145	145	120	120

Source: Based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
15	High	165	120	120	120	120	120
	Elementary	180	180	145	145	120	120
	Middle	140	140	140	140	120	120
16	High	150	150	150	150	150	120
	Elementary	200	175	175	175	120	120
	Middle	150	150	150	150	120	120
17	High	145	135	135	135	120	120
	Elementary	205	205	155	150	120	120
	Middle	175	175	130	130	120	120
18	High	160	145	145	125	120	120
	Elementary	130	130	130	125	120	120
	Middle	140	140	140	140	120	120
19	High	170	145	145	130	120	120
	Elementary	120	120	120	120	120	120
	Middle	130	120	120	120	120	120
20	High	170	145	145	130	120	120
	Elementary	120	120	120	120	120	120
	Middle	130	120	120	120	120	120
21	High	145	145	145	145	120	120
	Elementary	165	145	135	135	120	120
	Middle	155	155	135	135	120	120
22	High	120	120	120	120	120	120
	Elementary	120	120	120	120	120	120
	Middle	120	120	120	120	120	120
23	High	120	120	120	120	120	120
	Elementary	300	120	120	120	120	120
	Middle	120	120	120	120	120	120

Policy 1.1.e: 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.

1. 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.

2. 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)(e)2.F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE 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 1.1-f:** The County 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 17 (Five Year Capital Improvement Schedule) of the Capital Improvement Element of the County's Comprehensive Plan), when analyzing the availability of school capacity and making level of service compliance determinations.~~

~~**Policy 1.1-g:** The County shall amend Table 17 (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 1.1-h:** For purposes of urban infill and in recognition of the entitlement density provisions of the County'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 1.1-i:** The County 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; 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 1.1 i.2 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, 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 1.2: Facilities Requirements

~~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 1.2-a:** 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 1.2-b:** 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 concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.~~

OBJECTIVE 1.3 Five-Year Capital Improvement Schedule

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

~~[Policy 1.3-a relocated to ICE Policy 6.1-b]~~

GOAL 2 SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION

~~[Goal 2 relocated to ICE Goal 6]~~

OBJECTIVE 2.1 School Facility Siting

~~[Objective 2.1 and policies relocated to ICE Objective 6.2]~~

OBJECTIVE 2.2 Intergovernmental Coordination

~~[Objective 2.2 and other policies under this objective, except omitted Policies 2.2-b and 2.2-e as shown below, are relocated to ICE Objective 6.1]~~

~~**Policy 2.2-b:** 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 2.2-a 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. Concurrency Service Areas boundaries;~~
- ~~5. School District Management Reports; and~~
- ~~6. Operation and effectiveness of the Concurrency Program;~~
- ~~7. Program Evaluation Reports.~~

~~**Policy 2.2-e:** The County shall advise the School District of a proposed public school site's consistency with the County's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.~~

OBJECTIVE 2.3 — Population Projections

[Objective 2.3 and policies relocated to ICE Objective 6.3]

II. — 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 s.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 Trail, then South along Military Trail 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 Trail
 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 Trail
 EAST— The Atlantic Ocean
 WEST— Military Trail
- #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 Trail
 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 Trail
 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 Trail
 EAST— The Atlantic Ocean
 WEST— Military Trail
- #9 **NORTH**— The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trail), 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

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

- EAST**— Military Trail
- 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 Trail
- 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 Trail
- EAST**— The Atlantic Ocean
- WEST**— Military Trail
- #12 NORTH**— The North Section Line of Sections (using TRS) 43-42-24 West of Military Trail, 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 Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- EAST**— Military Trail
- 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 Trail
- 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 Trail
- EAST**— The Atlantic Ocean
- WEST**— Military Trail
- #15 NORTH**— The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- SOUTH**— The L-14 Canal
- EAST**— Military Trail
- 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

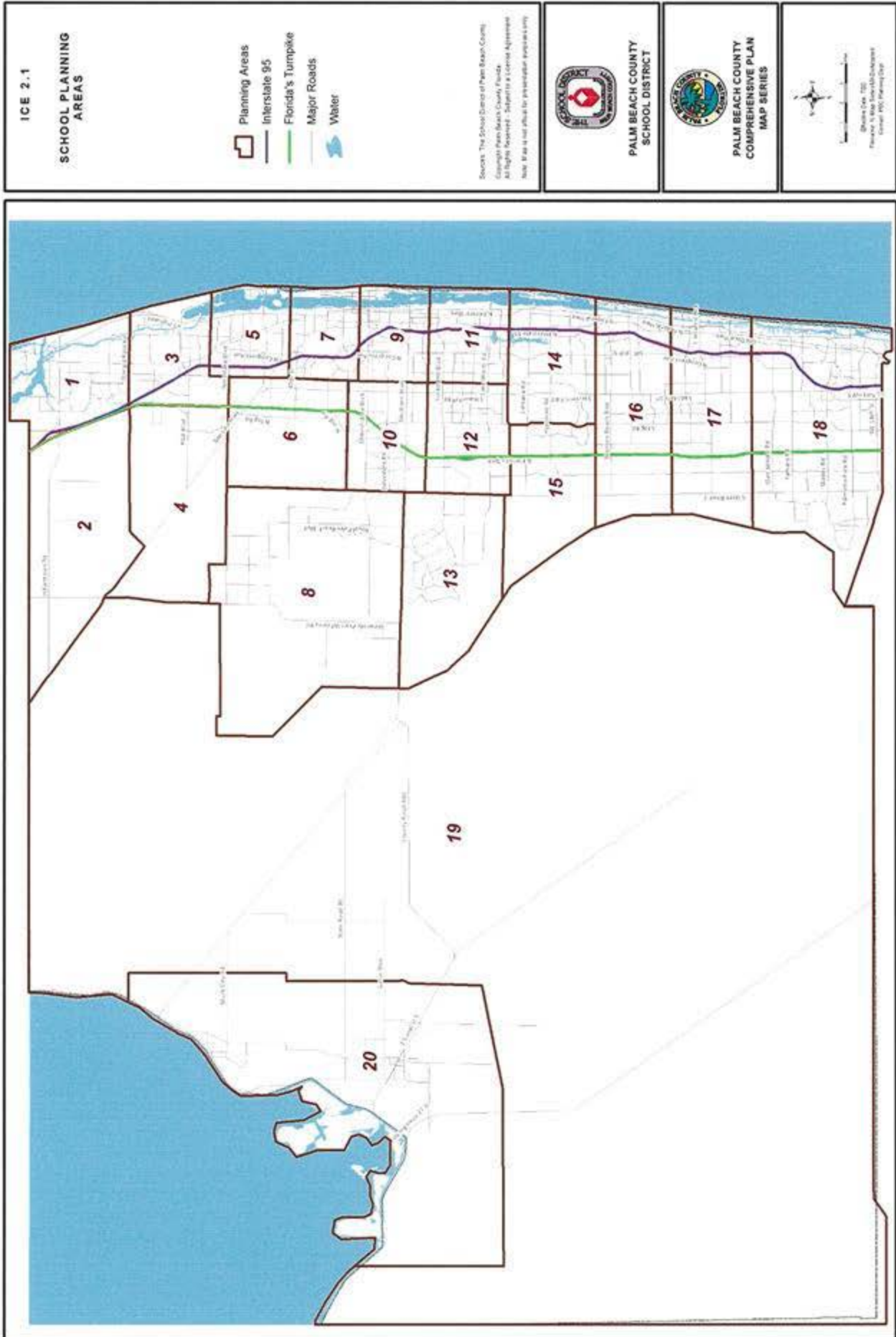
CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

- 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, 443-40-28, 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

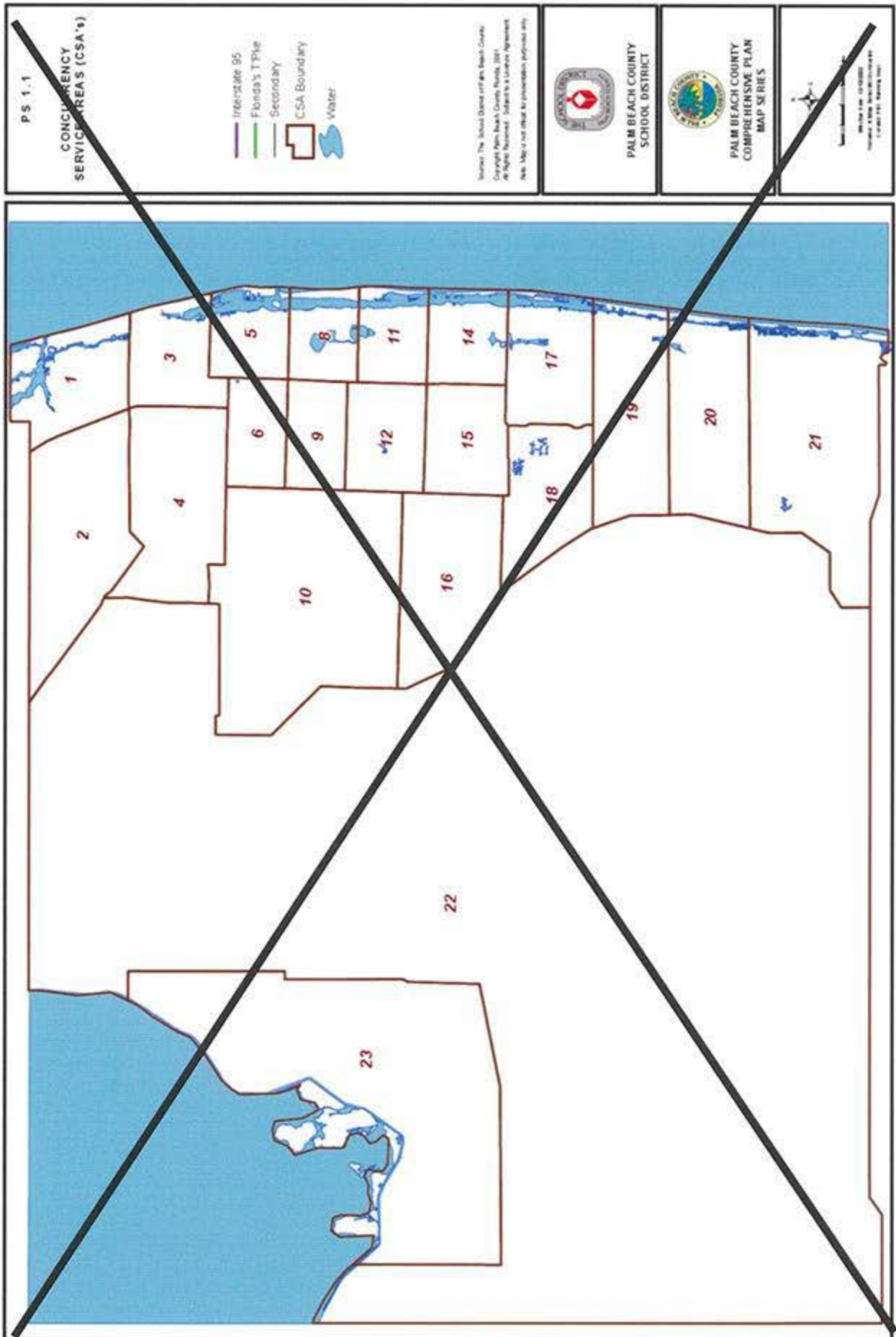
F. Map Series, Coordinated School Planning Amendment maps

REVISIONS: To revise the School Concurrency Service Areas Map PS 1.1, School Facility Locations Map PS 2.1, Planned Additional Capacity Map PS 3.1 and the Planned Additional Capacity Map PS 3.2 Maps to reflect changed conditions. The newly revised maps are shown on the following pages.

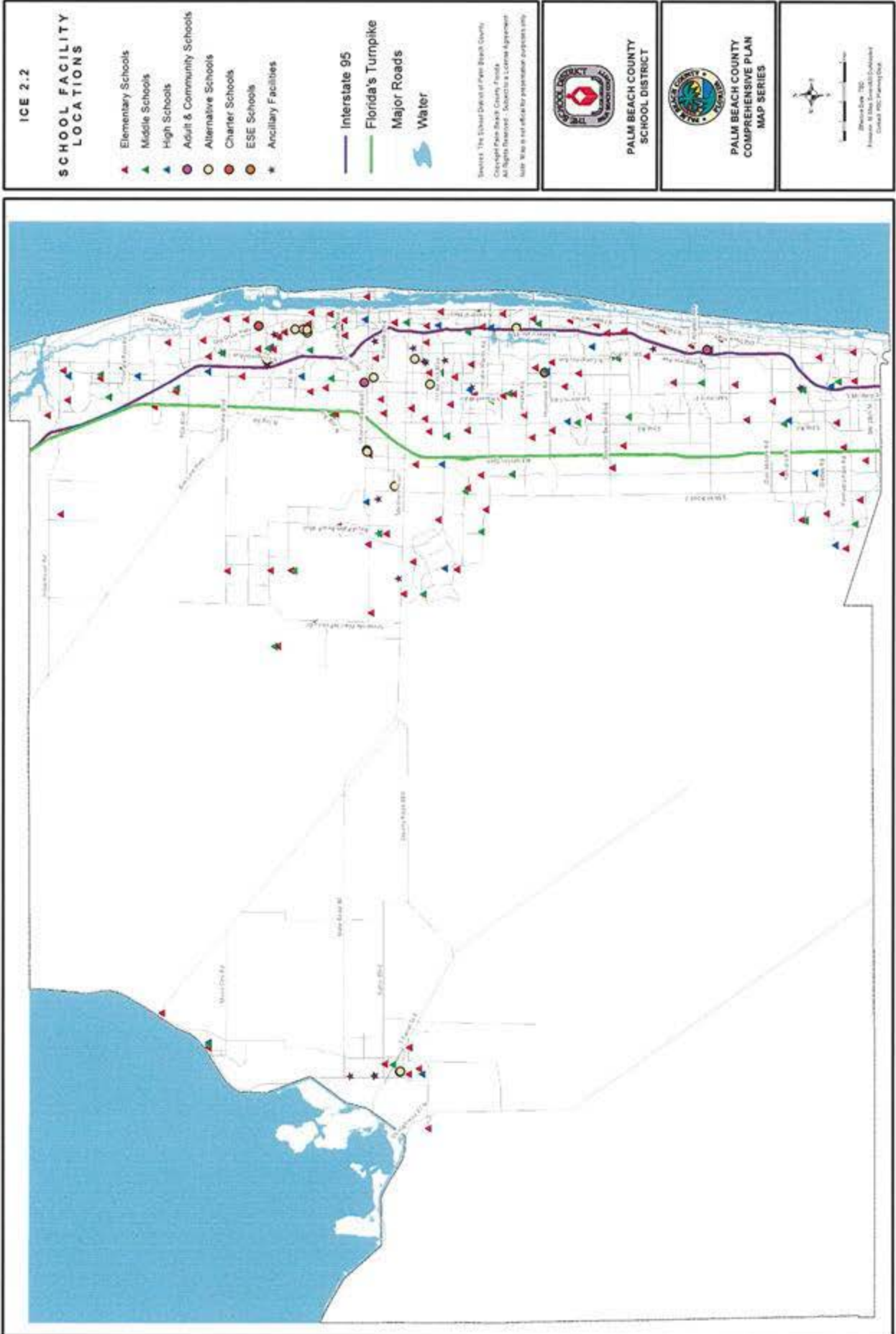
Proposed School Planning Areas Map ICE 2.1



Replaces the current School Concurrency Service Areas Map PS 1.1



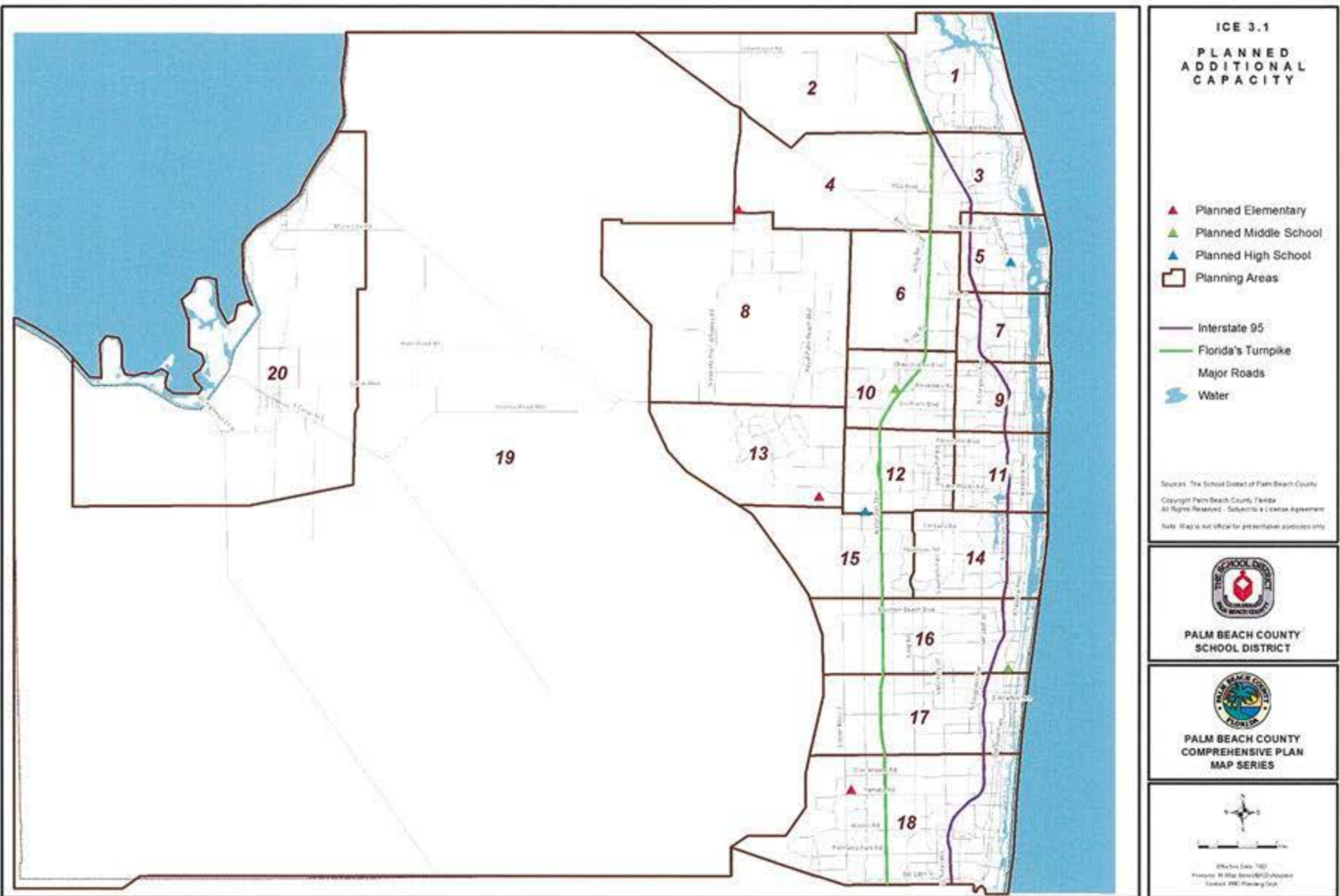
Proposed School Facility Locations Map ICE 2.2



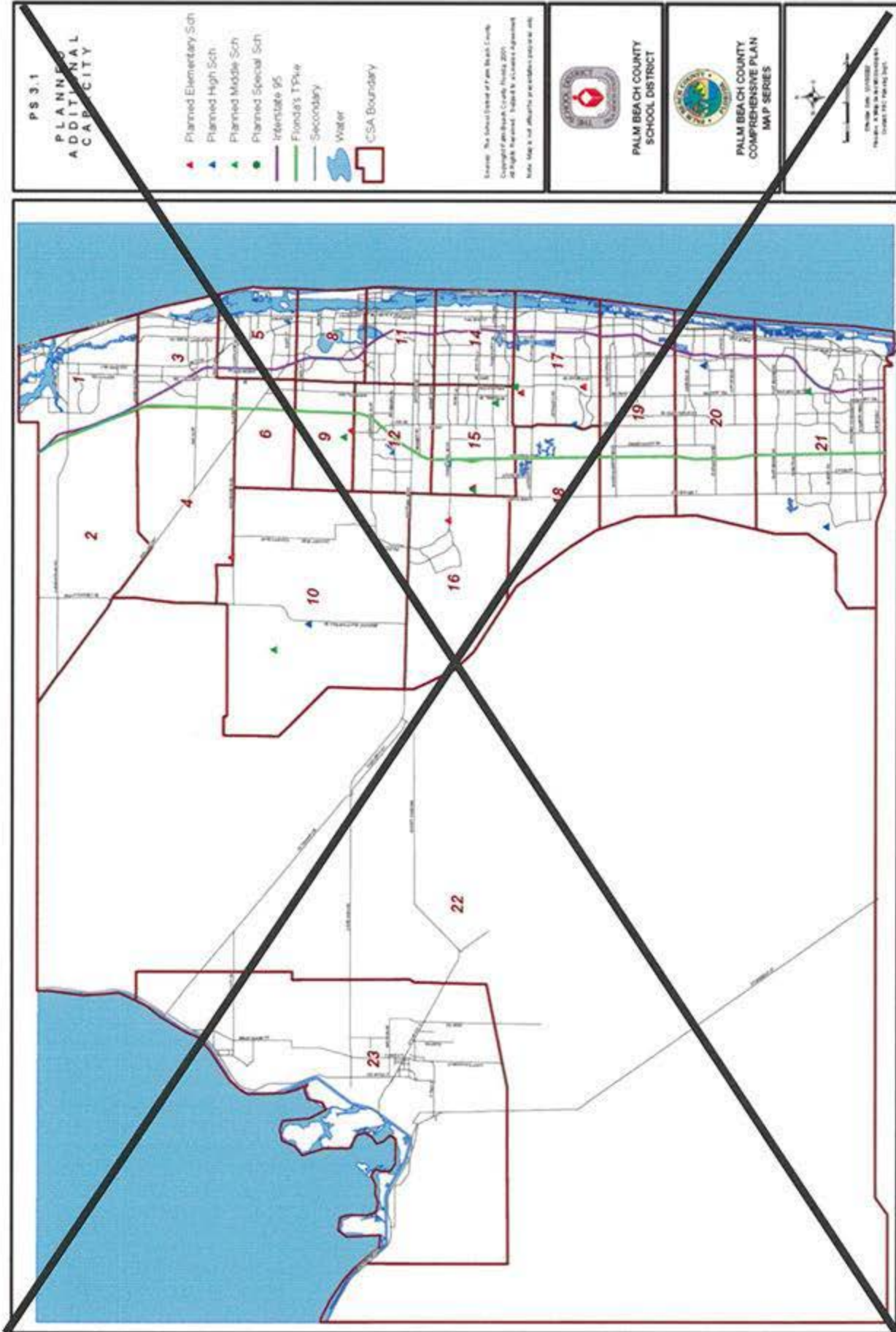
Replaces the current School Facility Locations Map PS 2.1

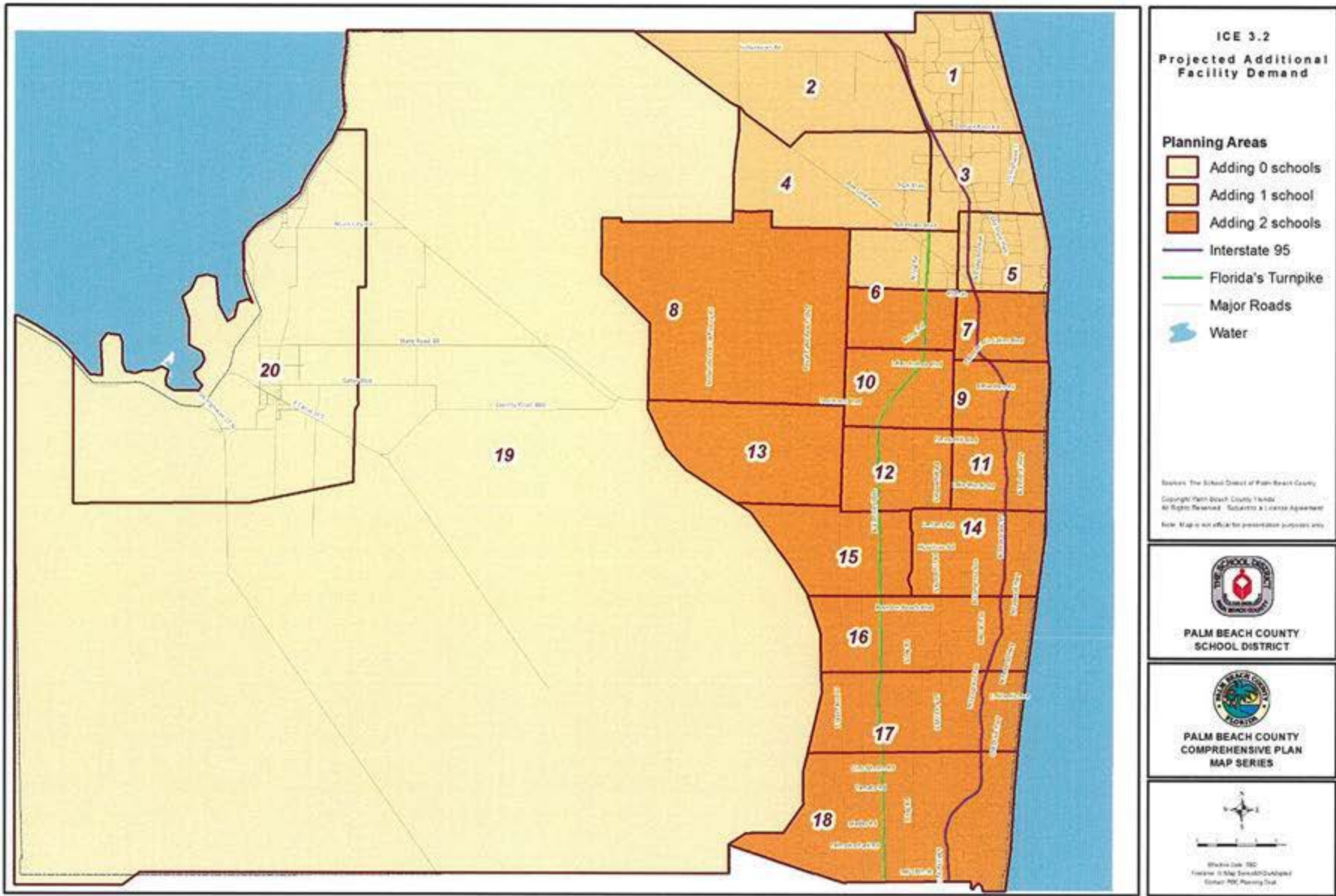


Proposed Planned Additional Capacity Map (Confirmed Sites) ICE 3.1

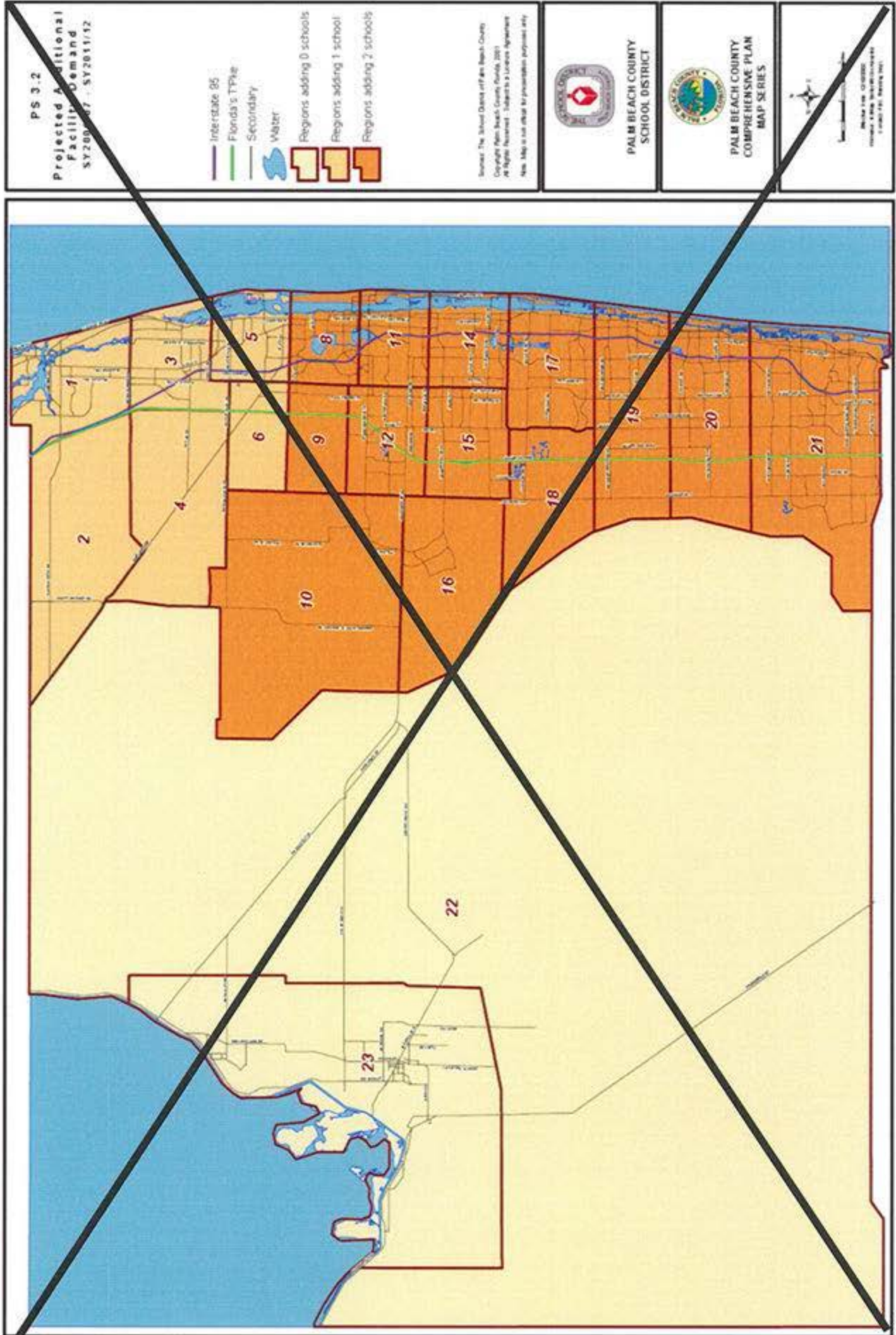


Replaces the current Planned Additional Capacity Map (Confirmed Sites) PS 3.1





Replaces the current Planned Additional Capacity Map (Unconfirmed Sites) PS 3.2





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 27, 2017

Honorable Sharon R. Bock
Clerk and Comptroller
Palm Beach County
301 North Olive Avenue
West Palm Beach, Florida 33401

Attention: Timothy Montiglio, Administrative Specialist II

Dear Ms. Bock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2017-015, which was filed in this office on April 27, 2017.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 17-B

FINAL REPORT, APRIL 26, 2017

I. General Data

Project Name:	Coordinated School Planning Amendment
Elements:	Introduction & Administration, Future Land Use, Capital Improvement, Intergovernmental Coordination and Public School Facilities Elements
Project Manager:	Patricia Behn, Deputy Planning Director
Staff Recommendation:	Staff recommends approval based on the findings and conclusions presented in this report.

II. Item Summary

Summary: This proposed amendment will revise the Comprehensive Plan based on the Interlocal Agreement for Coordinated School Planning entered into by the School District and the County on December 15, 2015. Specifically, this amendment proposes to:

- Relocate School Planning policies from the Public School Facilities Element (PSFE) to the Intergovernmental Coordination Element;
- Delete school concurrency policies and the remainder of the PSFE;
- Add, update or delete applicable definitions in the Introduction and Administration Element;
- Change references within the Future Land Use and Capital Improvement Elements to be consistent with the new policies; and
- Revise maps in the Map Series: the School Concurrency Service Areas Map PS 1.1, School Facility Locations Map PS 2.1, Planned Additional Capacity Map PS 3.1 and the Planned Additional Capacity Map PS 3.2.

Assessment: The County has held an interlocal agreement with the School District to coordinate school facility planning since 2001 through school concurrency. The coordination has been largely based upon sharing information regarding development proposals and approvals, school siting, and population projections to effectively plan for future school needs. The County, District and municipalities entered into a new interlocal agreement in 2015 that places the emphasis on coordination and data sharing that have already been in place since 2001. The school level of service and concurrency aspect is no longer required by Florida Statutes as has not been carried forward. This amendment will incorporate the provisions of the new Interlocal Agreement into the Comprehensive Plan and eliminate language related to school concurrency.

III. Hearing History

Local Planning Agency: *Approval*, motion by Sandra Greenberg, seconded by Katherine Murray, passed in a 9-0 vote at the November 18, 2016 public hearing. There was minimal discussion and no public comment. Staff stated that there would be a change in the Map Titles to reflect the Intergovernmental Coordination Element (ICE) in the title rather than the Public School Facilities Element (PSFE).

Board of County Commissioners Transmittal Public Hearing: *Transmit*, motion by Comm. Bernard, seconded by Comm. Berger passed in a 7-0 vote at the January 30th public hearing. Board discussion included comments regarding the State of Florida's preemption of local government rules and regulations. Two members of the public spoke.

State Review Agency Comments: The State Land Planning Agency reviewed this amendment under **Round 17-1 ESR** and issued a letter dated March 2, 2017 stating the Agency *"identified no comment related to important state resources and facilities within the Department's authorized scope of review that would be adversely impacted by the amendment if adopted."* A State agency comment was issued by the Florida Department of Transportation (FDOT). On March 1st, FDOT did not provide formal comments but provided technical assistance comments for the County's consideration. The technical comments are outside of the scope of the Comprehensive Plan and comments were relayed to the School District. In response to those comments, the School District stated that they will make sure to include FDOT in their planning process and stated that the best way to address coordination in the Interlocal Agreement is to have local governments consider adding the coordination when the agreement comes up for renewal. The currently adopted coordinated planning agreement with the School District satisfies Chapter 163.31777, F.S. The complete FDOT technical assistance comments are provided in Exhibit 4.

Board of County Commissioners Adoption Public Hearing: *Adopt*, motion by Commissioner Bernard, seconded by Commissioner Berger passed in a 7-0 vote at the April 26th public hearing. There was minimal board discussion and no public comment. **Ordinance 2017-015**

T:\Planning\AMEND\17-B\Reports-Agendas\5-Final\B-1_17-B_SchoolCoordinated-Rpt.docx

IV. Background

Palm Beach County local governments have relied upon the 2001 Interlocal Agreement (ILA), which expired in 2011, to meet the previous requirements of School Concurrency. Section 163.31777, Florida Statutes (F.S.) requires Palm Beach County to enter into an ILA with the School District for coordinated school planning. A meeting with the Palm Beach County School Board, the Board of County Commissioners (BCC), and the League of Cities was held in November 2011 to discuss School Concurrency, in light of the statutory changes introduced in 2011 by the Florida Legislature. As a result of this meeting, staff from the Interlocal Plan Amendment Review Committee (IPARC), which was comprised of staff from County, City, and School District, began working on an updated ILA. Upon reviewing the existing Concurrency program, staff could find no statutorily compliant solutions that would ensure managing the actual impacts of new development. This, along with the rise of charter schools, and the introduction of choice programs, led staff to consider various options for coordinated school planning.

After extensive meetings between the local governments and the School District staff, the recommended ILA is the successor to School Concurrency. This ILA will allow School District staff to conduct an analysis regarding the impacts on schools and make recommendations through a School Capacity Availability Determination. The term of this agreement is for five years, with automatic five year renewals. Pursuant to Chapter 163, F.S., the School Board adopted the ILA on August 19, 2015. On December 15, 2015, the Board of County Commissioners reviewed and entered into the agreement and initiated this Comprehensive Plan amendment to establish consistency with the ILA for Coordinated School Planning.

V. Intent

The proposed amendment will incorporate the School Coordinated Planning Interlocal Agreement into the Comprehensive Plan. Specifically, this amendment proposes to:

- Relocate School Planning from the Public School Facilities Element (PSFE) to the Intergovernmental Coordination Element;
- Delete school concurrency policies and the remainder of the PSFE;
- Add, update or delete applicable definitions in the Introduction and Administration Element;
- Change references within the Future Land Use and Capital Improvement Elements to be consistent with the new policies; and
- Revise maps in the Map Series: School Concurrency Service Areas Map PS 1.1, School Facility Locations Map PS 2.1, Planned Additional Capacity Map PS 3.1 and Planned Additional Capacity Map PS 3.2.

The specific changes in strike out and underline for each Element are provided in Exhibit 1.

VI. Data and Analysis Summary

This section provides data and analysis, including an examination of consistency with the Florida Statutes and the County's Comprehensive Plan.

A. Proposed Text Changes

This amendment will address the requirements of the adopted School Coordinated Planning Interlocal Agreement into the Comprehensive Plan. The specific changes are shown in Exhibit 1, with data and analysis for the basis of each change provided in Exhibit 2 by corresponding number. Notes reflecting reorganization of policies appear in Exhibit 1 in *italics* for reference purposes only.

B. Consistency with the State Statutes

This proposed amendment furthers Statute requirements through the revisions in coordination measures for addressing the provisions of the Interlocal Agreement for School Coordinated Planning. This amendment and ILA establish consistency with the following Florida Statutes:

- Section 163.01, F.S., enables local governments to cooperate with other local governments and public agencies, including school boards, to provide services and facilities on a basis of mutual advantage, and to enter into an Interlocal Agreement.
- Section 1013.33, F.S., requires the coordination of planning between school boards and local governments to ensure that the plans for the construction and opening of public educational facilities are coordinated in time and place with plans for residential development.
- Section 1013.33, F.S., requires the general location of educational facilities to be consistent with the County's Comprehensive Plan.
- Section 1013.33, F.S., requires the School Board to submit plans for public educational facilities to the County and the Municipalities and requires each local jurisdiction to determine the consistency of the plans with the Comprehensive Plan and applicable land development regulations.
- Section 163.3177(6)(h), F.S., requires the County and the Municipalities to coordinate the adopted local comprehensive plans with each other and the plans of the School Board.
- Section 163.3177(6)(h)1 and 2, F.S., requires an intergovernmental coordination element which is to include relationships and stating principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school board. This element must describe joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities within countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

- Section 163.31777(1), F.S., requires the County to enter into an interlocal agreement with the school district to jointly establish ways in which to coordinate the plans and processes of the County and the school district.
- Section 163.3180(1)(a), F.S., includes provisions for local governments to rescind the optional concurrency provisions and requires a comprehensive plan amendment addressing items listed above.

C. Consistency with the Comprehensive Plan

This proposed amendment will promote intergovernmental coordination and further several provisions in the Future Land Use and Intergovernmental Coordination Elements of the Comprehensive Plan, including the items listed below.

Future Land Use Element, Introduction. *Seven broad principles guide sustainable land use planning and development: 1. Livable Communities. Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*

Staff Assessment: This proposed amendment supports the principle to promote a livable community by fostering coordination mechanisms to ensure adequate opportunities for education. A Livable Community comprises certain characteristics that contribute to sustainability and a high quality of life. This includes the provision of civic uses such as schools. This proposed amendment will further policies in the Comprehensive Plan through the revisions in coordination measures for addressing schools and as a result will increase communication between the County and School District.

Intergovernmental Coordination Element, Objective 1.1, Plan Coordination: *Palm Beach County shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, adjacent counties, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan approved pursuant to s. 373.0361.*

Staff Assessment: This proposed amendment supports the County's objective in the Intergovernmental Coordination Element to coordinate the policies in the Comprehensive Plan with plans of the School Board.

There are no inconsistencies identified with the policies of the Comprehensive Plan.

D. Unified Land Development Code Implications

This proposed amendment will result in changes to the Unified Land Development Code (ULDC). This includes deleting requirements implementing School concurrency in the development review process, and requiring coordination on updating of definitions and providing a process for the School District staff to review amendments and rezoning. This will be amended to implement the school development review coordination provisions.

VII. Public and Municipal Review

Intergovernmental Plan Amendment Review Committee (IPARC): Notification was sent to the County's Intergovernmental Plan Amendment Review Committee (IPARC), made up of Planning Directors in Palm Beach County, reviewed the staff report and amended Comprehensive Plan language and had no objections on August 2, 2016.

Other Notice and Comments: Additional notification was provided to the Palm Beach County School Board on August 2, 2016. The School District staff had no objections regarding this amendment.

VIII. Staff Assessments and Conclusions

This proposed amendment will incorporate the Interlocal Agreement for School Coordinated Planning entered into by the Board of County Commissioners and the School Board of Palm Beach County. The amendment and interlocal agreement reflect the intergovernmental coordination between the County, School District, and local municipalities, and will ensure that coordination is achieved to foster the joint planning processes and procedures. The amendment and interlocal are consistent with Comprehensive Plan and Florida Statute requirements. No negative policy impacts were identified.

As such, staff recommends **approval** of this amendment.

Attachments

Exhibit 1 – Proposed revisions in strike-out and <u>underline</u> format	E-1
Exhibit 2 – Data and Analysis	E-30
Exhibit 3 – Adopted Interlocal Agreement for Coordinated School Planning	E-35

Exhibit 1 Proposed Revisions

A. Intergovernmental Coordination Element, Coordinated School Planning Amendment

REVISIONS: To add, update and delete language to make consistent with current Statutes and the Interlocal Agreement for Coordinated School Planning. Added text is underlined, and the deleted text ~~struck-out~~. The location of the former Goals, Objectives and Policies from the Public Schools Facilities Element (PSFE) are included. Data and Analysis is included in Exhibit 2.

A.1. Added Goal, Objectives and Policies

GOAL 6: PUBLIC SCHOOL COORDINATED PLANNING [former PSFE Goal 2]

It is the GOAL of Palm Beach County 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. 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 6.1 Intergovernmental Coordination [former PSFE Objective 2.2]

To establish and maintain a cooperative relationship with the School District 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 6.1-a: [former PSFE Policy 2.2-a] The County shall abide by the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning" ~~"Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrence"~~, which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on December 15, 2015 ~~January 25, 2004~~, consistent with ss.163.3177(6)(h)1- and 2, F.S. and 163.3180, F.S.

Policy 6.1-b: [former PSFE Policy 1.3-a] The County, in coordination with the School District and other local governments, shall annually amend Table 17 of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), ~~and shall transmit the adopted copies of these amendments to all signatories of this agreement within thirty (30) days of adoption~~, 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.

Policy 6.1-c: *[former PSFE Policy 2.2-c]* The County shall provide the School District with ~~annual~~ periodic information generated from the County's development and approvals that is 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;~~
- ~~4. Concurrency service area criteria and standards; and~~
3. 5. School utilization.

Policy 6.1-d: *[former PSFE Policy 2.2-d]* The County 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 County 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. The County shall provide the School District with annual and bi-annual information generated from the County's development and approvals, including, but not limited to:

1. Certificates of Occupancy issued for new residential units.
2. Adopted future land use amendments and development orders, including amendments to development orders.
3. Projections for development and redevelopment for the coming year.

Policy 6.1-e: *[former PSFE Policy 2.2-f]* The County shall provide opportunity for the School District to comment on comprehensive plan amendments, development orders ~~rezonings~~, and other land-use decisions which may be projected to impact on the public schools facilities plan. The County shall incorporate letters from the School District identifying school capacity availability into County project staff reports presented to the Board of County Commissioners. The County may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the District as the County deems appropriate.

Policy 6.1-f: *[former PSFE Policy 2.2-g]* The County 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 6.2 School Facility Siting Coordination *[former PSFE Objective 2.1]*

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 6.2-a: *[former PSFE Policy 2.1-a]* The County 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 6.2-b: Upon receipt of notice from the School District of its intent to acquire or lease a property for a school site, County shall review and provide a determination of consistency with the future land use designation, zoning district, and the County's Comprehensive Plan. The County comments may address the availability of necessary and planned infrastructure and the collocation of the proposed school facility with other public facilities such as parks, libraries and community centers.

Policy 6.2-c: The County abides by the school siting development review and building permit procedures outlined in the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning" and the Intergovernmental Agreement between the Board of County Commissioners and the School Board of Palm Beach County (R-93-1600D).

Policy 6.2-d: *[former PSFE Policy 2.1-b]* There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 6.2-e: *[former PSFE Policy 2.1-c]* 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 6.2-f: *[former PSFE Policy 2.1-d]*: The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy 6.2-g: *[former PSFE Policy 2.1-e]*: The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in [ICE Objective 6.2 Policy 2.1-a](#) above; and,

3. Considering schools as an allowable use within all urban residential future land use designations categories.

Policy 6.2-h: *[former PSFE Policy 2.1-f]* The County 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 6.3 Population Projections *[former PSFE Objective 2.3]*

To establish a joint process of coordination and collaboration between the County, local governments and the School District in the planning and decision making on population projections.

Policy 6.3-a: *[former PSFE Policy 2.3-a]* The County shall share with the School District the population data from the County's Population Allocation Model. ~~converts the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, 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 6.3-b: *[former PSFE Policy 2.3-b]* The County commits to working with the School District and the municipalities to improve ~~this~~ the population allocation methodology and enhance coordination with the plans of the School District and local governments. Student population and student enrollment projections shall be revised annually by the school district 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 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.~~

A.2. Revisions to Introduction, B. Assessments and Conclusion

Proper strategies of intergovernmental coordination are essential if Palm Beach County is to achieve efficient governance for all of its residents and orderly development and redevelopment within its borders. The mechanisms described in this Element and in the remainder of the Comprehensive Plan are designed to facilitate this process. ~~Four overall goal areas are addressed by the Intergovernmental Coordination Element. These areas are listed below.~~

~~**GOAL 1 Plan Coordination:** It is the Goal of Palm Beach County to provide a continuous coordination effort with all affected governmental entities in order to accomplish the goals of the Palm Beach County Comprehensive Plan and consider~~

~~recommendations of affected governmental entities in the County's decision-making process and to ensure consistency with state and regional plans.~~

~~**GOAL 2 Glades Revitalization:** It is the Goal of Palm Beach County to revitalize the Glades area through cooperative efforts with the Glades Communities, residents and organizations in a manner consistent with the goals, objectives and policies of the Palm Beach County Comprehensive Plan.~~

~~**GOAL 3 Conflict Resolution:** It is the Goal of Palm Beach County to resolve conflicts with the plans of other governments that may result from implementation of the County's goals, objectives and policies through coordination, mediation or other dispute resolution measures.~~

~~**GOAL 4 Service Delivery Coordination:** It is the Goal of Palm Beach County to coordinate service provision to assure the most effective and efficient service delivery to the residents of Palm Beach County and its municipalities.~~

~~The element contains 9 objectives, which address the above coordination areas for meeting the Intergovernmental Coordination Goals. The goals and objectives and other background information are discussed in more detail below.~~

A.3. Revisions to Objective 1.1 Plan Coordination Policy

Policy 1.1-h: Coordination of Plan elements with the plans of other governmental entities shall be enhanced by implementing the objectives and policies of the subject Comprehensive Plan Elements as follows:

~~7. Public School Facilities Element – Objectives 2.1, 2.2, 2.3, Policies 1.2-a, 2.1-a, 2.1-b, 2.2-a, 2.2-b, 2.2-c, 2.2-d, 2.3-a, 2.3-b;~~

Unaltered text omitted for brevity. Remaining list renumbered accordingly.

B. Introduction and Administration Element, Coordinated School Planning Amendment

REVISIONS: Add, update or delete applicable definitions, including definitions related to the Interlocal Agreement for School Coordinated Planning. Added text is underlined, and the deleted text ~~struck out~~. *Unaltered text omitted for brevity.*

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

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 Education Facilities (SREF).

COMMUNITY SCHOOL/PARK SITE - The collocating of school and park sites in such a fashion as to allow for co-utilization of recreational and support facilities by the public in a way that is more cost efficient than providing separate facilities.

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

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

~~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.~~

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.

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) - ~~The A~~ report of permanent school capacity the capacity of existing facilities. 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. ~~according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables). FISH capacity includes modular capacity in Palm Beach County.~~

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

PRIVATE SCHOOL - Individual, association, copartnership, or corporation, or department, division, or section of such organization, which designates itself as an educational center of facilities whose primary purpose it is to provide kindergarten, elementary or secondary school grades, or vocational or technical education.

PUBLIC SCHOOL - Facilities whose primary purpose is to provide kindergarten, elementary or secondary school grades, or vocational or technical education, and which are owned and operated under the control of the School Board of Palm Beach County.

~~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.~~

C. Future Land Use Element, Coordinated School Planning Amendment

REVISIONS: To revise language referencing the appropriate Comprehensive Plan element objective. Added text is underlined, and the deleted text ~~struck out~~.

Policy 2.2.8-b: The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;

2. Providing an alternative and expedited review for all school sites as provided in [Goal 6 of the Intergovernmental Coordination Element](#); ~~Policy 2.2-b of the Public School Facilities Element~~; and;
3. Considering schools as an allowable use within all urban residential land use categories.

D. Capital Improvement Element, Coordinated School Planning Amendment

REVISIONS: To add and delete language to make consistent with current Statutes and the Interlocal Agreement for Coordinated School Planning. Added text is underlined, and the deleted text ~~struck-out~~. *Unaltered text omitted for brevity.*

D.1 Introduction B. Assessments and Conclusions

The County maintains a minimum level of service for transportation, potable water and wastewater, solid waste and storm water management, recreation and open space, and fire-rescue. ~~The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, in accordance with the adopted Interlocal Agreement.~~ To ensure that the minimum levels of service for these public facilities and services are maintained as new development occurs, the County follows a Concurrency Management System. The Concurrency Management System requires all new development applications, subject to a Concurrency Reservation, to include identification of the impacts on the Level of Service for the concurrency item. The application process identifies the impacts that the proposed development would have on the County's ability, ~~or in the instance of public school facilities, the School District of Palm Beach County's ability,~~ to maintain the adopted minimum levels of service. A Concurrency Reservation will be granted if it can be demonstrated that the adopted minimum levels of service will be maintained as the effects of the development occur. The Concurrency Management System provides a time limit for a Concurrency Reservation, and provides for instances where the Concurrency Reservation is not required.

D.2 OBJECTIVE 1.1 Minimum Levels of Service

Palm Beach County shall maintain minimum level of service standards for traffic circulation, mass transit, sanitary sewer, potable water, recreation/open space, fire-rescue, solid waste, and storm water management, as defined in the applicable elements. The issuance of development approvals will be based upon the County's ability to maintain these minimum level of service standards. ~~The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.~~

Policy 1.1-a: Minimum Level of Service Standards: The minimum level of service standards for a Concurrency Reservation required for approval of a Development Order or Permit are established in the following elements:

~~Public School Facilities — Policy 1.1-a, 1.1-d~~

D.3 OBJECTIVE 1.2 Concurrency Management System

Policy 1.2-b: The County shall continue to require the applicant for a Development Order or Development Permit listed in Policy 1.2-g or Policy 1.2-h to complete a "Level of Service Impact Statement". This statement shall provide the required information regarding the potential impacts of a development on each level of service identified in Objective 1.1 of this Element, and this required information shall be the basis of review for concurrency certifications. ~~For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Policy 1.1-f, and Capital Improvement Element Policy 1.2-k.~~

Policy 1.2-e: In determining that the necessary facilities and services shall be in place when the impacts of the development occur, the procedures maintained in Policy 1.2-c shall continue to consider the facilities and services to be in place when:

1. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the County, ~~or in the case of public school facilities, the School District of Palm Beach County,~~ that is executed and guaranteed at or before the time the Development Order or Development Permit is issued;
4. The necessary facilities and services are included in the County's Capital Improvement Annual Budget, ~~or, in the case of public school facilities, construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Five Year Capital Improvement Schedule, as reflected in Table 17 of this element, which shall reflect the addition of FISH capacity for each school as shown in Appendix A, Concurrency Service Area Table, of the Public School Facilities Element.~~
5. ~~In accordance with Policy 1.2-b, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.~~

Policy 1.2-f: The County shall continue to provide for the issuance of a Concurrency Reservation for all applications for Development Orders or Development Permits when transportation (roads and mass transit), potable water, wastewater, solid waste, storm water, recreation/open space, [and](#) fire-rescue, ~~and public school facilities~~ are available at the Level of Service identified in Objective 1.1 of this Element to accommodate the impact from the requested Development Order or Development Permit at the time such impacts are anticipated to occur. The County shall not issue any Development Orders or Development Permits, which require a Concurrency Reservation, in accordance with Policies 1.2-g and 1.2-h of this Element, until the Reservation has been issued.

D.4 OBJECTIVE 1.6 Fiscal Policies

c-6: The County shall incorporate the Palm Beach County School District Five Year Capital Improvement Schedule and as may be amended, as included in the Capital Improvement Element List of Tables under Table 17. The County shall have no obligation or responsibility for funding the School Board's Capital Facilities Plan.

E. Pubic School Facilities Element, Coordinated School Planning Amendment

REVISIONS: To delete the Public School Facilities Element.

~~I. GOALS, OBJECTIVES AND POLICIES~~

~~GOAL 1: PUBLIC SCHOOL CONCURRENCY~~

~~It is a GOAL of County 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 1.1 Level Of Service~~

~~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 1.1-a:** 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 1.1-b:** 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 1.1-c:** 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 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 1.1-d:** 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 1.1-1 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 1.1-2).~~

~~**Table 1.1-1
Standards for Tiered Level of Service**~~

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	120	110				
	Middle	130	125	110			
	High	110					
2	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	110		
3	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	120	110	
4	Elementary	115	110				
	Middle	130	130	110			
	High	125	125	125	120	110	
5	Elementary	110					
	Middle	130	130	110			
	High	135	135	130	130	110	
6	Elementary	110					
	Middle	130	130	125	120	110	
	High	120	120	125	120	110	

CSA	FACILITY TYPE	2000-01	2001-02	2003-04	2003-04	2004-05	2005-06
8	Elementary	110					
	Middle	130	130	125	125	110	
	High	125	125	120	120	110	
9	Elementary	125	125	125	125	110	
	Middle	125	125	125	120	110	
	High	130	130	130	130	110	
10	Elementary	135	120	110			
	Middle	125	125	125	125	110	
	High	120	120	120	110		
11	Elementary	135	135	110			
	Middle	125	125	125	110		
	High	125	125	110			
12	Elementary	140	130	110			
	Middle	135	135	135	120	110	
	High	140	140	140	120	110	
14	Elementary	125	125	115	110		
	Middle	140	140	140	140	110	
	High	135	130	115	115	110	
15	Elementary	135	135	110			
	Middle	135	135	135	135	110	
	High	135	135	120	120	110	
16	Elementary	130	130	130	130	110	
	Middle	125	125	125	125	110	
	High	150	150	150	150	110	
17	Elementary	130	125	110			
	Middle	135	130	110			
	High	145	120	115	110		
18	Elementary	120	115	125	125	110	
	Middle	140	140	140	140	110	
	High	145	140	140	120	110	
19	Elementary	110					
	Middle	110					
	High	165	130	110	110		
20	Elementary	110					
	Middle	125	110				
	High	165	130	130	130	110	

GSA	FACILITY TYPE	2000-01	2001-02	2003-04	2003-04	2004-05	2005-06
21	Elementary	415	410				
	Middle	425	425	440			
	High	425	425	440			
22	Elementary	410					
	Middle	410					
	High	410	410	440	420	410	
23	Elementary	410					
	Middle	410					
	High	410					
Countywide	Alternative Schools	410					

Source: Based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.

**Table 1.1-2
Maximum Utilization Table:
Standards for Utilization of Capacity**

GSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	465	425	430	430	420	420
	Middle	430	425	420	420	420	420
	High	420	420	420	420	420	420
2	Elementary	420	420	420	420	420	420
	Middle	430	430	420	420	420	420
	High	420	420	425	420	420	420
3	Elementary	420	420	420	420	420	420
	Middle	430	430	420	420	420	420
	High	420	420	425	425	420	420
4	Elementary	455	450	420	420	420	420
	Middle	435	435	420	420	420	420
	High	435	435	430	430	420	420
5	Elementary	455	450	420	420	420	420
	Middle	440	435	420	420	420	420
	High	435	435	430	430	420	420
6	Elementary	455	445	425	425	420	420
	Middle	435	435	435	430	420	420
	High	420	420	425	425	420	420
8	Elementary	420	420	420	420	420	420
	Middle	435	435	435	435	420	420
	High	420	420	420	420	420	420

GSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
9	Elementary	130	130	130	130	120	120
	Middle	135	135	135	130	120	120
	High	130	130	130	130	120	120
10	Elementary	205	165	130	130	120	120
	Middle	140	140	140	140	120	120
	High	120	120	120	120	120	120
11	Elementary	245	245	120	120	120	120
	Middle	125	125	120	120	120	120
	High	125	125	120	120	120	120
12	Elementary	150	150	130	130	120	120
	Middle	145	145	145	130	120	120
	High	145	145	145	120	120	120
14	Elementary	140	135	135	135	120	120
	Middle	145	145	145	145	120	120
	High	165	120	120	120	120	120
15	Elementary	180	180	145	145	120	120
	Middle	140	140	140	140	120	120
	High	135	135	130	125	120	120
16	Elementary	200	175	175	175	120	120
	Middle	150	150	150	150	120	120
	High	150	150	150	150	120	120
17	Elementary	205	205	155	150	120	120
	Middle	175	175	130	130	120	120
	High	145	135	135	135	120	120
18	Elementary	130	120	135	135	120	120
	Middle	140	140	140	140	120	120
	High	160	145	145	125	120	120
19	Elementary	130	130	130	125	120	120
	Middle	120	120	120	120	120	120
	High	170	145	145	130	120	120
20	Elementary	120	120	120	120	120	120
	Middle	130	120	120	120	120	120
	High	170	145	145	130	120	120
21	Elementary	165	145	135	135	120	120
	Middle	155	155	135	135	120	120
	High	145	145	145	145	120	120
22	Elementary	120	120	120	120	120	120

GSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
	Middle	120	120	120	120	120	120
	High	120	120	120	120	120	120
23	Elementary	300	120	120	120	120	120
	Middle	120	120	120	120	120	120
	High	120	120	120	120	120	120
Countywide	Alternative Schools	120	120	120	120	120	120

~~Source: Based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.~~

~~**Policy 1.1-e:** 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.~~

~~1. 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.~~

~~2. 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 PSFE 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 1.1-f:** The County 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 17 (Five Year Capital Improvement Schedule) of the Capital Improvement Element of the County's Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.~~

~~**Policy 1.1-g:** The County shall amend Table 17 (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 1.1-h:** For purposes of urban infill and in recognition of the entitlement density provisions of the County'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 1.1-i:** The County 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; 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 1.1-i.2 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, 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 1.2: Facilities Requirements~~

~~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 1.2-a:** 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 1.2-b:** 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 concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.~~

~~OBJECTIVE 1.3 Five-Year Capital Improvement Schedule~~

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

[Policy 1.3-a relocated to ICE Policy 6.1-b]

~~GOAL 2 SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION~~

[Goal 2 relocated to ICE Goal 6]

~~OBJECTIVE 2.1 School Facility Siting~~

[Objective 2.1 and policies relocated to ICE Objective 6.2]

OBJECTIVE 2.2 — Intergovernmental Coordination

[Objective 2.2 and other policies under this objective, except omitted Policies 2.2-b and 2.2-e as shown below, are relocated to ICE Objective 6.1]

~~**Policy 2.2-b:** 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 2.2-a 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. Concurrency Service Areas boundaries;~~
- ~~5. School District Management Reports; and~~
- ~~6. Operation and effectiveness of the Concurrency Program;~~
- ~~7. Program Evaluation Reports.~~

~~**Policy 2.2-e:** The County shall advise the School District of a proposed public school site's consistency with the County's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.~~

OBJECTIVE 2.3 — Population Projections

[Objective 2.3 and policies relocated to ICE Objective 6.3]

II. 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 s.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 |

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

- ~~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 Trail, then South along Military Trail 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 Trail
- ~~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 Trail
- ~~EAST~~ The Atlantic Ocean
- ~~WEST~~ Military Trail
- #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 Trail
- ~~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 Trail
- ~~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 Trail
- ~~EAST~~ The Atlantic Ocean
- ~~WEST~~ Military Trail
- #9** ~~NORTH~~ The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trail), 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 Trail

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

- ~~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 Trail
- ~~EAST~~ The Atlantic Ocean
- ~~WEST~~ -Military Trail
- ~~#12 NORTH~~ The North Section Line of Sections (using TRS) 43-42-24 West of Military Trail, 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 Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- ~~EAST~~ -Military Trail
- ~~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 Trail
- ~~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 Trail
- ~~EAST~~ The Atlantic Ocean
- ~~WEST~~ Military Trail
- ~~#15 NORTH~~ The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- ~~SOUTH~~ The L-14 Canal
- ~~EAST~~ Military Trail
- ~~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

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

- #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~~

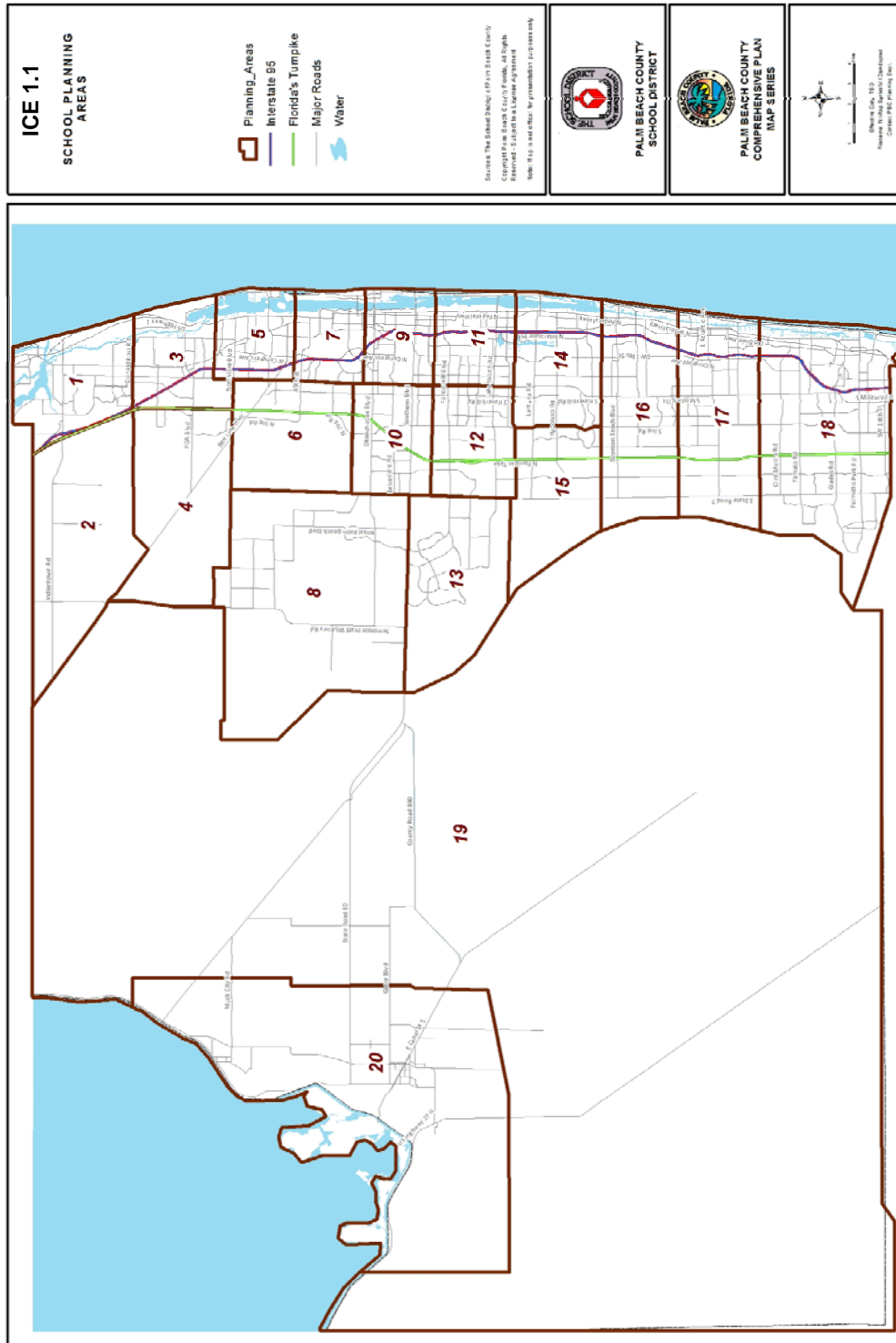
CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

- ~~**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, 43-40-28, 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~~

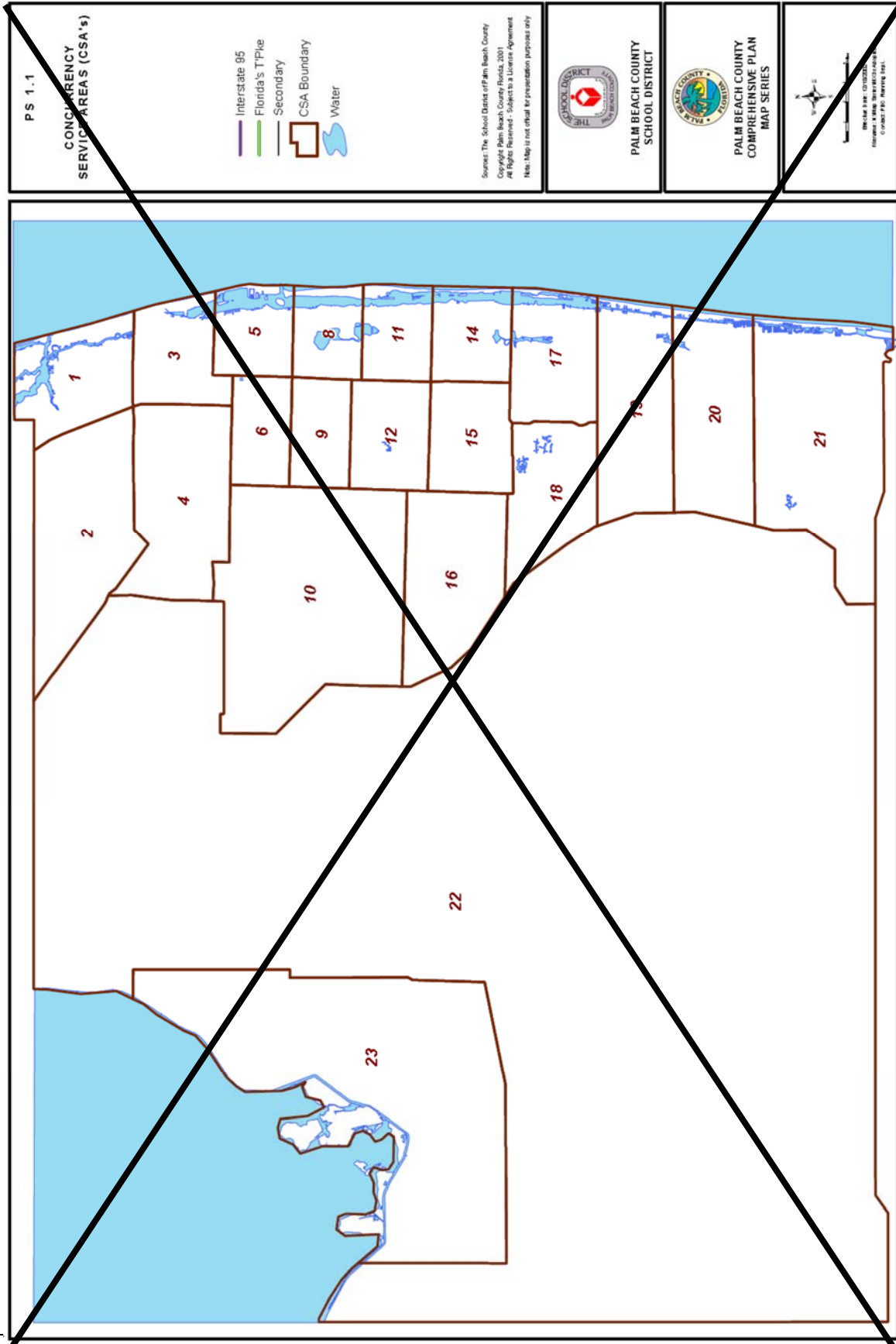
F. Map Series, Coordinated School Planning Amendment maps

REVISIONS: To revise the School Concurrency Service Areas Map PS 1.1, School Facility Locations Map PS 2.1, Planned Additional Capacity Map PS 3.1 and the Planned Additional Capacity Map PS 3.2 Maps to reflect changed conditions. The newly revised maps are shown on the following pages.

Proposed School Planning Areas Map ICE 2.1

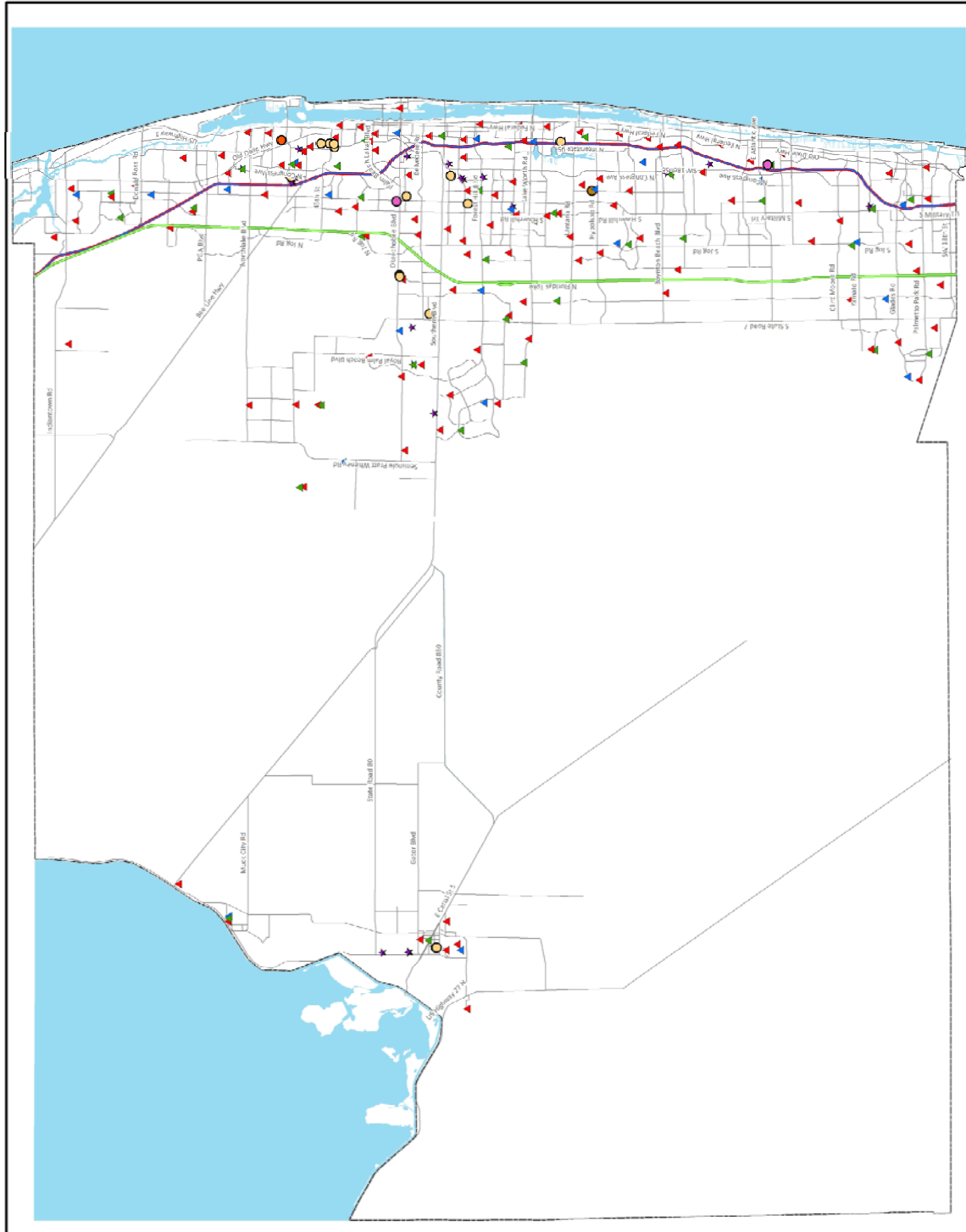


Replaces the current School Concurrency Service Areas Map PS 1.1



Proposed School Facility Locations Map ICE 2.1

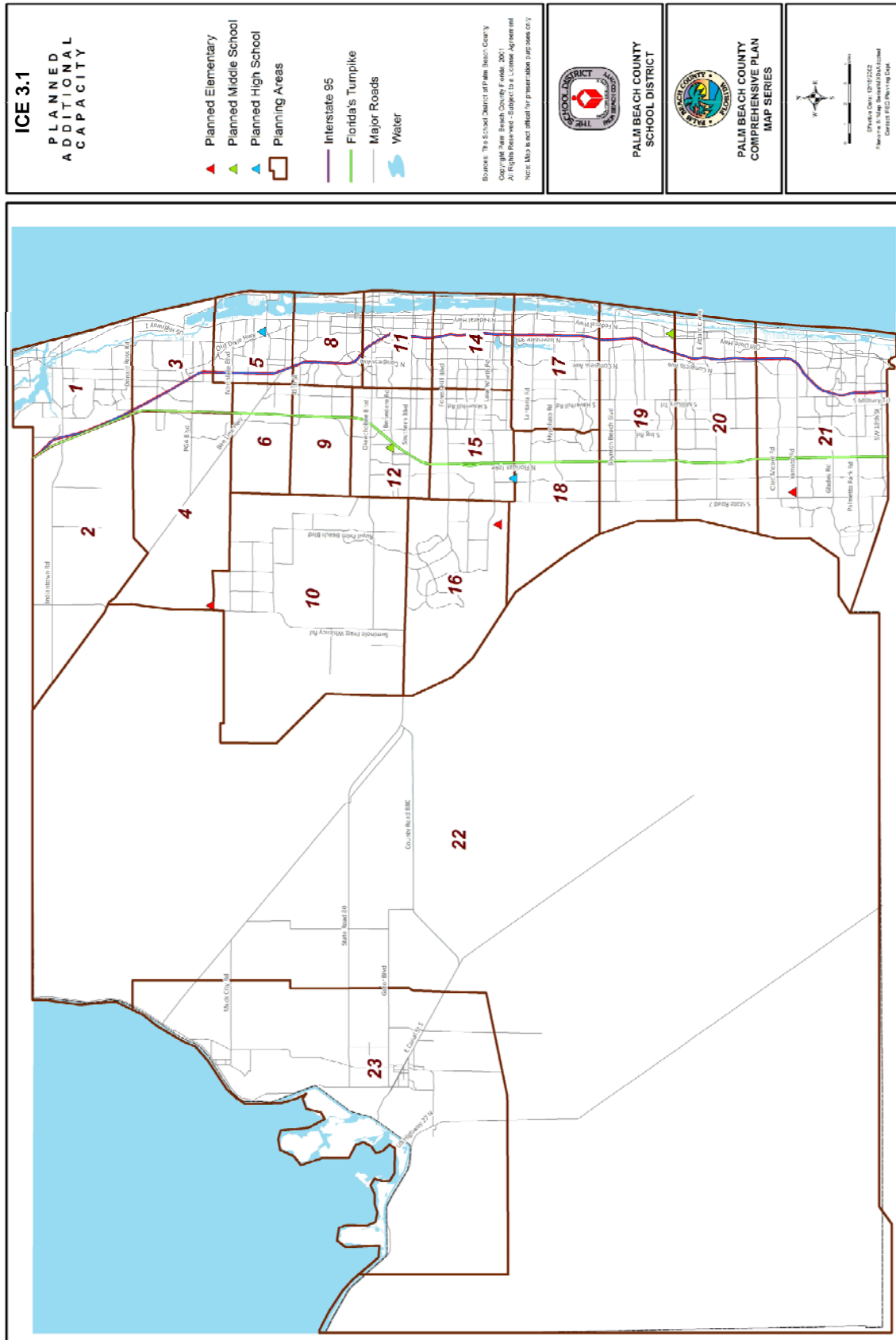
<p>ICE 2.1</p> <p>SCHOOL FACILITY LOCATIONS</p> <ul style="list-style-type: none"> ▲ Elementary Schools ▲ Middle Schools ▲ High Schools ● Adult & Community Schools ● Alternative Schools ● Charter Schools ● ESE Schools ● Ancillary Facilities 	<ul style="list-style-type: none"> — Interstate 95 — Florida's Turnpike — Major Roads — Water 	<p>Sources: The School District of Palm Beach County Copyright Palm Beach County Florida, 2014 All Rights Reserved. © 2014 is a license agreement. Note: Map is not official for presentation purposes only.</p>	 <p>PALM BEACH COUNTY SCHOOL DISTRICT</p>	 <p>PALM BEACH COUNTY COMPREHENSIVE PLAN MAP SERIES</p>	 <p>Effective Date: 12/18/2015 Prepared by: [unreadable] Contact: [unreadable]</p>
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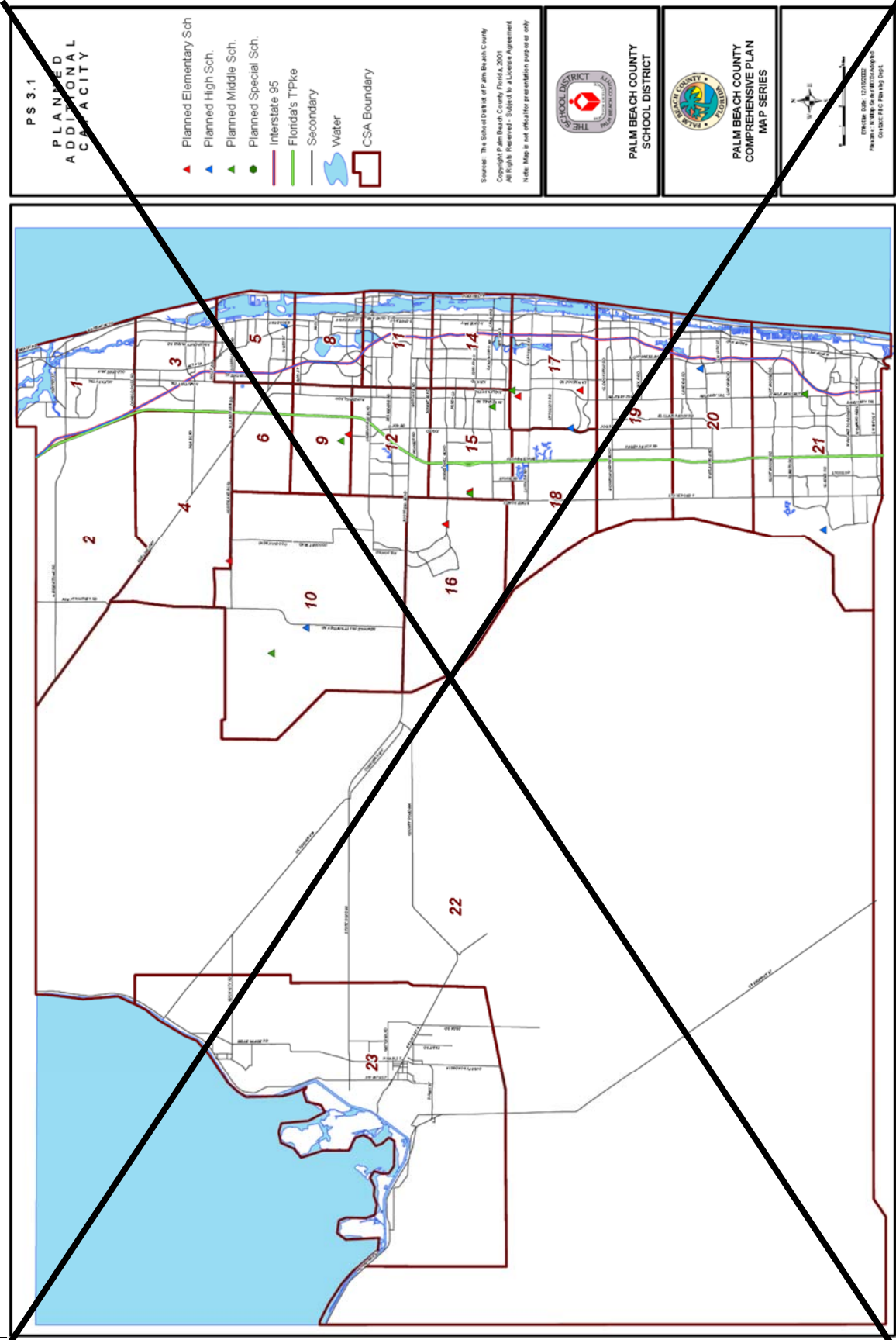
Replaces the current School Facility Locations Map PS 2.1



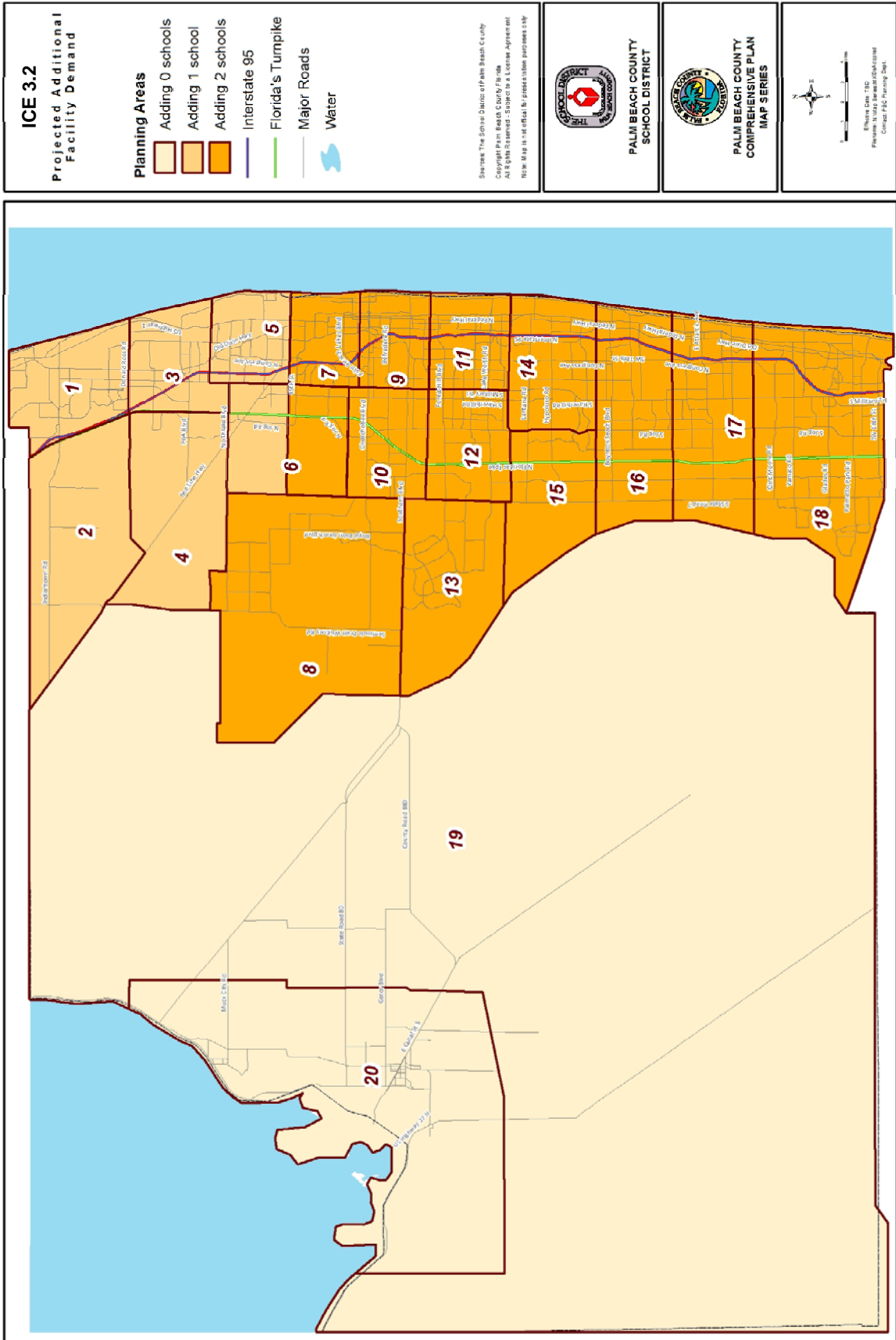
Proposed Planned Additional Capacity Map (Confirmed Sites) ICE 3.1



Replaces the current Planned Additional Capacity Map (Confirmed Sites) PS 3.1



Proposed Planned Additional Capacity Map (Unconfirmed Sites) ICE 3.2



Replaces the current Planned Additional Capacity Map (Unconfirmed Sites) PS 3.2

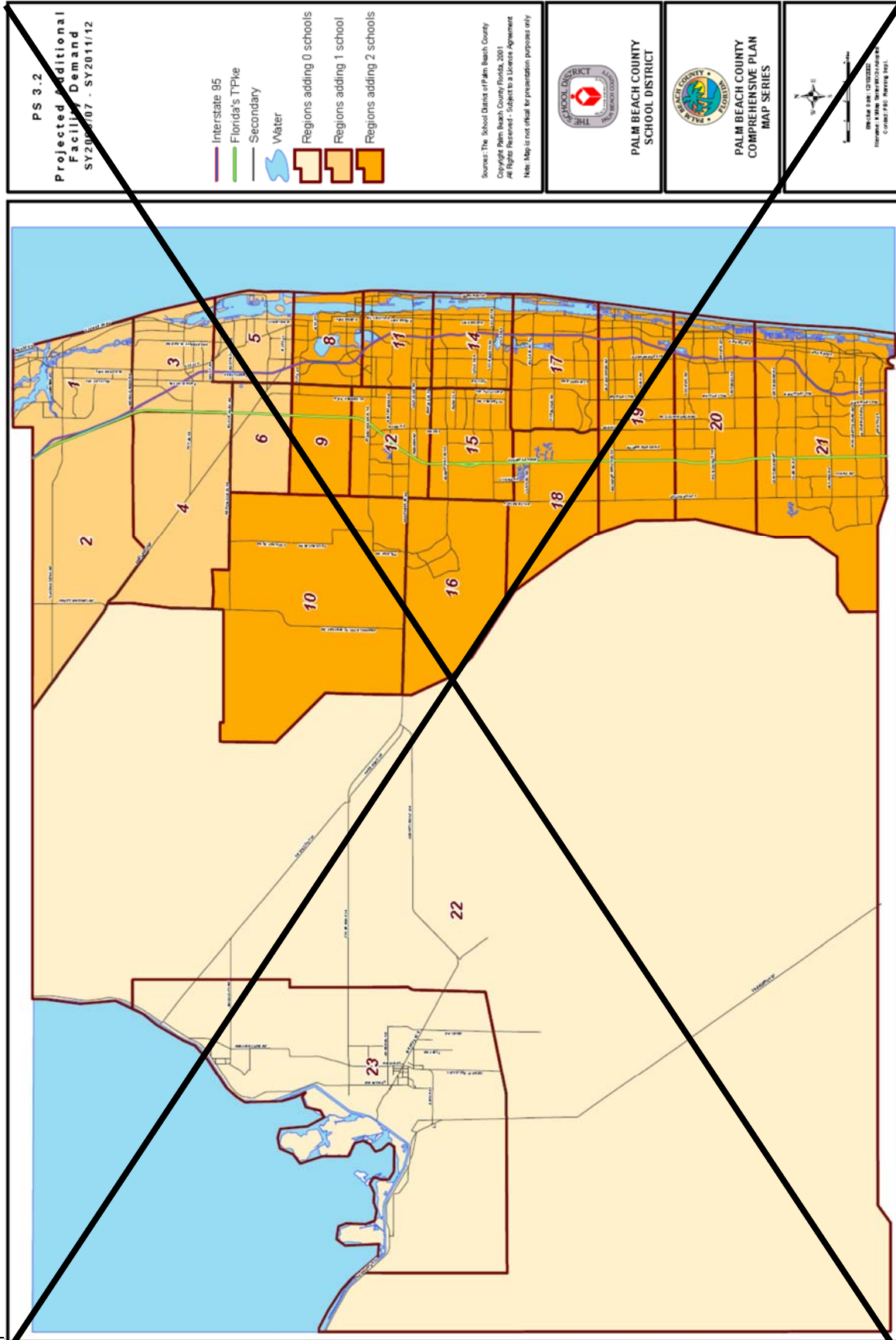


Exhibit 2 Data & Analysis

This section provides details regarding each specific text and map change identified in Exhibit 1. The amendments are organized below based on changes within each Element and correspond with each number in Exhibit 1.

A. Intergovernmental Coordination Element (ICE): revisions to this Element include transferring applicable goals, objectives and policies from the Public Schools Facilities Element (PSFE), revisions to the introduction section and revisions to an existing objective.

A.1. Added Goal, Objectives and Policies

- **Goal 6: Public School Coordinated Planning:** This Goal was relocated from PSFE Goal 2. The paragraph remained the same and added a sentence regarding the goal of the school district to provide public schools on countywide basis.
- **Objective 6.1 Intergovernmental Coordination:** This objective was relocated from PSFE Objective 2.2 and will establish and maintain coordination between the County and the School District with regards to land use planning and development of public school facilities proximate to existing or proposed residential areas. The policies include the requirements for providing information to the School District on a timely manner as well as allowing the School District to provide comments on County Comprehensive Plan Amendments and Rezonings. These policies are in accordance with the Interlocal Agreement for School Coordinated Planning.
- **Policy 6.1-a:** This policy was relocated from PSFE Policy 2.2-a. The policy was updated to reflect the new interlocal agreement between the School Board and Palm Beach County as well as reflecting the adoption date.
- **Policy 6.1-b:** This policy was relocated from PSFE Policy 1.3-a. It is included to implement the Five Year Capital Facilities Plan to ensure existing deficiencies and future needs are addressed. This policy allows for coordination of amending Table 17 of the Capital Improvement Element. As stated in the Interlocal Agreement, the County shall have no obligation or responsibility for funding the School Board's Five-Year Facilities Plan through the inclusion of these annual updates into the Comprehensive Plan. Text was omitted since the Interlocal Agreement reflects the requirements.
- **Policy 6.1-c:** This policy was relocated from PSFE Policy 2.2-c. This policy establishes the information to be provided by the County to the School District. Text was omitted to reflect the new Interlocal Agreement.
- **Policy 6.1-d:** This policy was relocated from PSFE Policy 2.2-d. This policy was updated to reflect the required annual and bi-annual information to be provided to the School District, as required by the Interlocal Agreement. This includes Certificates of Occupancy, adopted future land use amendment and development orders, and projections for development.

- **Policy 6.1-e:** This policy was relocated from PSFE Policy 2.2-f. This policy provides a process of coordination and collaboration between the County and the School District in the planning and review of development proposals, consistent with the requirements of the Interlocal Agreement for School Coordinated Planning.
- **Policy 6.1-f:** This policy was relocated from PSFE Policy 2.2-g. There are no changes to this policy from its original element.
- **Objective 6.2 School Facility Siting Coordination:** This objective was relocated from PSFE Objective 2.1. This objective establishes a process of coordination and collaboration between the County and the School District based on the Interlocal Agreement for School Coordinated Planning. This provides the mechanisms that will allow the County to provide comments on school facility siting.
 - The following policies were relocated from the PSFE and include their corresponding policy numbers. These policies remain unchanged:
 - **Policy 6.2-a** (PSFE Policy 2.1-a)
 - **Policy 6.2-d** (PSFE Policy 2.1-b)
 - **Policy 6.2-e** (PSFE Policy 2.1-c)
 - **Policy 6.2-f** (PSFE Policy 2.1-d)
 - **Policy 6.2-h** (PSFE Policy 2.1-f)
 - **Policy 6.2-b:** This policy is new based on the Interlocal Agreement to establish the County process to establish the review process.
 - **Policy 6.2-c:** This policy is new to establish that the County will abide by the school citing procedures, as outlined in the Interlocal Agreement.
 - **Policy 6.2-g:** This policy was relocated from PSFE Policy 2.1-e. A change was made to reflect an updated a reference and clarifying language.
- **Objective 6.3 Population Projections:** This objective was relocated from PSFE Objective 2.3 and remains unchanged from the Public School Facilities Element. It is in accordance with the established processes between the County and the School District.
 - **Policy 6.3-a:** This policy was relocated from PSFE Policy 2.3-a and reflects the current method of distribution of population information. The deleted text was removed as the explanation is within the County's Population Allocation model. The allocation model information is not as detailed in the Interlocal Agreement, nor is it a requirement of the agreement.
 - **Policy 6.3-b:** This policy was relocated from PSFE Policy 2.3-b. The added text references the County's Population Allocation Model. Text was removed as it was out of date and not pertinent for the Comprehensive Plan. Detailed explanation on the methodology is included in the County's Population Allocation model

A.2. Revisions to Introduction, B. Assessments and Conclusion: The Goals outlined in the Introduction of the Intergovernmental Coordination element were removed to be consistent with the introduction section of other Comprehensive Plan elements.

A.3. Revisions to Objective 1.1 Plan Coordination Policy: The reference to the PSFE in Policy 1.1-h was removed. These objectives and policies reside in the ICE. Unaltered text of this policy was not included in Exhibit 1 for brevity.

B. Introduction and Administration Element: Revisions to this Element include adding, updating and deleting outdated definitions to make consistent with current Statutes and the Interlocal Agreement for Coordinated School Planning.

- **Ancillary Plant, Core Facility, Educational Plant Survey and Public School Concurrency Service Area** are deleted as these definitions are outdated and no longer utilized. These terms are not included in the Interlocal Agreement or any of the Comprehensive Plan Elements. These definitions were originally added to the Comprehensive Plan through Ordinance Number 2001-13 through the school concurrency definitions.
- **Capacity Projects** was added to reflect the definitions in the Interlocal Agreement for Coordinated School Planning.
- **Florida Inventory of School Houses (FISH)** was revised to reflect the verbatim definition within the Interlocal Agreement.
- **Permanent Student Station** was added to reflect the Interlocal Agreement for Coordinated School Planning for utilization and facilities requirements.
- **Community School/Park Site, District Schools, First FTE Student Count, Private School and Public School** are related to the Interlocal Agreement for School Coordinated Planning and will remain as these definitions are used throughout the Comprehensive Plan.

C. Future Land Use Element: revisions to this Element include replacing a reference to the Public School Facilities Element with a reference to the new Goal of the Intergovernmental Coordination Element.

D. Capital Improvements Element: revisions to this Element were made for consistency with the Interlocal Agreement for School Coordinated Planning.

D.1 Introduction B. Assessments and Conclusions: this section was revised to delete references to the level of service standards for public school facilities.

D.2 Objective 1.1 Minimum Levels of Service: The setting of minimum level of service standards is no longer a requirement of the Interlocal Agreement for School Coordinated Planning. There is no longer a requirement for concurrency reservation prior to approval of a Development Order or Permit and the Public School Facilities Element is deleted based on this amendment. Additionally, a reference to the PSFE

in Policy 1.1-a was removed. The policy references other levels of service in other elements, but unaltered text was omitted for brevity.

D.3 Objective 1.2 Concurrency Management System (including Policy 1.2-b, 1.2-e and 1.2-f): the Interlocal Agreement for School Coordinated Planning no longer requires a determination by the School District that it will meet the public school facilities level of service. The objective and related policies are therefore eliminated. Through the requirements of the Interlocal Agreement, the School District will determine if there are adequate facilities by reviewing each comprehensive plan amendment and evaluating the impact of the amendment or rezoning on the Public School Facilities Plan, consistency with the Five-Year Capital Facilities Plan, the impact on public schools, and the projected timing and delivery of public school facilities.

D.4 Objective 1.6 Fiscal Policies: This amendment adds a policy to reflect the Interlocal Agreement for School Coordinated Planning. This Policy establishes the requirement for the County to incorporate the School District's Five Year Capital Improvement Schedule as Table 17 in the Capital Improvement Element List of Tables. As stated in the Interlocal Agreement, the County shall have no obligation or responsibility for funding the School Board's Five-Year Facilities Plan through the inclusion of these annual updates into the Comprehensive Plan.

E. Public School Facilities Element – The Florida Statutes provides for required and optional elements for the Comprehensive Plan. Required elements include: Capital Improvements Element, Future Land Use Element, Transportation Element, Utilities Element, Conservation Element, Recreation and Open Space Element, Housing Element, Coastal Management Element, Intergovernmental Element, and a Map Series. A Public Schools Facilities Element is no longer required to implement the provisions of school concurrency. Chapter 163.3177, F.S, retains provisions of the Future Land Use and Intergovernmental Coordination Elements relating to public school coordination and the requirements for a Public Schools Interlocal Agreement to provide guidance for coordination between the school boards and local governments. Local governments choosing not to retain concurrency for public education facilities must process an amendment to the comprehensive plan to remove school concurrency provisions. This amendment proposes to eliminate the Public School Facilities Element and move the pertinent policies into the Intergovernmental Coordination Element. Relocated policies from this element to the Intergovernmental Coordination Element are as follows:

- Policy 1.3-a relocated to ICE Policy 6.1-b
- Goal 2 relocated to ICE Goal 6
- Objective 2.1 and policies relocated to ICE Objective 6.2
- Objective 2.2 and other policies under this objective, except omitted Policies 2.2-b and 2.2-e as shown below, are relocated to ICE Objective 6.1
- Objective 2.3 and policies relocated to ICE Objective 6.3

F. Map Series

REVISIONS: To rename the School Concurrency Service Areas Map PS 1.1 and revise School Facility Locations Map PS 2.1, Planned Additional Capacity Map PS 3.1 and the Planned Additional Capacity Map PS 3.2 Maps to reflect changed conditions. The newly revised maps are shown on the following pages.

- School Concurrency Service Areas Map PS 1.1: This map will be renamed to the **School Planning Areas Map ICE 1.1**. As an alternative to school concurrency, the School District will utilize the Planning Areas for reviewing proposed development projects through the School Capacity Availability Determination process. School District staff will conduct an analysis regarding the impacts on local schools and make recommendations based on these Planning Areas.
- School Facility Locations Map PS 2.1: This map will be renumbered to **ICE 2.1** and establishes the location of the existing school facilities and used for the coordination and collaboration between the County, local governments, and the School District in the planning and siting of future school facilities in coordination with planned infrastructure and public facilities.
- Planned Additional Capacity Map (Confirmed Sites) PS 3.1: This map will be renumbered to **ICE 3.1** and is referenced in the former PSFE Policy 2.2-d and proposed ICE Policy 6.1-d for coordination purposes between the County's Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this Element.
- Planned Additional Capacity Map (Unconfirmed Sites) PS 3.2: This map will be renumbered to **ICE 3.2** and is referenced in the former PSFE Policy 2.2-d and proposed ICE Policy 6.1-d for coordination purposes between the County's Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this Element.

Exhibit 3
Interlocal Agreement for Coordinated School Planning

Exhibit 4

FDOT Comments and School District Response

From: Hymowitz, Larry [mailto:Larry.Hymowitz@dot.state.fl.us]
Sent: Wednesday, March 01, 2017 6:32 PM
To: 'DCPexternalagencycomments' <DCPexternalagencycomments@deo.myflorida.com>; Lorenzo Aghemo <LAghemo@pbcgov.org>
Cc: Bush, Lois <Lois.Bush@dot.state.fl.us>; Dykstra, Lisa <Lisa.Dykstra@dot.state.fl.us>; Schaefer, Erin <Erin.Schaefer@deo.myflorida.com>; Smith, Dennis <Dennis.Smith@dot.state.fl.us>; Lisa Amara A. <LAmara@pbcgov.org>; Kristin.Garrison@palmbeachschools.org; angela.usher@palmbeachschools.org; Overton, Jonathan <Jonathan.Overton@dot.state.fl.us>; George Webb <GWebb@pbcgov.org>; Peterson, Scott <Scott.Peterson@dot.state.fl.us>; Maack, Lisa <Lisa.Maack@dot.state.fl.us>
Subject: Palm Beach County 17-1ESR (County Round 17-B) - FDOT District Four Review

I am writing to advise you that the Department will not be issuing formal comments for the proposed Palm Beach County comprehensive plan amendment with DEO reference number 17-1ESR (County Round 17-B).

The Department has the following technical assistance comments for the County to consider.

The County is proposing to amend the comprehensive plan to include new and revised policies that reflect the change from school concurrency to Coordinated School Planning as per an inter-local agreement between Palm Beach County, its municipalities and the School Board of Palm Beach County.

Issue #1 - Coordinated planning related to school siting.

Upon review of the Coordinated School Planning Inter-local Agreement, which forms the basis for the amendments to the County's Intergovernmental Coordination Element, it is evident that FDOT was not included as an agency provider of infrastructure serving schools. It would be mutually beneficial to the County and the School Board to proactively seek opportunities to enhance intergovernmental coordination regarding school siting. Mutual interests that could be enhanced through intergovernmental coordination include safe routes to schools planning, strategies to improve traffic operating conditions, establishment of school zones, and minimizing potential traffic, bicycle and pedestrian safety impacts.

The Department recommends that the County establish a new policy to reflect coordination with FDOT and the School Board regarding minimizing traffic operational and safety concerns pertaining to school siting and design decisions.

Issue #2 – Coordinated planning related to minimizing local trips on I-95, a Strategic Intermodal System (SIS) facility and preserving its intrastate mobility functions for providing high speed and long distance travel.

Many of the policies being proposed commit the County to coordinate with the School Board regarding planning for school capacity and locating new schools. A similar type of intergovernmental coordination involving FDOT could also yield benefits to preserving the

functional integrity of I-95 through enhanced coordination and review of development activity that has the potential to impact this SIS facility. This type of coordination could benefit FDOT project development and also help to identify various strategies to minimize impacts of development.

The Department encourages the County to consider the following suggested policy language and/or strengthen existing policies as applicable:

Policy: The County will formally notify FDOT of pending planning and development activities with the potential to adversely impact the SIS. Comments from FDOT shall be considered prior to making a land use planning or development approval decision.

Notifications for participation should be sent to Lisa Dykstra, the FDOT District Four Transportation Planning Manager at 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309 or at lisa.dykstra@dot.state.fl.us.

The Department requests one copy by mail and on CD ROM in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents. Please ensure that this correspondence is included in the public record for this amendment.

Please don't hesitate to contact me if you have any questions.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

----- Forwarded message -----

From: **Angela Usher** <angela.usher@palmbeachschools.org>
Date: Thu, Apr 6, 2017 at 10:43 AM
Subject: Re: FW: Town of Lantana 16-2ESR - FDOT District Four Review
To: "Hymowitz, Larry" <Larry.Hymowitz@dot.state.fl.us>
Cc: "Kris Garrison @ Palm Beach" <kristin.garrison@palmbeachschools.org>, David Thatcher <dthatcher@lantana.org>

Larry: Thank you so much for your email. I am sorry for not reviewing it in January. I agree that coordination with FDOT is important to the School Planning process, not just with building new schools that access State roads, but also in providing safe routes to school.

I will make sure to include your office in our planning process.