

## PUBLIC SCHOOL FACILITIES ELEMENT

### GOALS, OBJECTIVES, AND POLICIES

#### GOAL 1

*PUBLIC SCHOOL CONCURRENCY.* The City of Plantation in coordination with Broward County Board of County Commissioners (Broward County) in concurrence with the School Board of Broward County (School Board) shall ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of adequate public school facilities and the authority of Broward County and the municipalities for development permitting and comprehensive planning.

#### Objective 1.1

*FINANCIALLY FEASIBLE DISTRICT EDUCATIONAL FACILITIES PLAN.* The School Board, pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), shall prepare and annually update and adopt the Five-Year District Educational Facilities Plan (DEFP) which shall contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSAs). The School Board shall also ensure that school facilities are planned to meet the long-term planning period of the Public School Facility Element (PSFE) of the Broward County and City of Plantation Comprehensive Plans.

#### Policy 1.1.1

The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the Broward County Comprehensive Plan Capital Improvements Element (CIE) and the City of Plantation Capital Improvement Element by reference.

#### Policy 1.1.2

The DEFP, that is prepared by the School Board, shall provide year-by-year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five-year planning period. These projections are included in the supporting documents of the Broward County Public School Facilities Element.

#### Policy 1.1.3

The DEFP's five-year financially feasible schedule, prepared by the School Board, shall provide for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.

- Policy 1.1.4** The DEFP shall be amended on an annual basis by the School Board to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; 3) ensure the DEFP continues to be financially feasible for the five-year planning period; 4) and the LOS will be achieved and maintained.
- Policy 1.1.5** Annually adopted updates to the DEFP and CSA maps shall be coordinated with annual plan amendments to the CIE of the Broward County Comprehensive Plan and The City of Plantation comprehensive plan. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the LOS will be achieved and maintained.
- Objective 1.2** *CONCURRENCY MANAGEMENT SYSTEM.* The School board, and Broward County with the City of Plantation shall coordinate and assist in a county-wide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.
- Policy 1.2.1** Broward County and the City of Plantation, in collaboration with the School Board shall implement concurrency management systems consistent with the policies included in the Broward County and City of Plantation public school facility elements, procedures and requirements included within the ILA, as may be amended from time to time, and Broward County and City of Plantation land development regulations (LDRs).
- Policy 1.2.2** The CSAs shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of the PSFE of Broward County.
- Policy 1.2.3** The Level of Service standard shall be 100% of the gross capacity for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110% of permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school CSA.
- Policy 1.2.4** If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the ILA, County land development regulations, and the City of Plantation land development regulations.

- Policy 1.2.5** If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval, (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the ILA, the County land development regulations, and the City of Plantation land development regulations.
- Policy 1.2.6** The City of Plantation shall not approve a residential plat or site plan (or functional equivalent) until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA, the County land development regulations, and the City of Plantation land development regulations.
- Policy 1.2.7** The CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the capacity, taking into account special considerations such as, core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment district-wide.
- Policy 1.2.8** The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the Broward County Land Development Code.
- Objective 1.3** *PROPORTIONATE SHARE MITIGATION.* The School Board, pursuant to Chapter 163.3180 F.S. and the ILA, shall adopt proportionate share mitigation alternatives which provide an option for residential developments unable to meet the public school concurrency requirement. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.
- Policy 1.3.1** Proportionate share mitigation shall enhance the capacity of the schools (or provide for the construction of new schools) serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land.

Proportionate share mitigation shall include the options as defined and subject to, procedures and requirements in the ILA, as may be amended from time to time.

**Policy 1.3.2** Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the City of Plantation (as applicable), which shall be executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent).

**GOAL 2** *COLLABORATE AND COORDINATE TO MAXIMIZE QUALITY EDUCATION.* The City of Plantation shall coordinate and assist Broward County and the School Board to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population. Pursuant to Chapter 163.3177 F.S., Broward County and the City shall coordinate and cooperate to ensure the adopted public school facilities elements are consistent with each other.

**Objective 2.1** *LAND USE CONSISTENCY, COMPATIBILITY & ADEQUATE INFRASTRUCTURE.* The City of Plantation, Broward County, and the School Board shall establish coordination mechanisms to ensure that the locations of existing and proposed school sites are compatible with and located within proximity to the existing and planned land uses they serve. Such coordination shall also ensure there is adequate public infrastructure available to serve existing and planned school sites including infrastructure which provides safe access to schools.

**Policy 2.1.1** The City, Broward County, and the School Board, and the municipalities will coordinate through the procedures established in the ILA and the Broward County and City land use planning process to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and the City of Plantation comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

**Policy 2.1.2** The City of Plantation, Broward County, and the School Board shall coordinate to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Broward County and municipal future land use maps and the School Board's Long Range Public School Facilities Map consistent with the procedures and requirements identified in the ILA.

**Policy 2.1.3** Consistent with Section 163.3177 (12) (g), F.S., the City of Plantation, PSFE shall include future conditions maps showing existing and

anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames, as prepared by the School Board.

**Policy 2.1.4** Consistent with provisions and procedures in the ILA, the School Board will advise the City of Plantation and Broward County of inconsistencies in comprehensive plans and plan amendments with the DEFP and Long-Range School Facilities Plan.

**Policy 2.1.5** The School Board shall monitor and participate in the City of Plantation plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes that may have an impact on current or planned public educational facilities in Broward County.

**Policy 2.1.6** The City of Plantation, in conjunction with, Broward County, and the School Board shall utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements and ensure that the elements are consistent with each other.

**Policy 2.1.7** The School Board shall annually update and adopt the DEFP and transmit it, including any supplemental amendments, to the City of Plantation, which then shall amend the Capital Improvement Element to incorporate the updated DEFP consistent with the provisions and procedures of the ILA.

**Policy 2.1.8** The City of Plantation, Broward County, and the School Board shall share and coordinate information through the plat, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.

**Policy 2.1.9** The City of Plantation shall coordinate with the School Board and Broward County through the school siting process identified in the ILA and Broward County and City platting and site plan approval processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

- Objective 2.2**      *SCHOOL FACILITY SITING, COLLOCATION & DESIGN.* The City of Plantation, Broward County, and the School Board, pursuant to the ILA, shall coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers and promote schools to be focal points within the community.
- Policy 2.2.1**      In the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the School Board shall coordinate with Broward County and the City of Plantation on the availability of public facilities, services and grounds (especially for the purposes of collocating parks, libraries, ball fields, community centers, public safety facilities, parking facilities, drainage facilities and other appropriate facilities).
- Policy 2.2.2**      The City of Plantation, Broward County, and the School Board shall pursue shared-use and co-location of school sites with County and City facilities having similar needs, such as libraries, parks, ball fields, other recreation facilities.
- Policy 2.2.3**      Through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, the School Board shall encourage school facilities to serve as community focal points.
- Policy 2.2.4**      The City of Plantation will coordinate with the School Board and the Broward County on efforts to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, F.S., Broward County will also collaborate and coordinate with the School Board and the municipalities on emergency preparedness issues through the County’s Emergency Operating Center.

## LIST OF ADOPTED MAPS

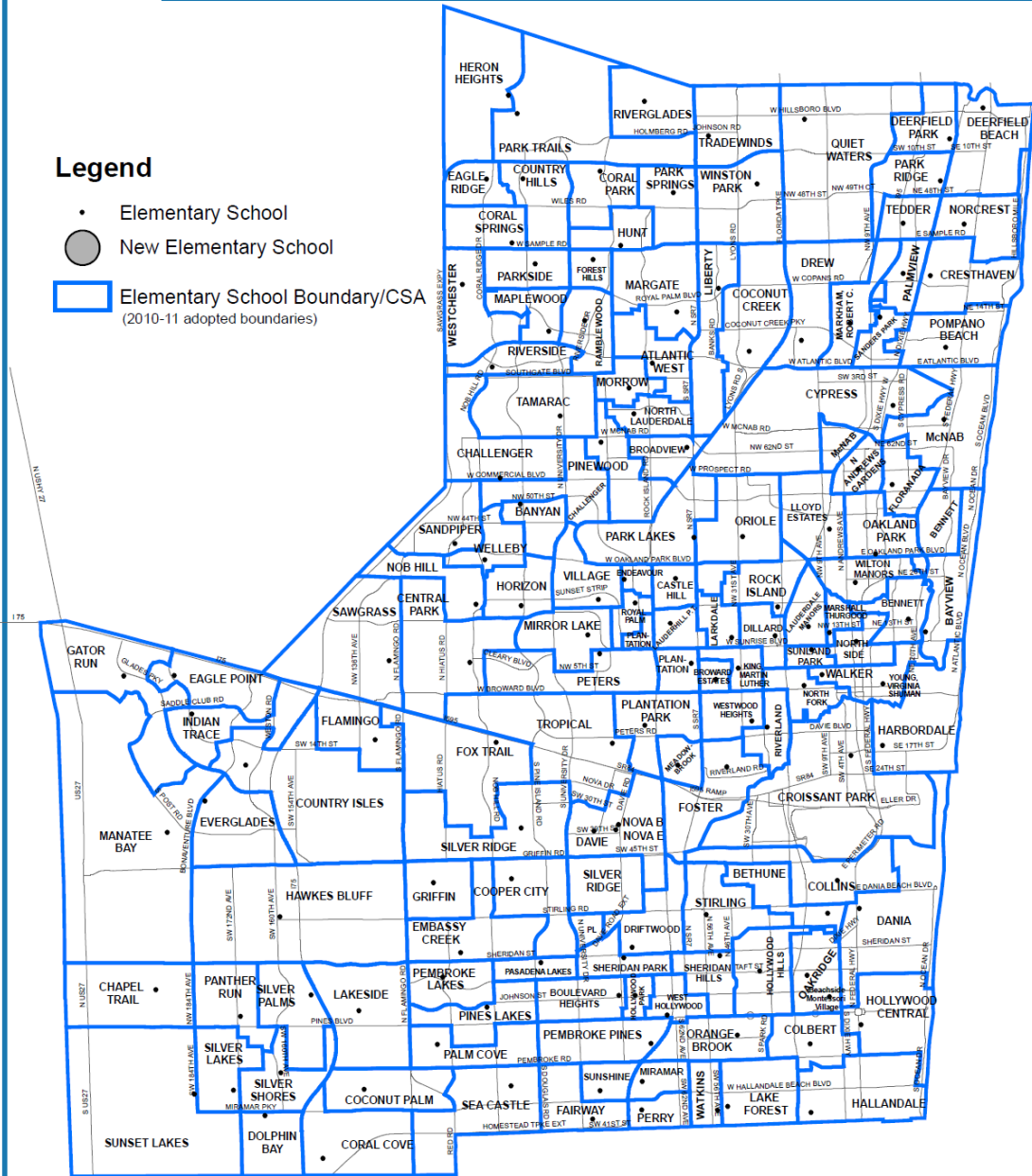
### MAP #

16-1	Future Conditions – Elementary Schools Five Year Plan ( 2010-2015)
16-1A	Existing Public School Facilities & Ancillary Plant Locations – 2010
16-2	Future Conditions – Middle Schools Five Year Plan (2010-2015)
16-2A	2010-2011 Elementary School Level of Service Analysis
16-3	Future Conditions – High Schools Five Year Plan (2010-2015)
16-3A	2010-2011 Middle School Level of Service Analysis
16-4	Future Conditions – Charter Schools Five Year Plan (2010-2015)
16-4A	2010-2011 High School Level of Service Analysis
16-5	Future Conditions – Special Schools Five Year Plan (2010-2015)
16-5A	2014-2015 Elementary School Level of Service Analysis
16-6	Future Conditions – Ancillary Plant Locations Five Year Plan (2010-2015)
16-6A	2014-2015 Middle School Level of Service Analysis
16-7	Future Conditions – Elementary Schools Ten Year Plan (2010-2020)
16-7A	2014-2015 High School Level of Service Analysis
16-8	Future Conditions – Middle Schools Ten Year Plan (2010-2020)
16-9	Future Conditions – High Schools Ten Year Plan (2010-2020)
16-10	Future Conditions – Charter Schools Ten Year Plan (2010-2020)
16-10A	Emergency Shelters
16-11	Future Conditions – Special Schools Ten Year Plan (2010-2020)
16-12	Future Conditions – Ancillary Plant Locations Ten Year Plan (2010-2020)

# FUTURE CONDITIONS - ELEMENTARY SCHOOLS FIVE YEAR PLAN (2010-2015)

## Legend

- Elementary School
- New Elementary School
- Elementary School Boundary/CSA  
(2010-11 adopted boundaries)



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11577 iprce 10/11/2010


Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

**Map No. 16-1**




# EXISTING PUBLIC SCHOOL FACILITIES & ANCILLARY PLANT LOCATIONS - 2010

## Legend


 District Boundary


### Schools


 Elementary

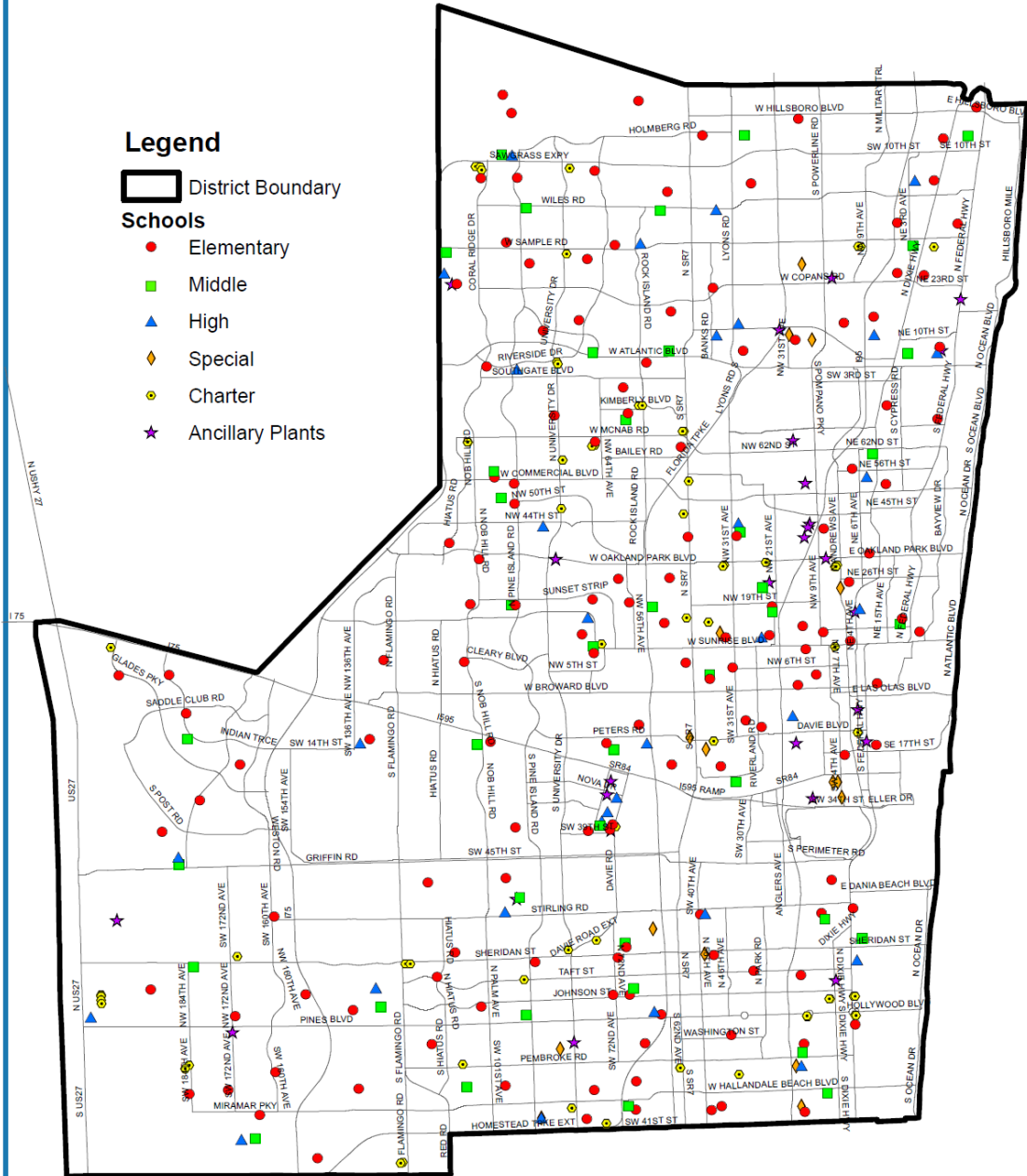
 Middle

 High

 Special

 Charter

 Ancillary Plants



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11574 v1rface 10/10/2010

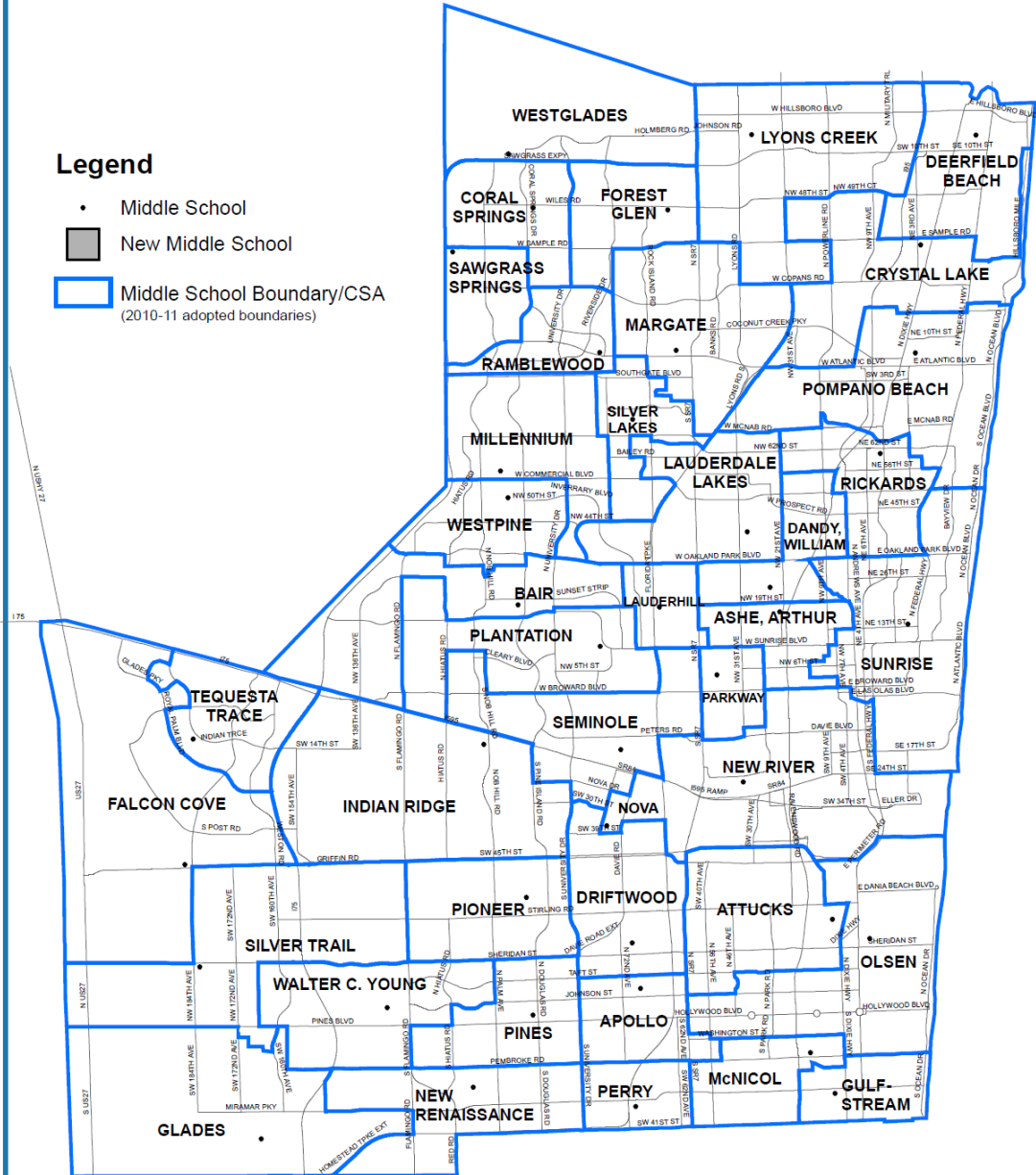
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

**Map No. 16-1A**

# FUTURE CONDITIONS - MIDDLE SCHOOLS FIVE YEAR PLAN (2010-2015)

## Legend

- Middle School
- New Middle School
- ▭ Middle School Boundary/CSA (2010-11 adopted boundaries)



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

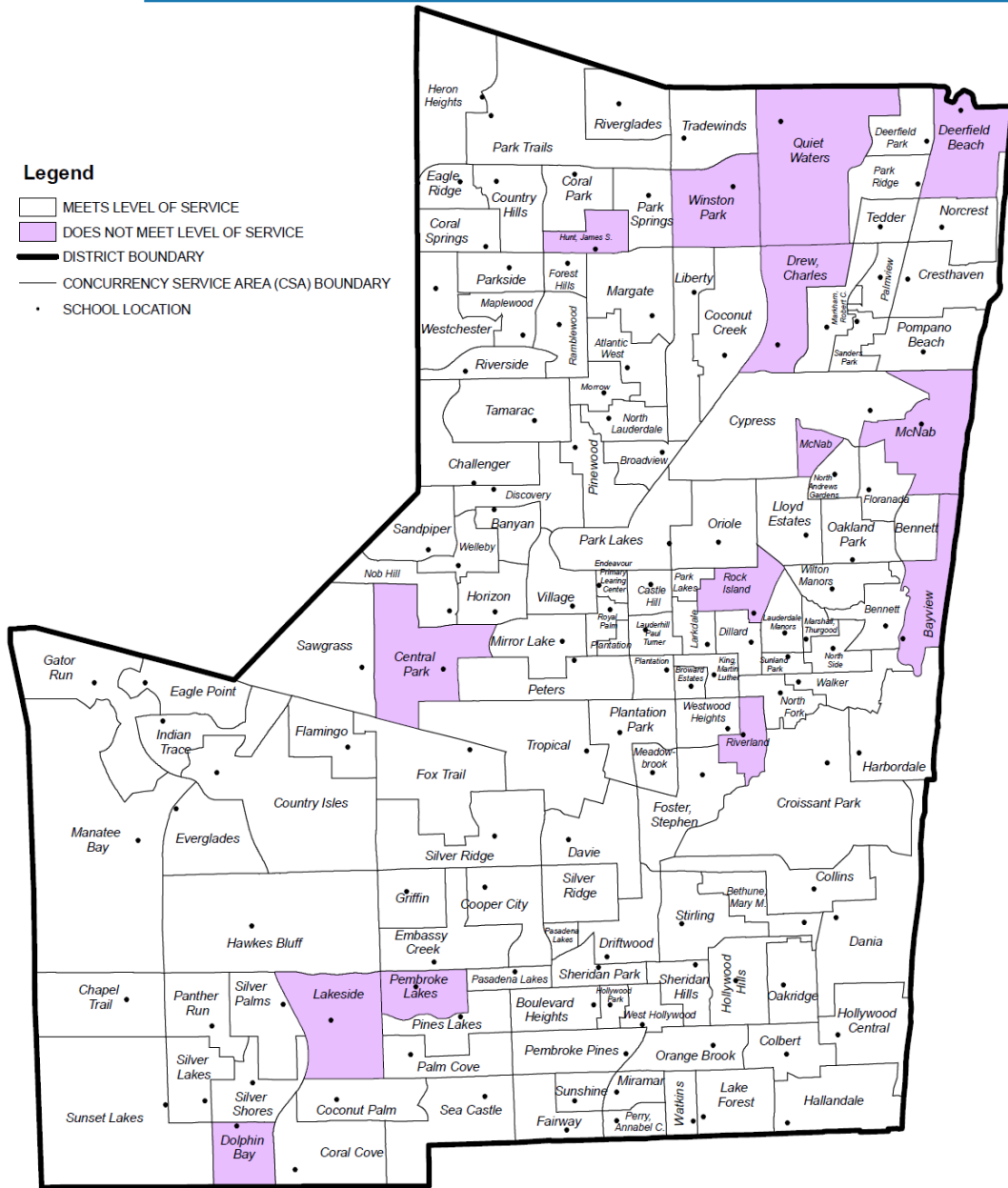
**Map No. 16-2**

#11581 | page 10/11/2010

# 2010-2011 ELEMENTARY SCHOOL LEVEL OF SERVICE ANALYSIS

**Legend**

- MEETS LEVEL OF SERVICE
- DOES NOT MEET LEVEL OF SERVICE
- DISTRICT BOUNDARY
- CONCURRENCY SERVICE AREA (CSA) BOUNDARY
- SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

N

#11501 (price 10/13/10)

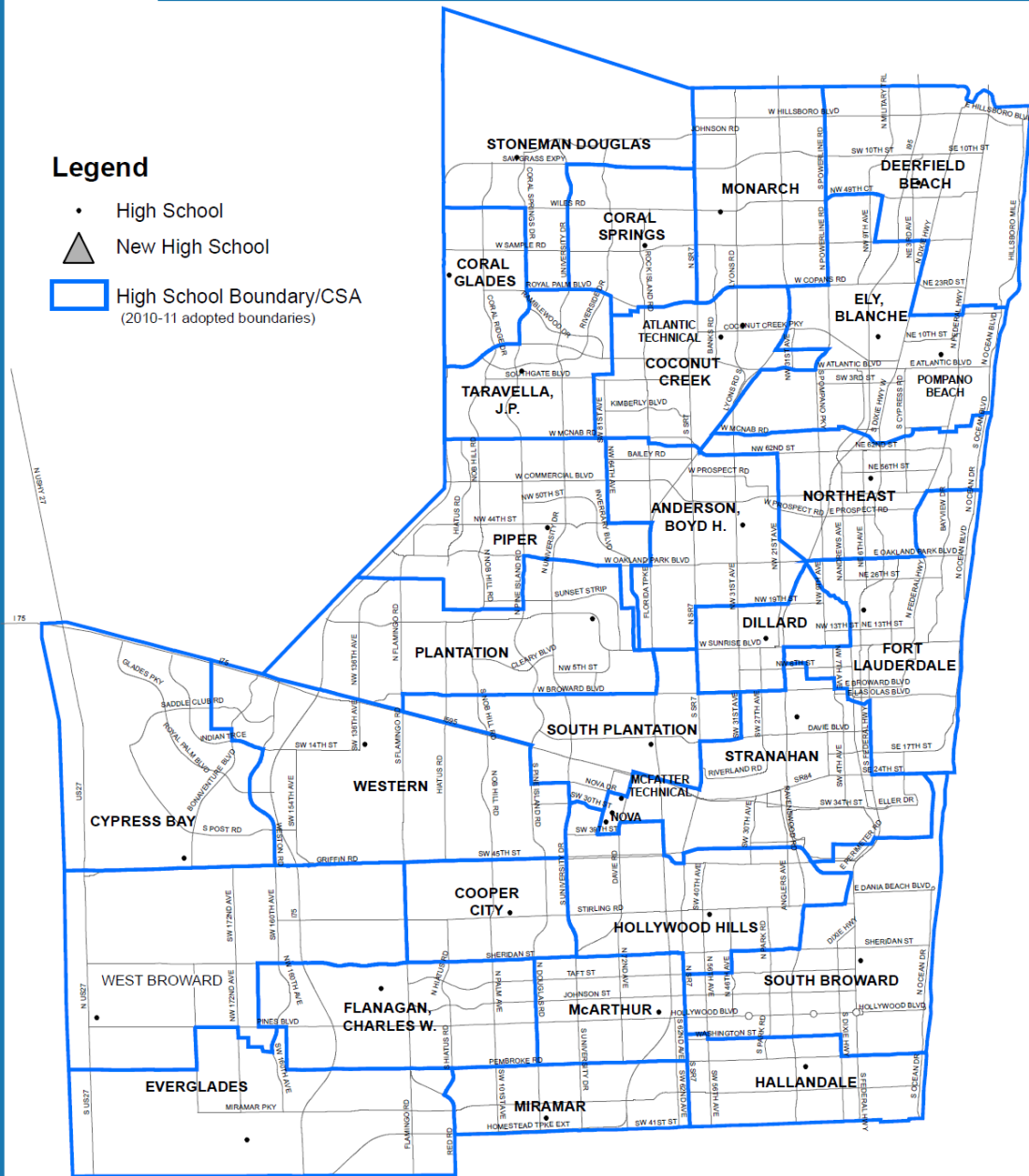
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

**Map No. 16-2A**

# FUTURE CONDITIONS - HIGH SCHOOLS FIVE YEAR PLAN (2010-2015)

## Legend

- High School
- ▲ New High School
- High School Boundary/CSA  
(2010-11 adopted boundaries)



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

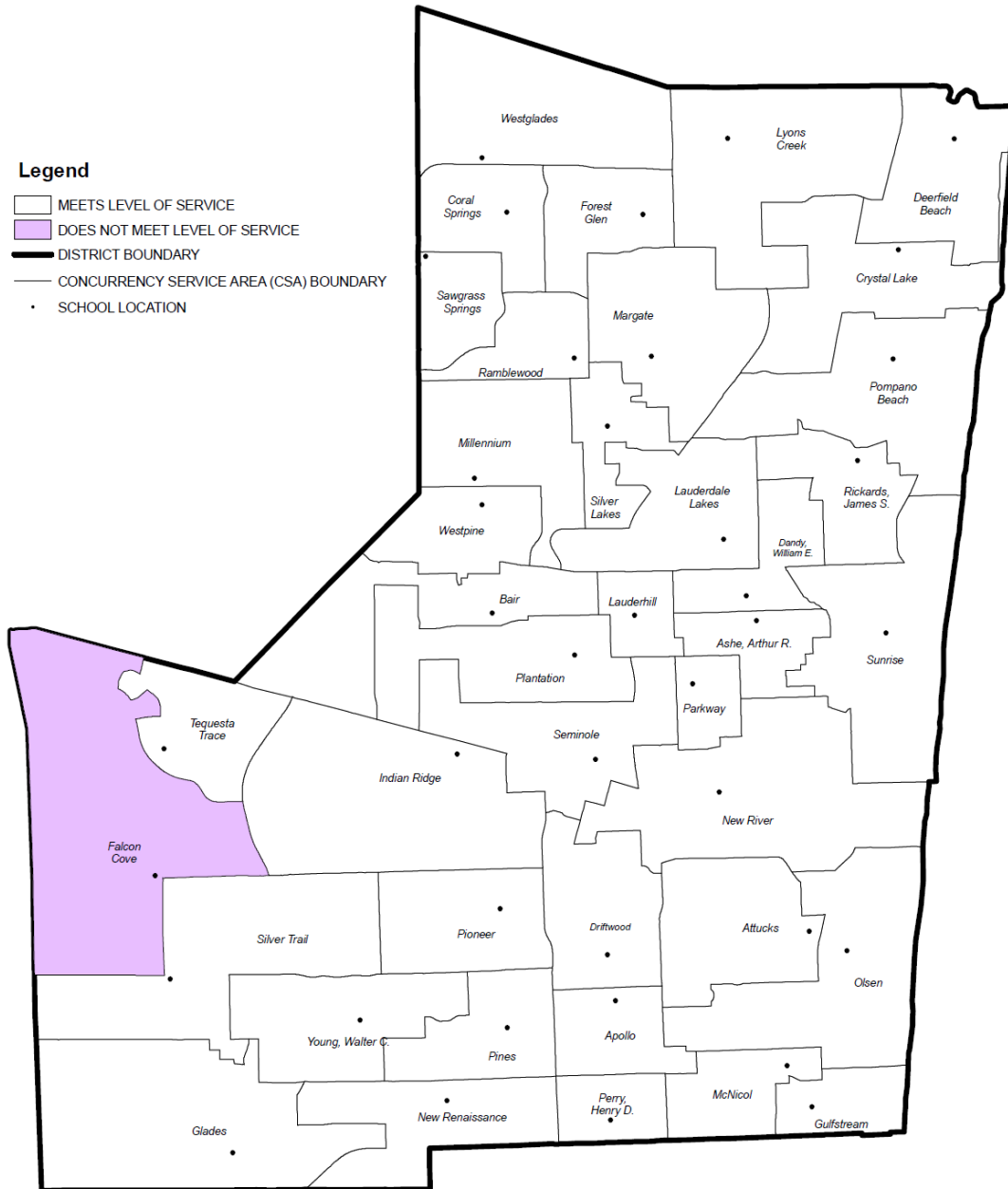
**Map No. 16-3**

#11579 tpnce 10/11/2010

## 2010-2011 MIDDLE SCHOOL LEVEL OF SERVICE ANALYSIS

**Legend**

- MEETS LEVEL OF SERVICE
- DOES NOT MEET LEVEL OF SERVICE
- DISTRICT BOUNDARY
- CONCURRENCY SERVICE AREA (CSA) BOUNDARY
- SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11550 (price 10/12/10)

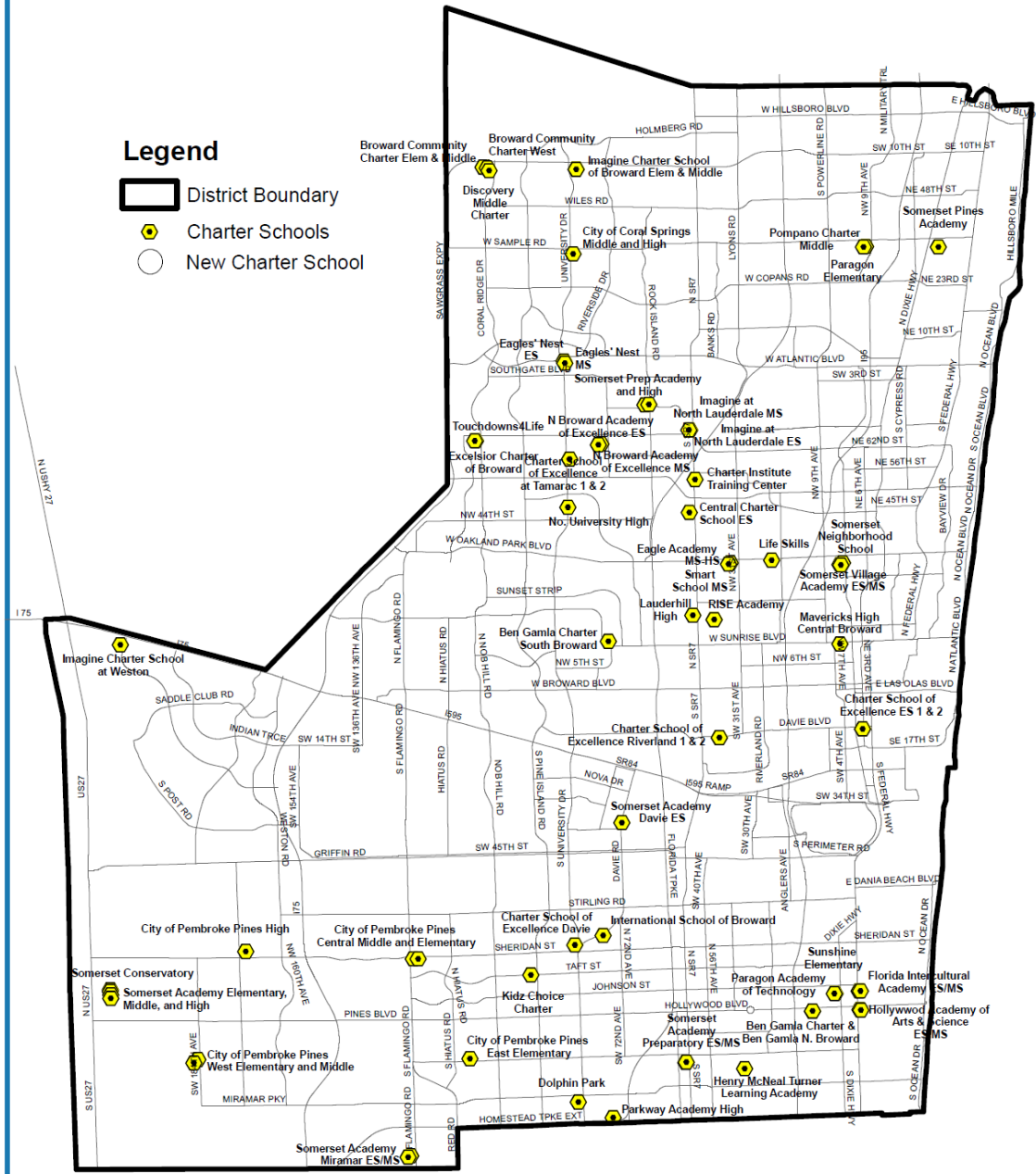
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

**Map No. 16-3A**

# FUTURE CONDITIONS - CHARTER SCHOOLS FIVE YEAR PLAN (2010-2015)

## Legend

- District Boundary
- Charter Schools
- New Charter School



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

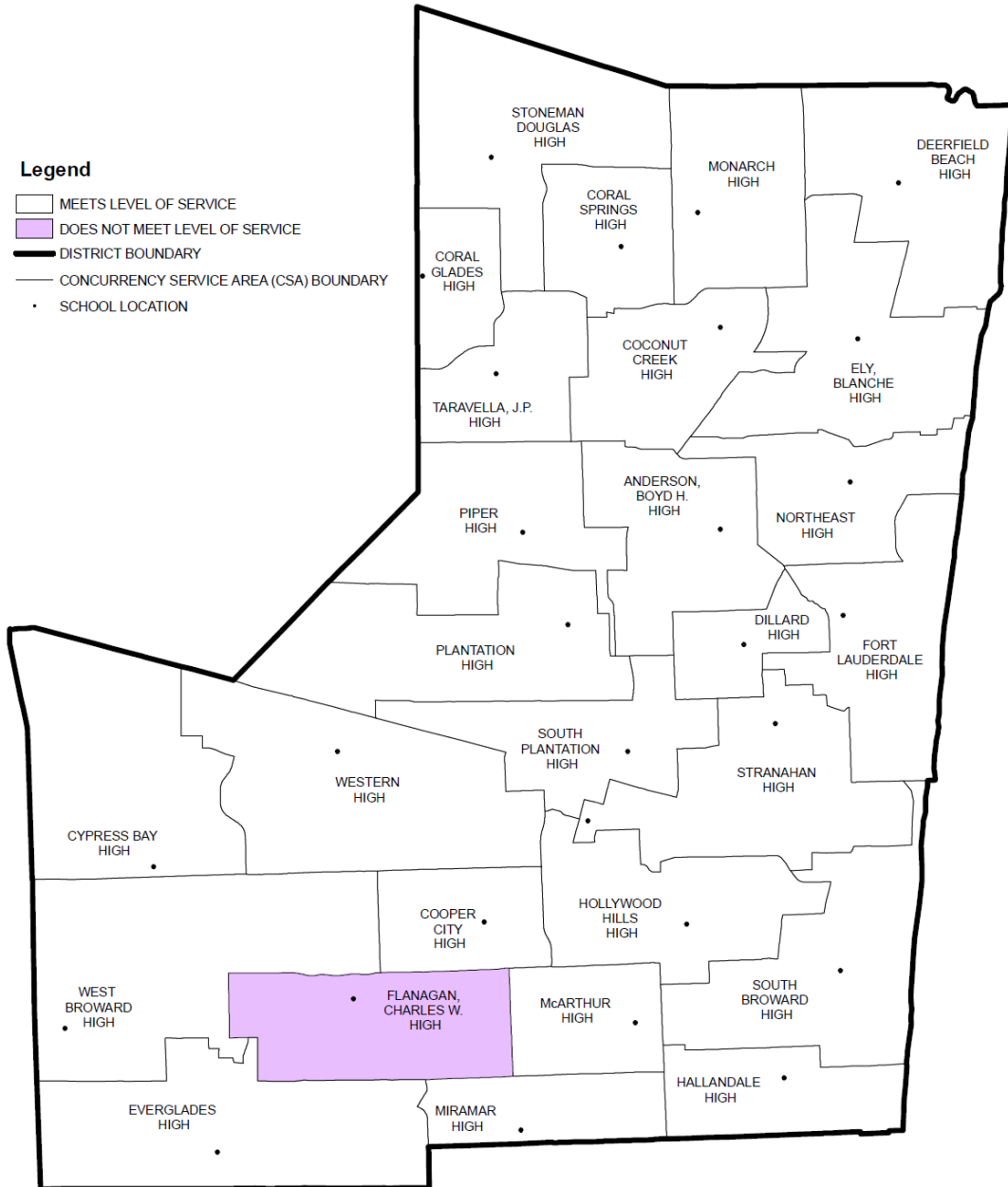
**Map No. 16-4**

#11575 (price 10/11/2010)

# 2010-2011 HIGH SCHOOL LEVEL OF SERVICE ANALYSIS

## Legend

- MEETS LEVEL OF SERVICE
- DOES NOT MEET LEVEL OF SERVICE
- DISTRICT BOUNDARY
- CONCURRENCY SERVICE AREA (CSA) BOUNDARY
- SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11500 (price 10/12/10)

Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

Map No. 16-4A



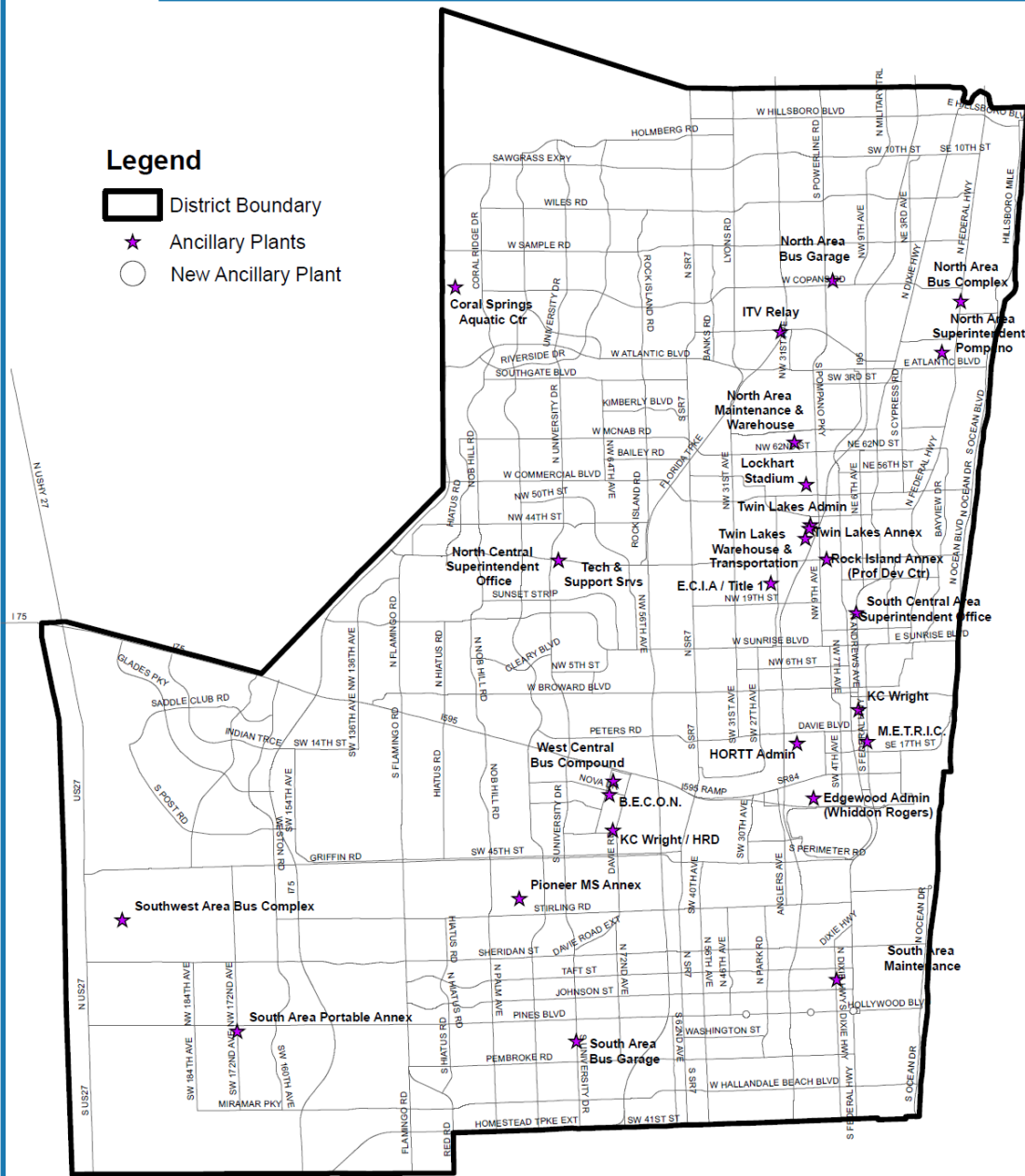




# FUTURE CONDITIONS - ANCILLARY PLANT LOCATIONS FIVE YEAR PLAN (2010-2015)

## Legend

- District Boundary
- ★ Ancillary Plants
- New Ancillary Plant



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



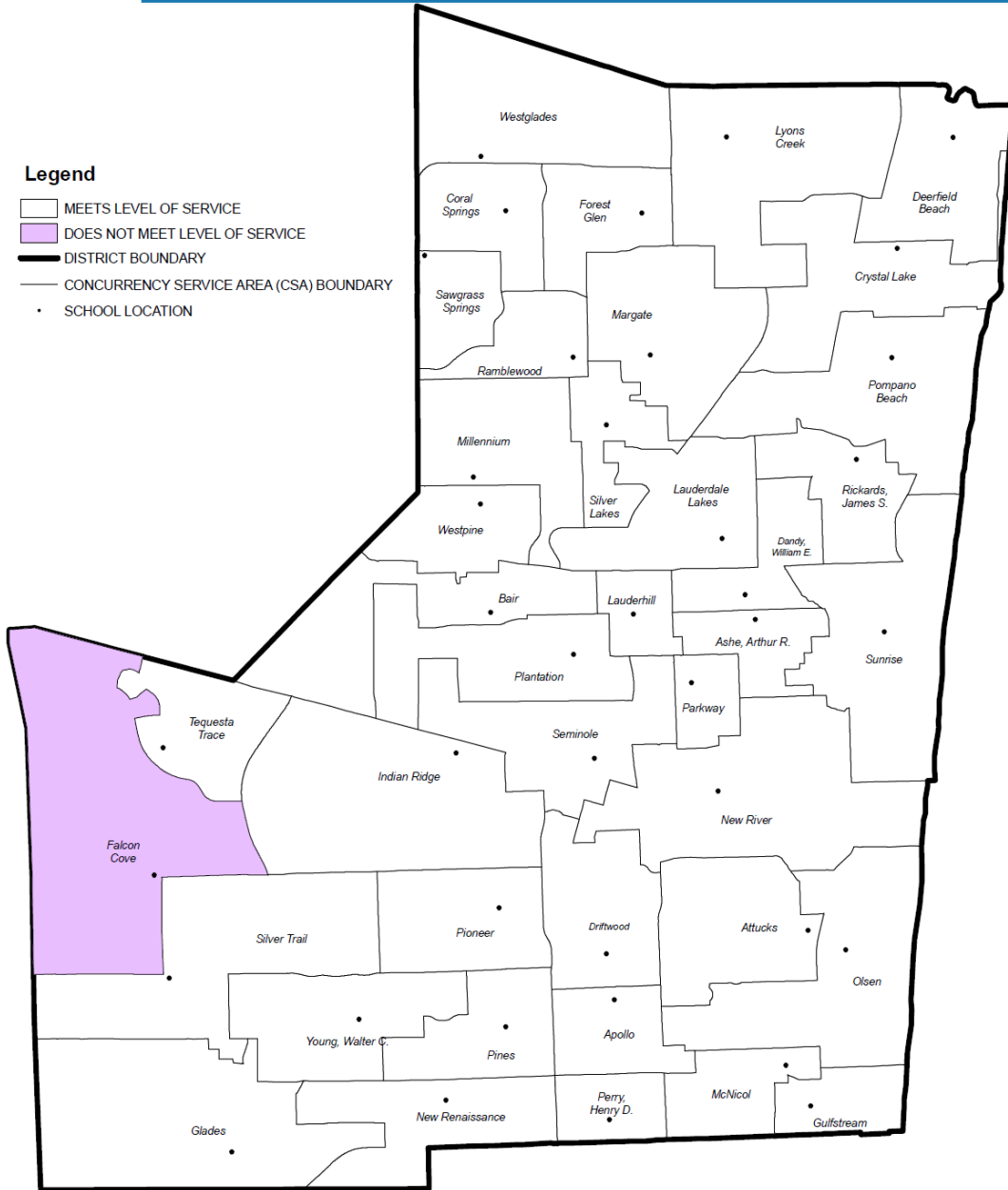
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

**Map No. 16-6**

#11474 (p) 10/11/2010

### Legend

- MEETS LEVEL OF SERVICE
- DOES NOT MEET LEVEL OF SERVICE
- DISTRICT BOUNDARY
- CONCURRENCY SERVICE AREA (CSA) BOUNDARY
- SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11500 price 10/13/09

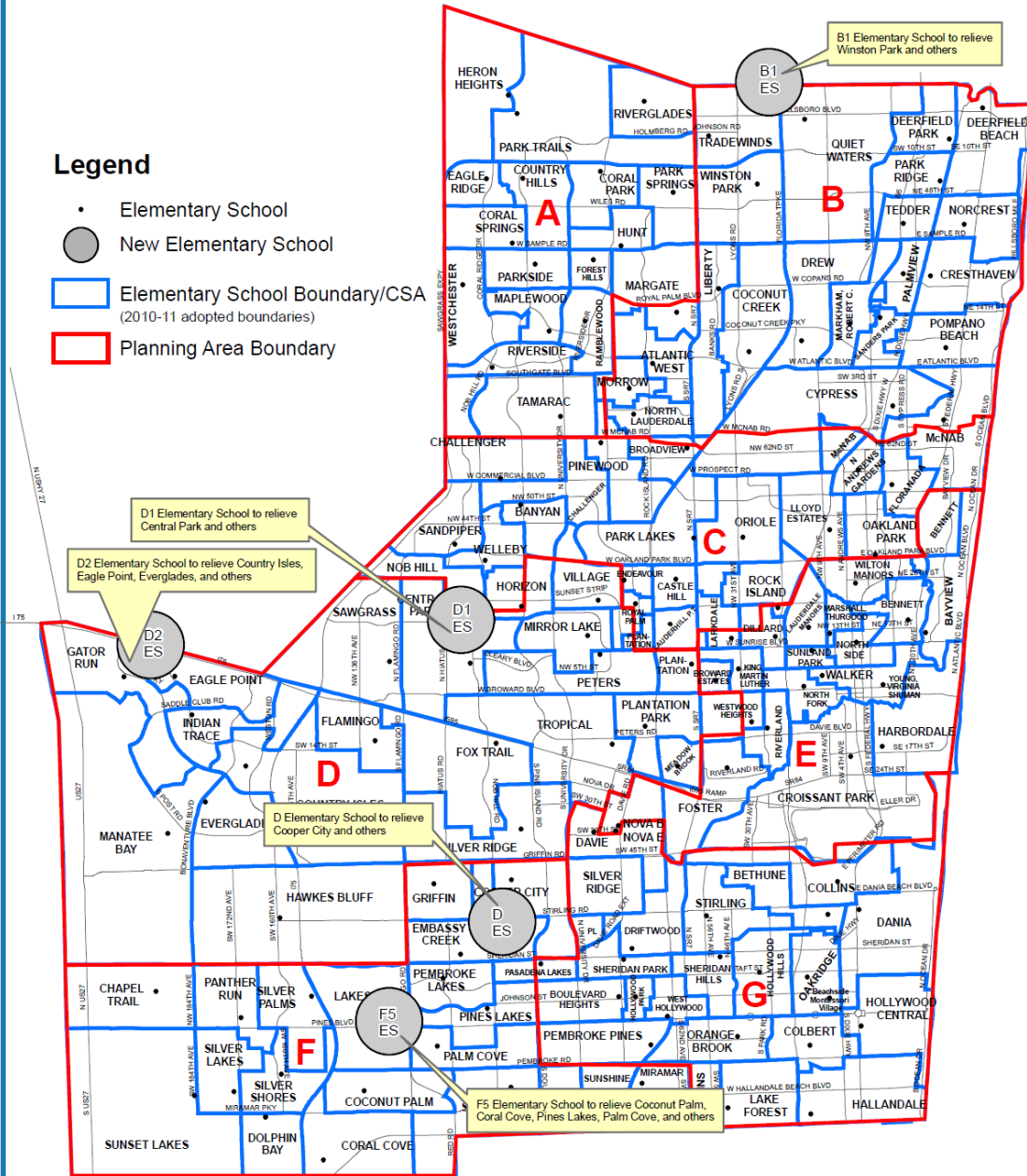
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

Map No. 16-6A

# FUTURE CONDITIONS - ELEMENTARY SCHOOLS TEN YEAR PLAN (2010-2020)

## Legend

- Elementary School
- New Elementary School
- Elementary School Boundary/CSA (2010-11 adopted boundaries)
- Planning Area Boundary



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11578 tp/ice 10/22/2010

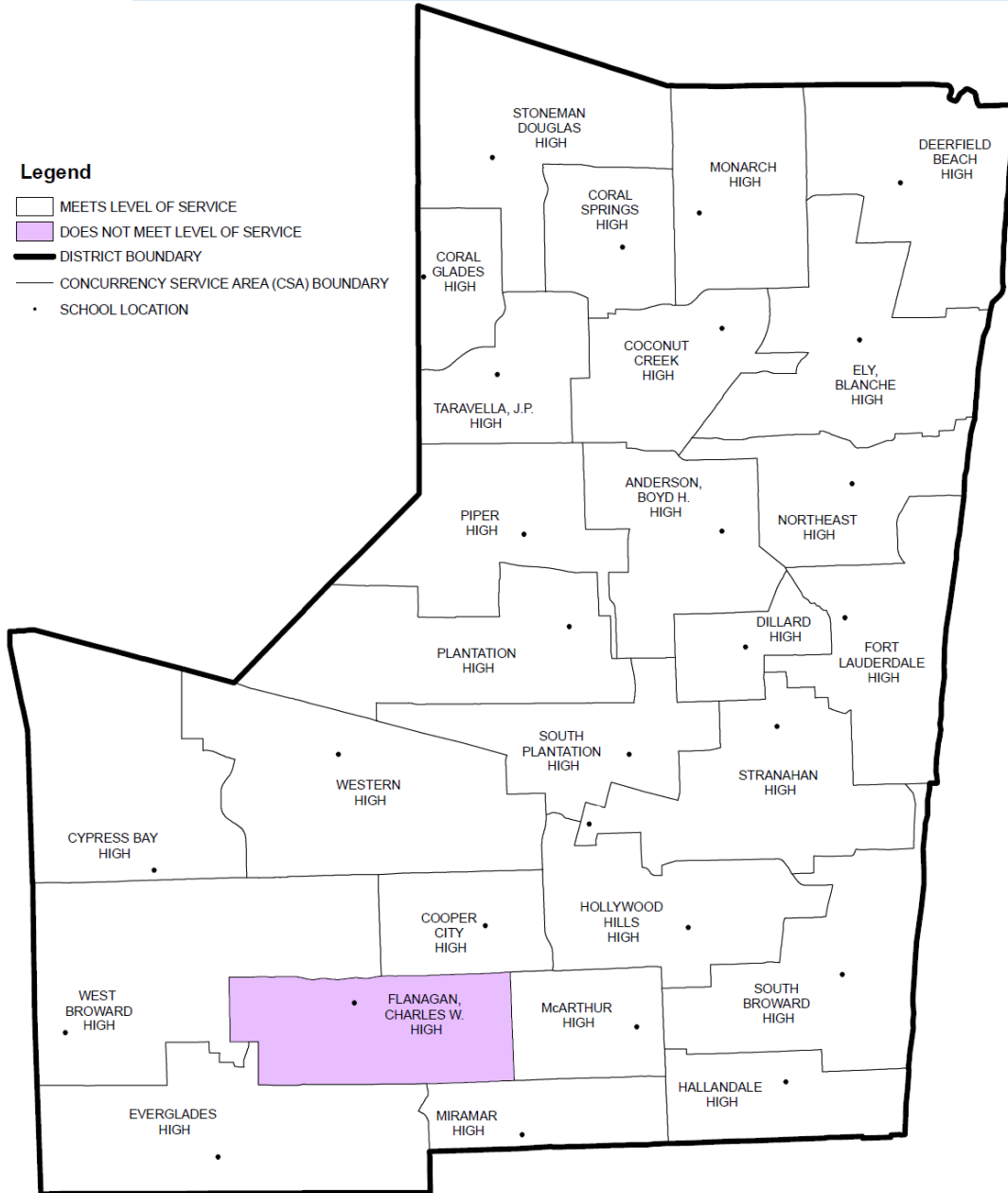
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

Map No. 16-7

# 2014-2015 HIGH SCHOOL LEVEL OF SERVICE ANALYSIS

### Legend

- MEETS LEVEL OF SERVICE
- DOES NOT MEET LEVEL OF SERVICE
- DISTRICT BOUNDARY
- CONCURRENCY SERVICE AREA (CSA) BOUNDARY
- SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11000 gprice 10/12/10

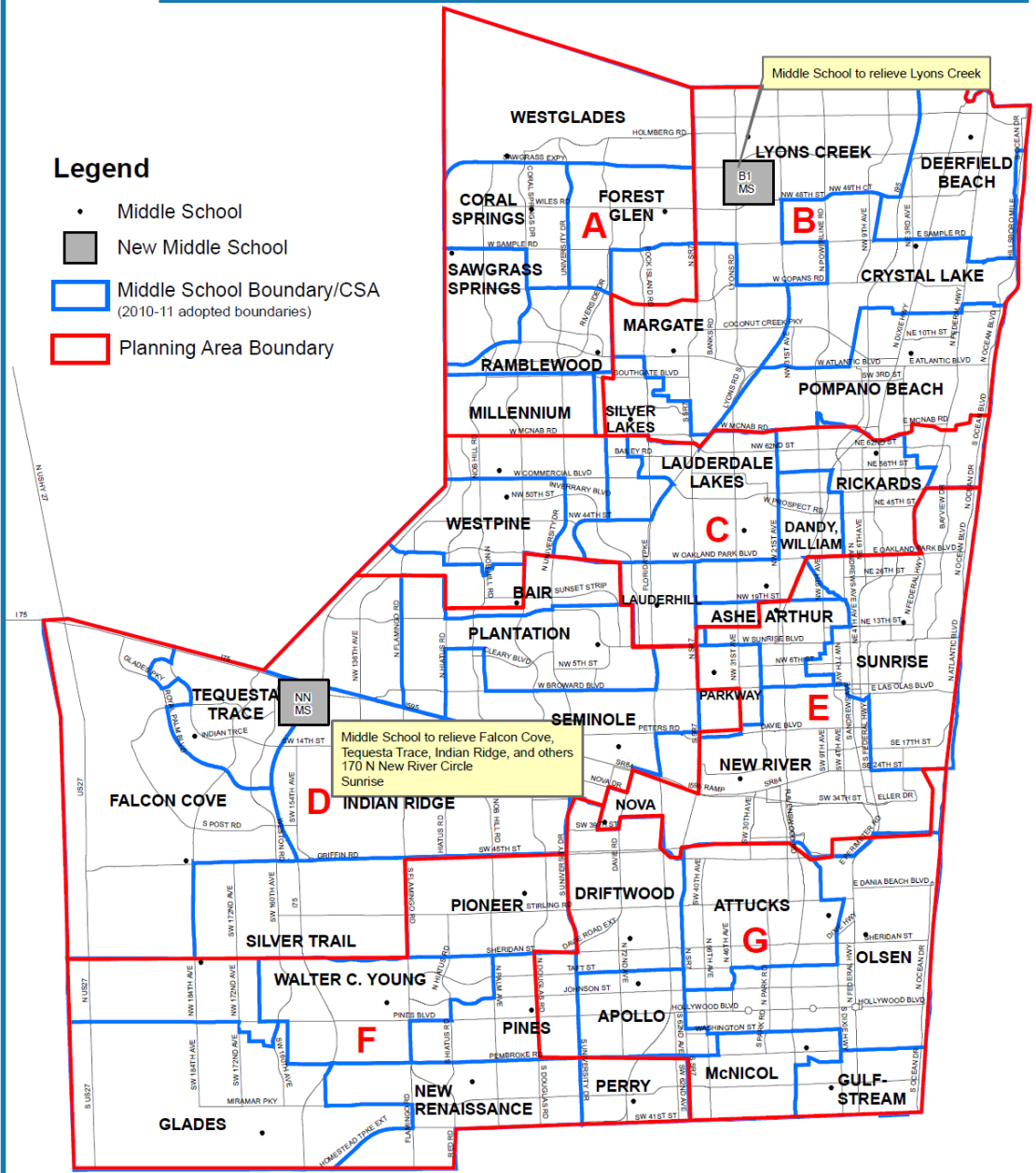
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

Map No. 16-7A

# FUTURE CONDITIONS - MIDDLE SCHOOLS TEN YEAR PLAN (2010-2020)

## Legend

- Middle School
- New Middle School
- ▭ Middle School Boundary/CSA (2010-11 adopted boundaries)
- ▭ Planning Area Boundary



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11582 bprice 10/22/10

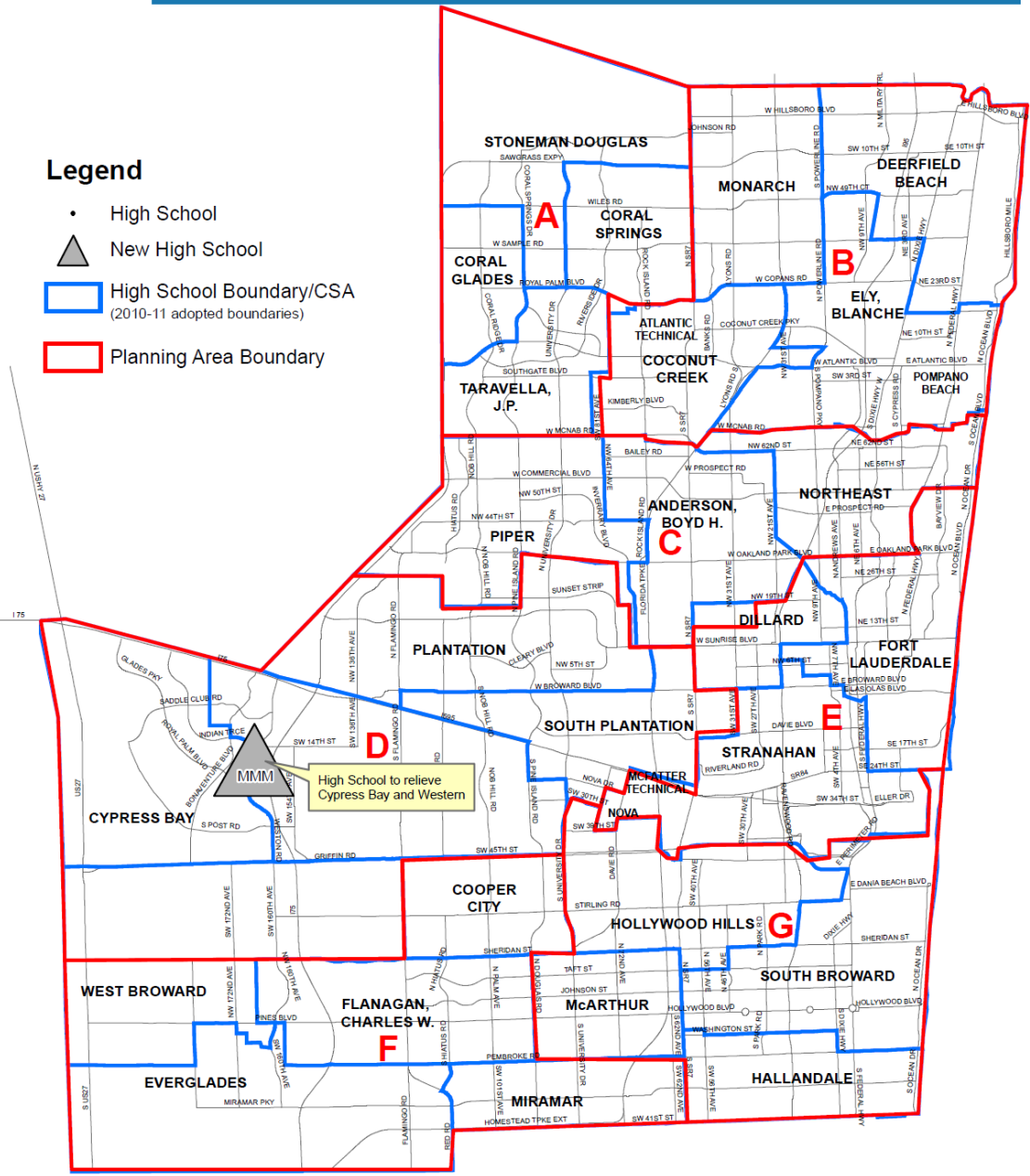
Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

Map No. 16-8

# FUTURE CONDITIONS - HIGH SCHOOLS TEN YEAR PLAN (2010-2020)

## Legend

- High School
- ▲ New High School
- ▭ High School Boundary/CSA (2010-11 adopted boundaries)
- ▭ Planning Area Boundary



176 SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



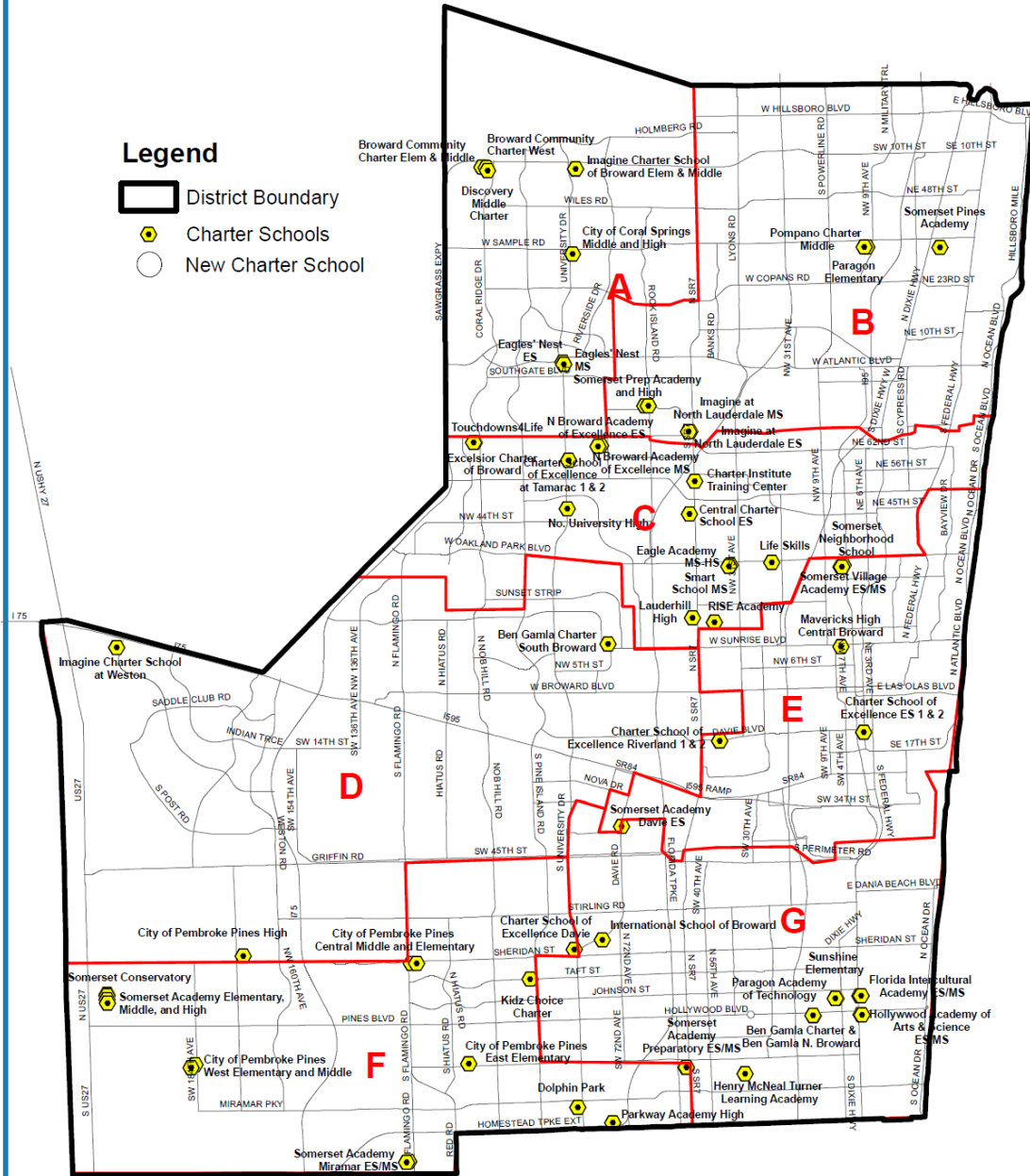
Prepared by:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

Map No. 16-9

#11580 (prc) 9/21/09

# FUTURE CONDITIONS - CHARTER SCHOOLS TEN YEAR PLAN (2010-2020)

- Legend**
- District Boundary
  - Charter Schools
  - New Charter School



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department





**Map No. 16-10**

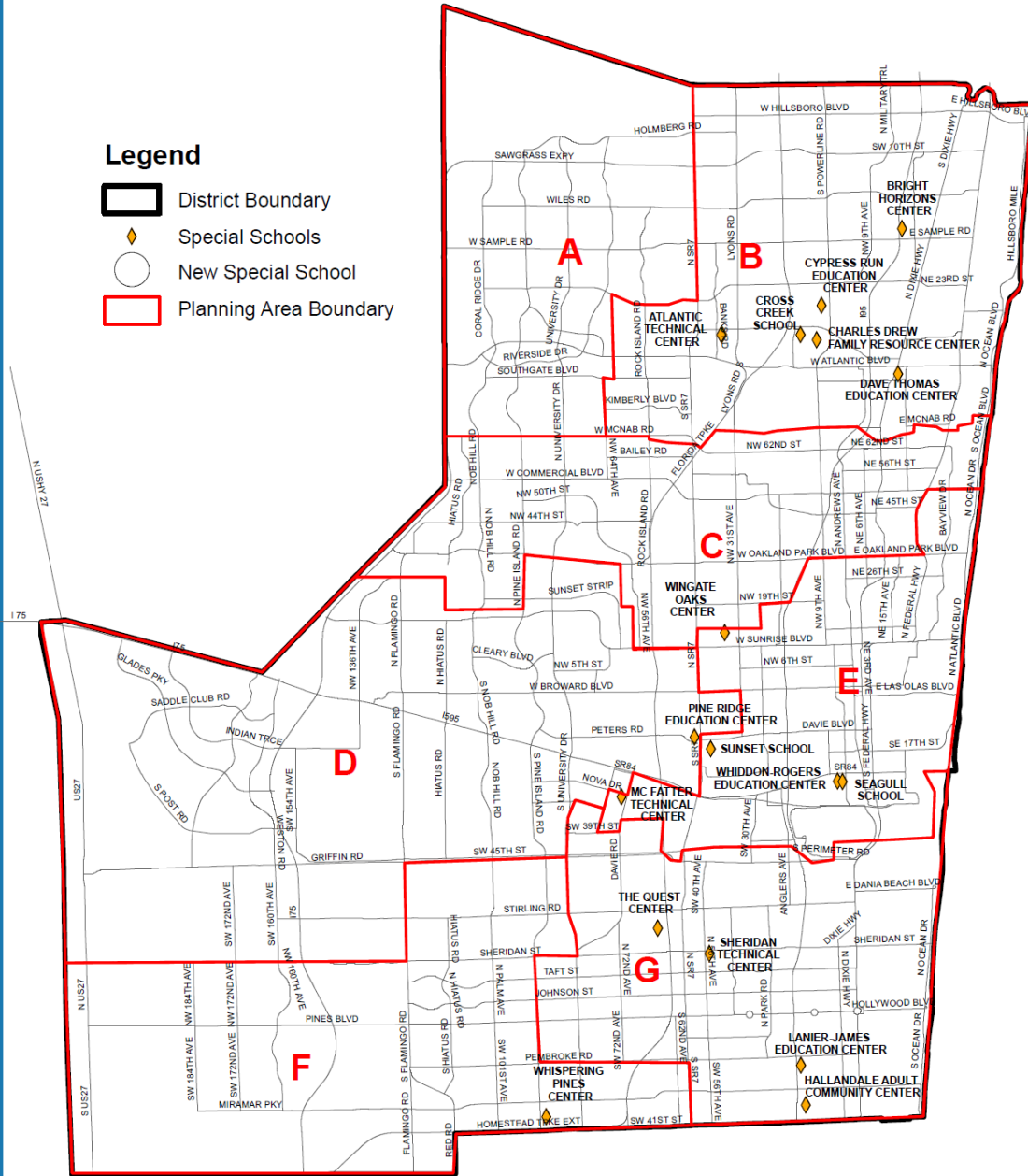




# FUTURE CONDITIONS - SPECIAL SCHOOLS TEN YEAR PLAN (2010-2020)

## Legend

-  District Boundary
-  Special Schools
-  New Special School
-  Planning Area Boundary



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

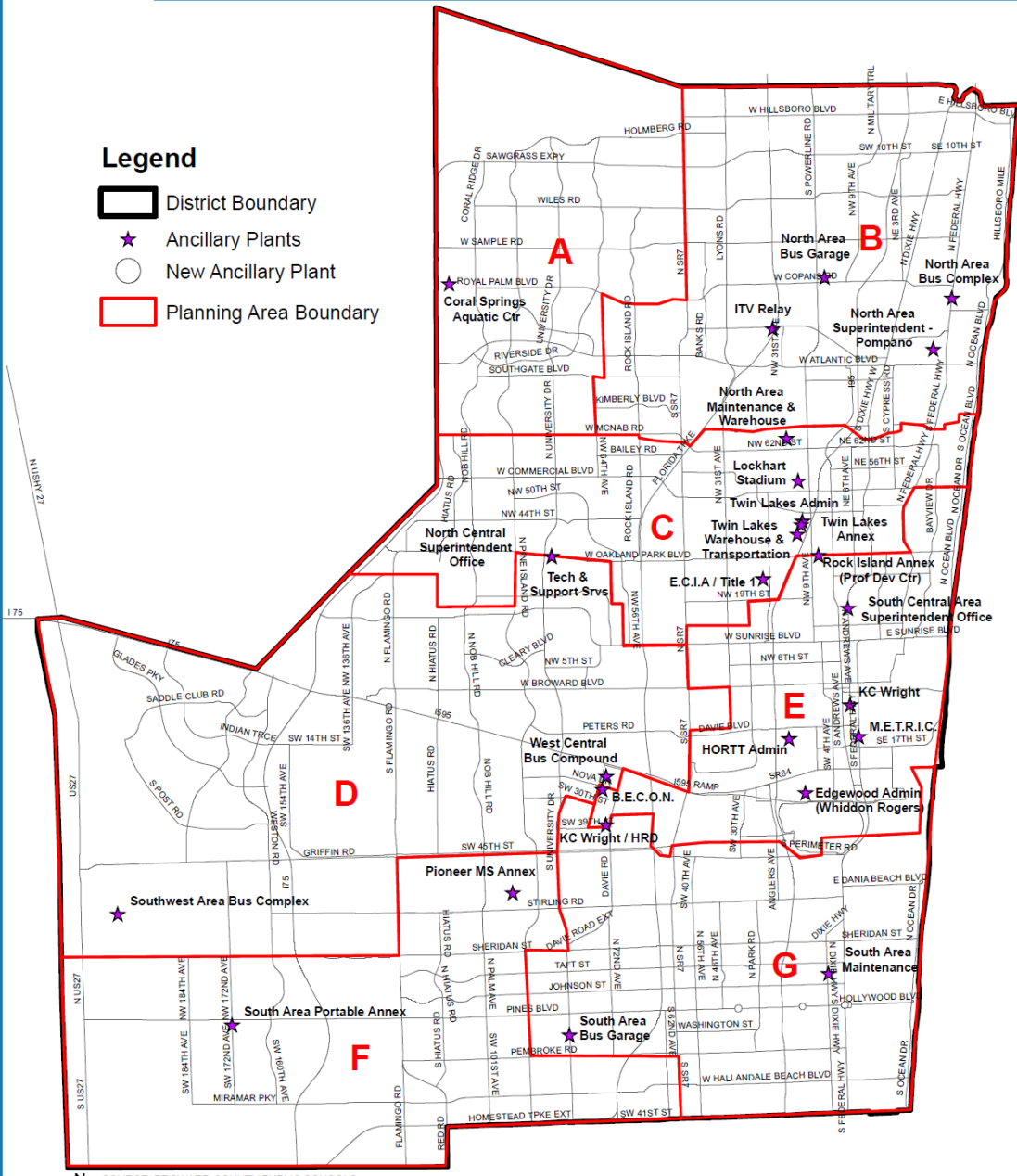
**Map No. 16-11**

#11470 tprc 10/14/2010

# FUTURE CONDITIONS - ANCILLARY PLANT LOCATIONS TEN YEAR PLAN (2010-2020)

## Legend

- District Boundary
- ★ Ancillary Plants
- New Ancillary Plant
- Planning Area Boundary



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



#11480 (price 10/14/2010)

Prepared By:  
GIS Section  
Planning and Redevelopment Division  
Environmental Protection & Growth Management Department

**Map No. 16-12**