

CITY OF GREENACRES COMPREHENSIVE PLAN

**PUBLIC SCHOOL FACILITIES ELEMENT**

September 2008  
Amendments resulting from the 2006 EAR

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## **I. INTRODUCTION:**

### **A. Purpose of Element**

The 1998 Florida Legislature enacted legislation amending Chapter 163.3180, F.S., establishing requirements for the implementation of public school concurrency. Subsequently, the City of Greenacres, other municipalities, and unincorporated Palm Beach County entered into the "Interlocal Agreement Between Palm Beach County and the Municipalities of Palm Beach County and the School District of Palm Beach County to Establish School Concurrency". The City entered this interlocal agreement on May 15, 2000, and is now bound by the provisions of this document.

In December of 2003, the First Amendment to the Interlocal Agreement went into effect after having been approved by more than 51% of the parties to the Agreement and having been filed with the Clerk of the Courts (per memo of December 16, 2003 from the School District of Palm Beach County Planning Department).

The Public School Facilities Element (PSFE), as a basis for establishing and maintaining school concurrency, contains goals, objectives and policies which will ensure that adequate space is planned for students and programs within existing and anticipated public schools, and that and existing deficiencies are corrected. Additionally, the intent of this concurrency system is to ensure that financially feasible capital improvements are planned which are adequate to achieve and maintain the adopted level of service (LOS) standard as provided for in this Element. The Public School Facilities Element will direct that all future public schools sitings will be coordinated to ensure the availability of adequate public facilities and infrastructure through a coordinated review of future development proposals with affected local governments.

## **II. DEFINITIONS OF RELEVANT TERMS:**

The following definitions comply with the minimum criteria for the Public School Facilities Element for school concurrency and are consistent with Rule 9J-5.025(1), F.A.C.

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

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

**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.

**III. IMPLEMENTATION SECTION:**

**A. Concurrency Service Area (CSA) Boundary Description**

Palm Beach County is divided into twenty one (21) Concurrency Service Areas (CSA) for school concurrency countywide on a less than district-wide basis. The Palm Beach County School District CSA boundaries are described in the following pages as bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with Chapter 163.3180(13)(c)2., Florida Statutes. Changes to the CSA boundaries shall only be made by comprehensive plan amendment, and are exempt from the limitation on the frequency of plan amendments.

**B. Concurrency Service Areas**

<b>Table 1: Concurrency Service Area Descriptions Using Township-Range-Section (T-R-S) Format</b>				
<b>CSA:</b>	<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
#1	The Martin / Palm Beach County Border	Donald Ross Rd	The Atlantic Ocean	Florida's Turnpike
#2	The Martin / Palm Beach County Border	Donald Ross Rd & south section line of sections 41-42-21, 41-42-20, 41-42-19, 41-41-24, & 41-41-23, then southwest along centerline of C-18 canal to Bee Line Hwy	Florida's Turnpike	Bee Line Hwy

#3	Donald Ross Rd	The south section line of sections 42-43-10, 42-43-09, 42-43-08, 42-43-07, & 42-42-12, east of Military Trl, then south along Military Trl to Northlake Blvd, then west along Northlake Blvd to Florida's Turnpike	The Atlantic Ocean	Florida's Turnpike
#4	South section line of sections 41-42-21, 41-42-20, 41-42-19, 41-41-24, & 41-41-23, then southwest along C-18 Canal to the Bee Line Hwy, then northwest along Bee Line Hwy until intersection of Bee Line Hwy & west section line of section 41-41-18	Northlake Blvd west to Grapeview Blvd, north along Grapeview Blvd to the south section line of section 42-41-08, then west along the south section line of sections 42-41-08 & 42-41-07	Florida's Turnpike	West section line of 41-41-18 south of the Bee Line Hwy, & west section lines of sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, & 42-41-07
#5	The south section line of sections 42-43-10, 42-43-09, 42-43-08, 42-43-07, & 42-42-12 west to Military Trl	The south section line of sections 42-43-34, 42-43-33, 42-43-32, 42-43-31, & 42-42-36 west to Military Trl	The Atlantic Ocean	Military Trl
#6	Northlake Blvd	South section line of sections 42-42-36 west of Military Trl, 42-42-35, 42-42-34, 42-42-33, 42-42-32, & 42-42-31	Military Trl	West section line of sections 42-42-18, 42-42-19, 42-42-30, & 42-42-31
#8	South section line of sections 42-43-34, 42-43-33, 42-43-32, 42-43-31, & 42-42-36 west to Military Trl	North line of south half of sections 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, & 43-42-24 east of Military Trl	The Atlantic Ocean	Military Trl
#9	South section line of sections 42-42-36 (West of Military Trl), 42-42-35, 42-42-34, 42-42-33, 42-42-32, & 42-42-31	North section line of sections 43-42-24 west of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, & 43-42-19	Military Trl	West section line of sections 43-42-06, 43-42-07, 43-42-18, & 43-42-19 north of south line of north half

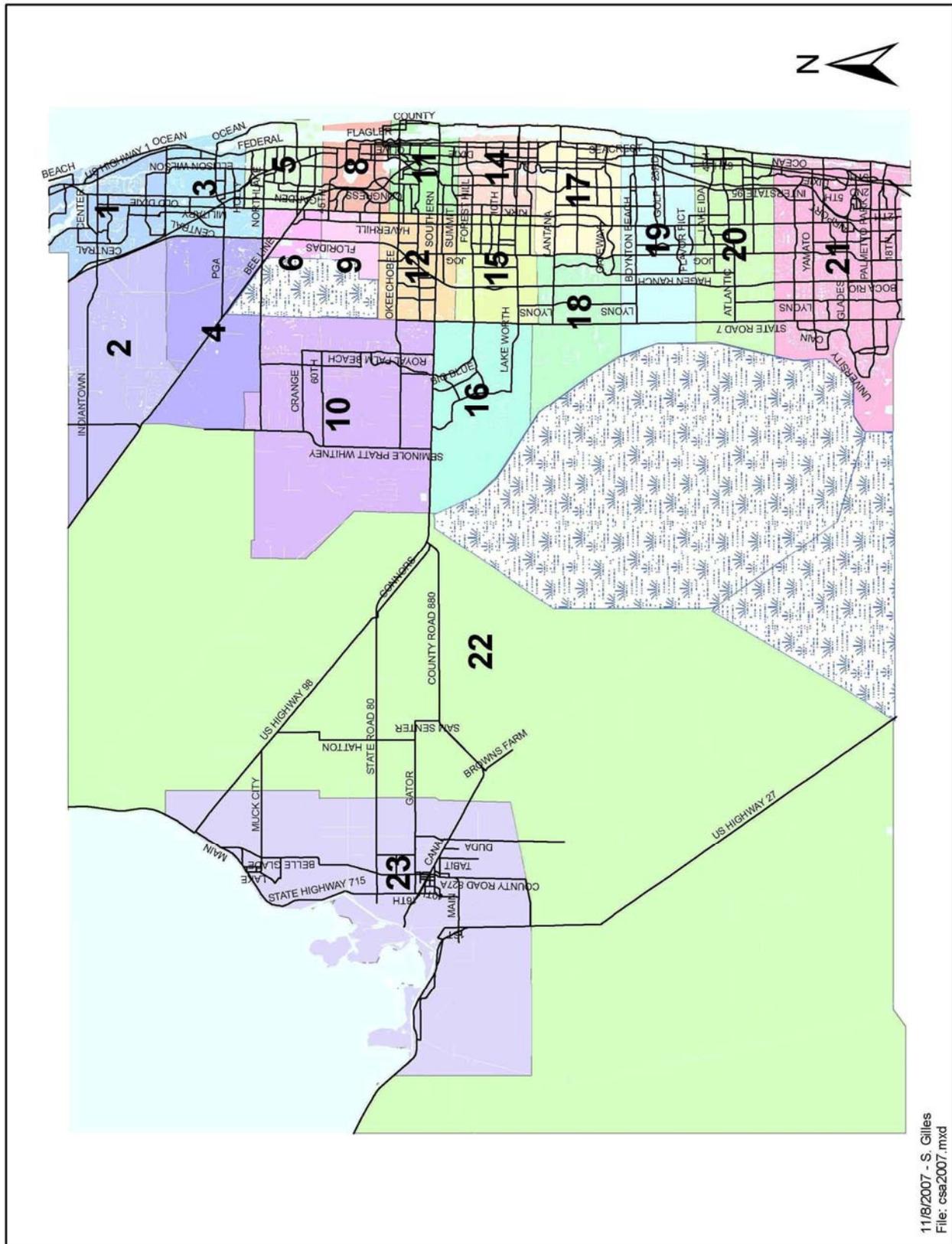
#10	Northlake Blvd west to Grapeview Blvd, north along Grapeview Blvd, then west along south section line of sections 42-41-08, & 42-41-07, then south along west section line of 42-41-18 until intersecting with Canal generally delimiting northern extent of the Acreage & southern extent of J. W. Corbett preserve, west along centerline of the Canal through center of sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, & 42-40-18, then north along east section line of section 42-39-13 to north line of south half of section 42-39-13, then west along north line of south half of section 42-39-13 to west section line of section 42-39-13	Southern Blvd west of 441, west to the west section line of section 43-40-33	East section line of sections 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 south to Southern Blvd	The L-8 Canal south of the south section line of section 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 line of the south half of sections 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, & 43-42-24 east of Military Trl	South section line of sections 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, & 44-42-01 east of Military Trl	The Atlantic Ocean	Military Trl
#12	North section line of sections 43-42-24 west of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, & 43-42-19	South section line of sections 44-42-01 west of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, & 44-42-06	Military Trl	West section line of section 43-42-19 south of the north line of the south half, & State Rd 7
#14	South section line of sections 4-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, & 44-42-01 east of Military Trl	South section line of sections 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, & 44-42-25 east of Military Trl	The Atlantic Ocean	Military Trl
#15	The south section Line of sections 44-42-01 west of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, & 44-42-06	The L-14 Canal	Military Trl	State Rd 7
#16	Southern Blvd west of 441, west to the west section line of section 43-40-33	South section line of sections 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29, & 44-41-30 east of L-40 Canal	U.S. Hwy 441 / State Rd 7	L-40 Canal & west section line of section 43-40-33 south of Southern Blvd

#17	South section line of sections 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, 44-42-25, 44-42-26, & 44-42-27 east of Jog Rd	The Boynton Canal	The Atlantic Ocean	Jog Rd
#18	L-14 Canal West to the Florida Turnpike, then north along the Turnpike to the south section line of section 44-41-29, then west along south section line of sections 44-42-30, 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29 & 44-41-30 east of the L-40 Canal	The Boynton Canal	Jog Rd	The L-40 Canal
#19	The Boynton Canal	South section line of sections 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 south section line of section 46-41-01, west along south section line of section 46-41-01 extended to L-40 Canal	The Atlantic Ocean	The L-40 Canal
#20	South section line of sections 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 south section line of section 46-41-01, west along south section line of section 46-41-01 extended to the L-40 Canal	South section line of sections 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, & 46-42-26 east of L-40 Canal, the portion of the line formed by these section lines west of I-95 generally approximates the C-15 Canal	The Atlantic Ocean	The L-40 Canal
#21	South section line of sections 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, & 46-42-26 east to L-40 Canal, the portion of the line formed by these section lines west of I-95 generally approximates the C-15 Canal	The Palm Beach / Broward County Border	The Atlantic Ocean	The L-40 & L-36 Canals

#22	The Martin / Palm Beach County Border	The Palm Beach / Broward County Border	From the Martin / Palm Beach County Border, the Bee Line Hwy south to west section line 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 southern extent of the J. W. Corbett preserve, west along 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 north line of south half of section 42-39-13 to 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, & 42-39-36 north of L-8 Canal, the L-8 Canal south to west section line of section 43-40-08, then south along west section lines of sections 43-40-08 south of L-8 Canal, 43-40-16, 43-40-21, 443-40-28, & 43-40-33, then south along L-40 Canal & L-36 Canal to Palm Beach / Broward County border.	Shoreline of Lake Okeechobee south to the south section line of section 41-37-22, east along the south section line of sections 43-37-22, & 41-37-23, then south along 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, & 42-37-35, then west along south section line of section 42-37-35 to east section line of section 43-37-02, then south along east section line of sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, & 43-37-35, then southerly to east section line of section 44-37-02, then south along east section line of sections 44-37-02, 44-37-11, 44-37-14, & 44-37-23 to L-16 Canal, then west along L-16 Canal & L-21 Canal, also referenced as the Bolles Canal, to west section line of section 44-35-34, then north along 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, & 43-35-27 to Lake Okeechobee, then west along Lake Okeechobee to Palm Beach/Hendry County Border, south along the Palm Beach/Hendry County border to the Palm Beach / Broward County border
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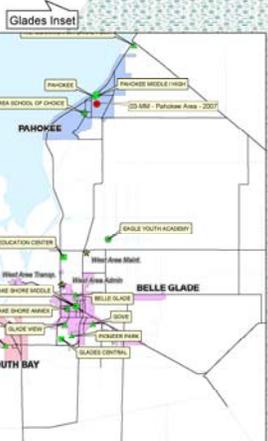
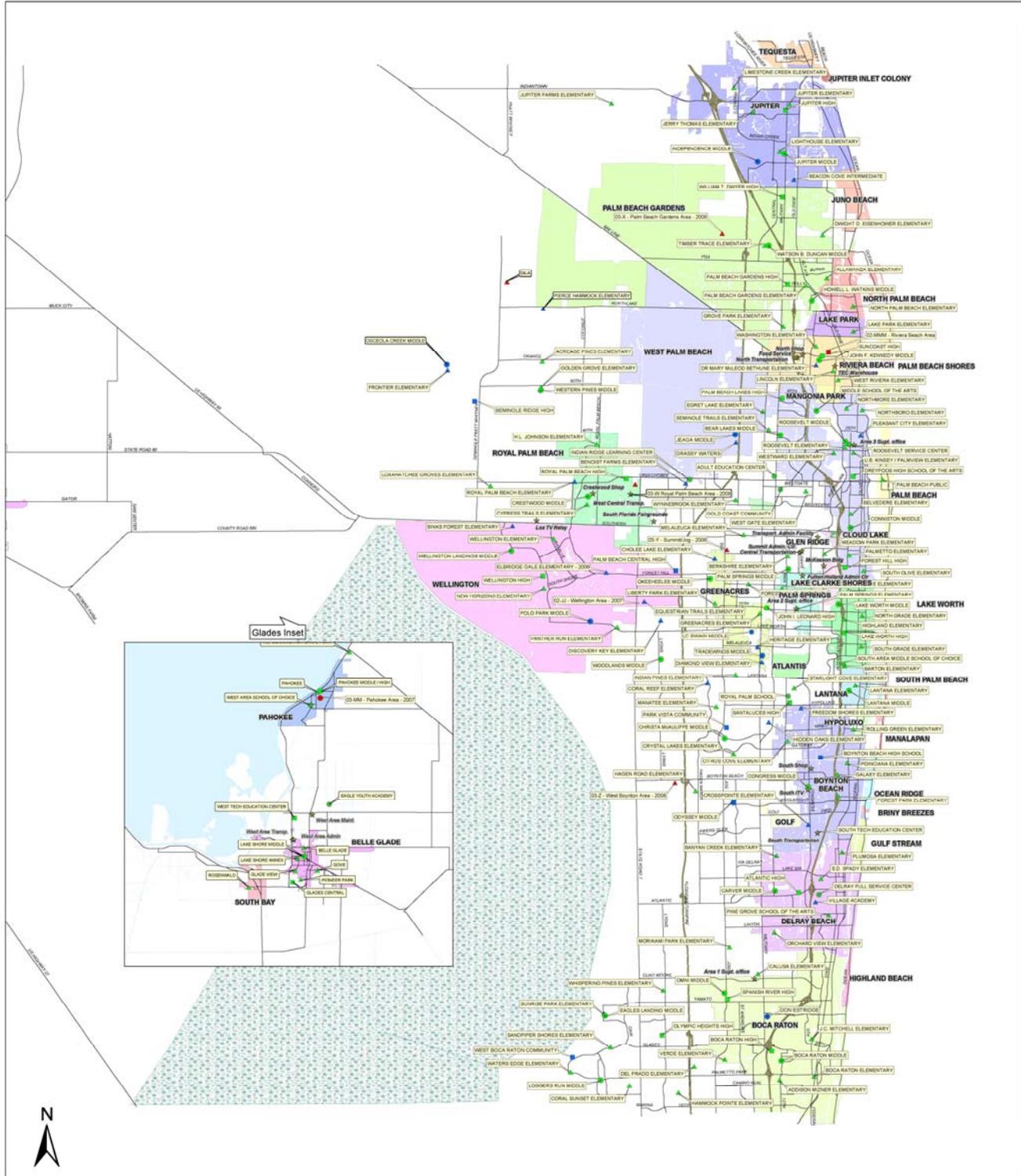
#23	The south section line of sections 43-37-22 east of Lake Okeechobee, and 41-37-23	The L-16 and L-21 Canals, also referenced as the Bolles Canal	East section line of sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, & 42-37-35, then west along south section line of section 42-37-35 to east section line of section 43-37-02, then south along east section lines of sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, & 43-37-35, then in southerly direction to east section line of section 44-37-02, then south along east section line of sections 44-37-02, 44-37-11, 44-37-14, & 44-37-23 to L-16 Canal	West section line of sections 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, & 44-35-34 south to the L-21 or Bolles Canal
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**MAP NO. 1 PSF – CONCURRENCY SERVICE AREAS (CSA's)**



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# MAP NO. 2 PSF – EXISTING LOCATION MAP OF EXISTING PUBLIC SCHOOLS



**Palm Beach County Schools**

<b>Existing Schools</b>	<b>Planned Schools 2007-2008</b>	<b>Schools Opened 1989-2006</b>	<b>Municipality</b>	<b>DELRAY BEACH</b>	<b>HYPOCAUST</b>	<b>LANTANA</b>	<b>PALM BEACH GARDENS</b>	<b>TEQUESTA</b>
▲ ELEM	▲ ELEM	▲ ELEM	■ ATLANTIS	■ DELRAY BEACH	■ HYPOCAUST	■ LANTANA	■ PALM BEACH GARDENS	■ TEQUESTA
▲ HIGH	▲ HIGH	▲ HIGH	■ BELLE GLADE	■ GLEN RIDGE	■ JUNO BEACH	■ MANALAPAN	■ PALM BEACH SHORES	■ WELLINGTON
● MDD	● MDD	● MDD	■ BOCA RATON	■ GOLF	■ JUPITER	■ MANALAPAN	■ PALM SPRINGS	■ WEST PALM BEACH
■ MPEC			■ BOYNTON BEACH	■ GREENACRES	■ JUNO INLET COLONY	■ MANALAPAN	■ PALM SPRINGS	■ WEST PALM BEACH
			■ BRINY BREEZES	■ GULF STREAM	■ LAKE CLARKE SHORES	■ MANALAPAN	■ PALM SPRINGS	■ WEST PALM BEACH
			■ CLOUDLAKE	■ HIGHLAND BEACH	■ LAKE PARK	■ MANALAPAN	■ PALM SPRINGS	■ WEST PALM BEACH
				■ HIGHLAND BEACH	■ LAKE WORTH	■ MANALAPAN	■ PALM SPRINGS	■ WEST PALM BEACH
				■ HIGHLAND BEACH	■ LAKE WORTH	■ MANALAPAN	■ PALM SPRINGS	■ WEST PALM BEACH

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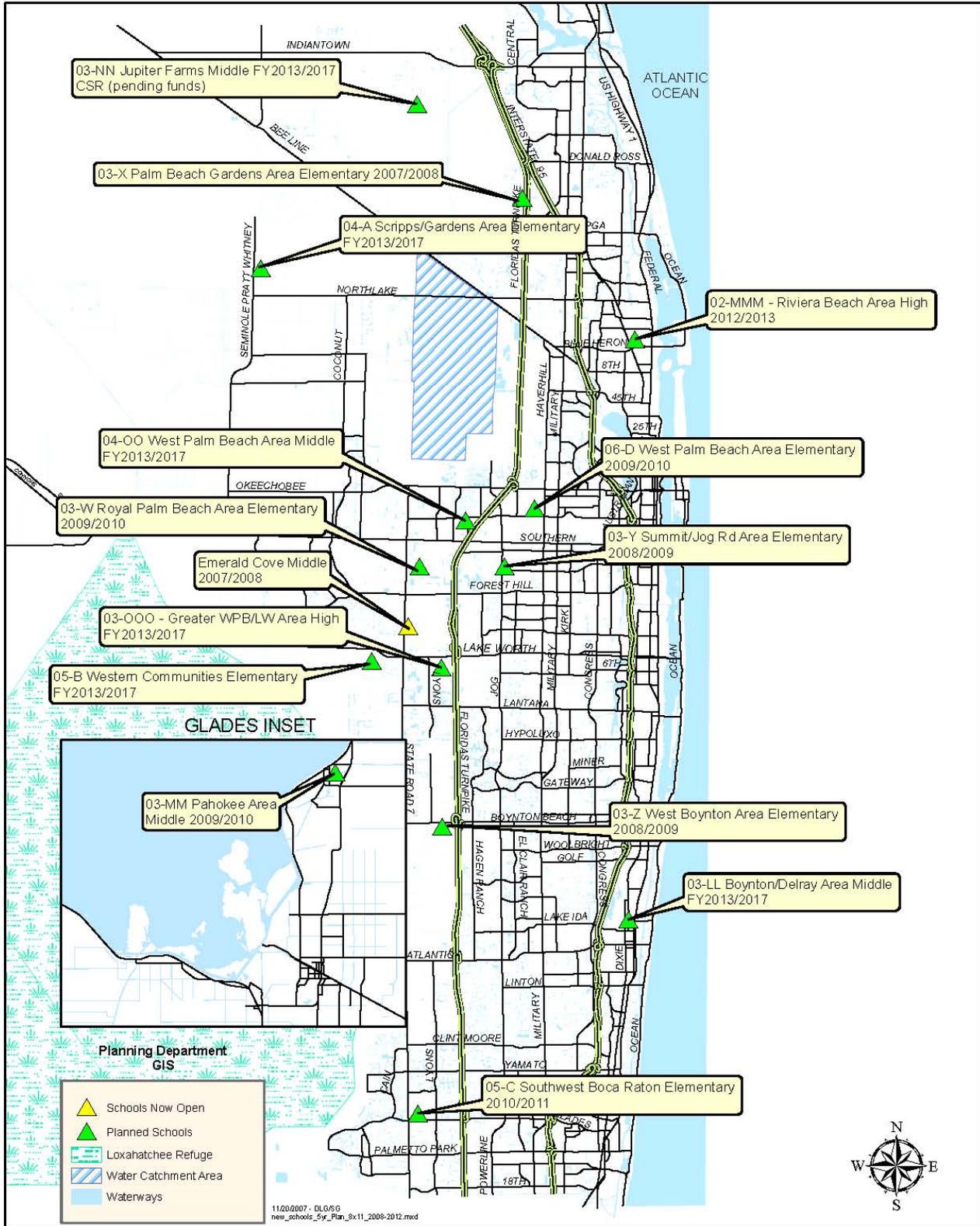
**Palm Beach County School District**  
Planning Department - GIS



3300 Forest Hill Blvd.  
West Palm Beach, FL 33406

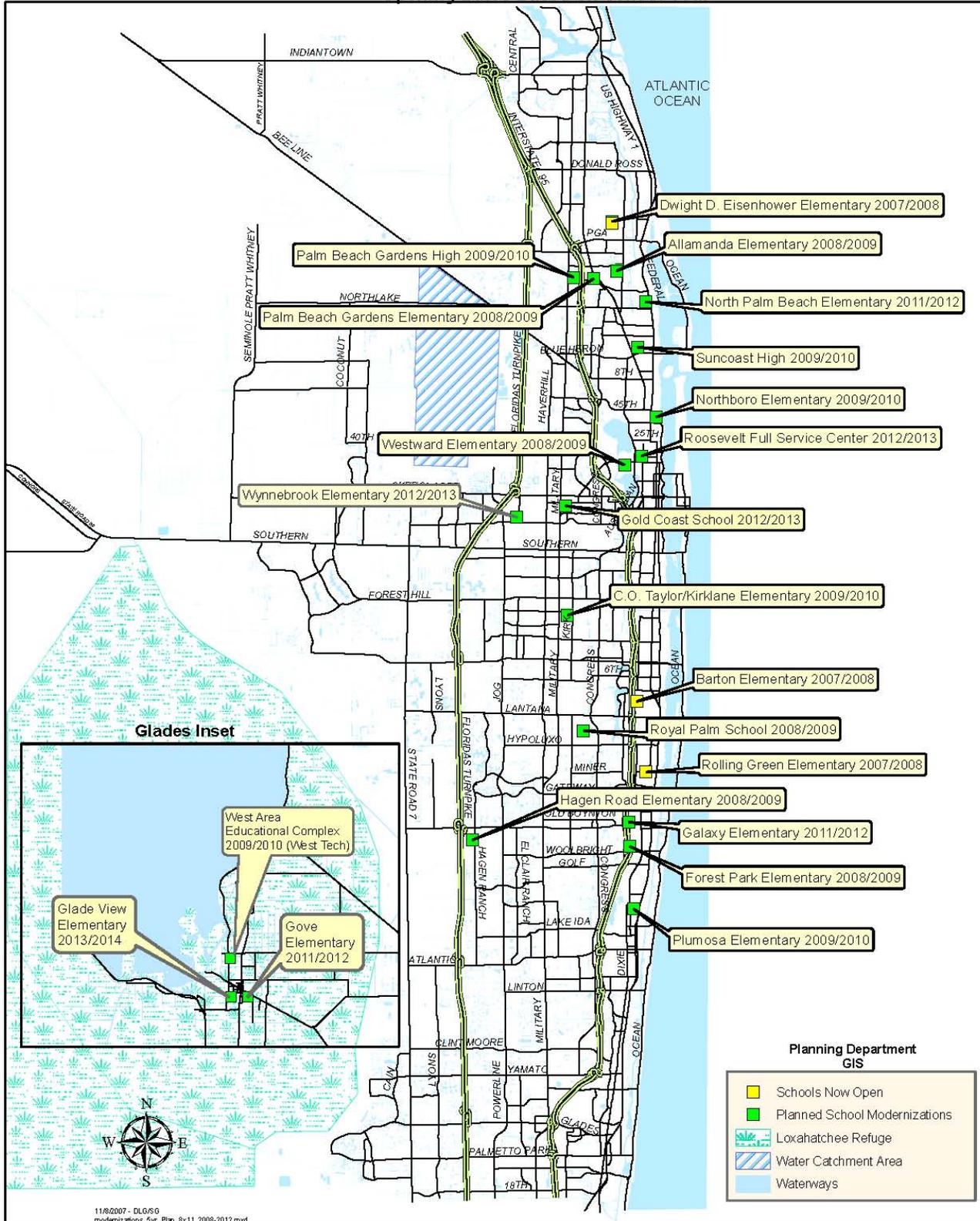
MAP NO. 3 PSF

**Palm Beach County School District**  
**Planned New Schools**  
**Opening Dates Based on School Year**



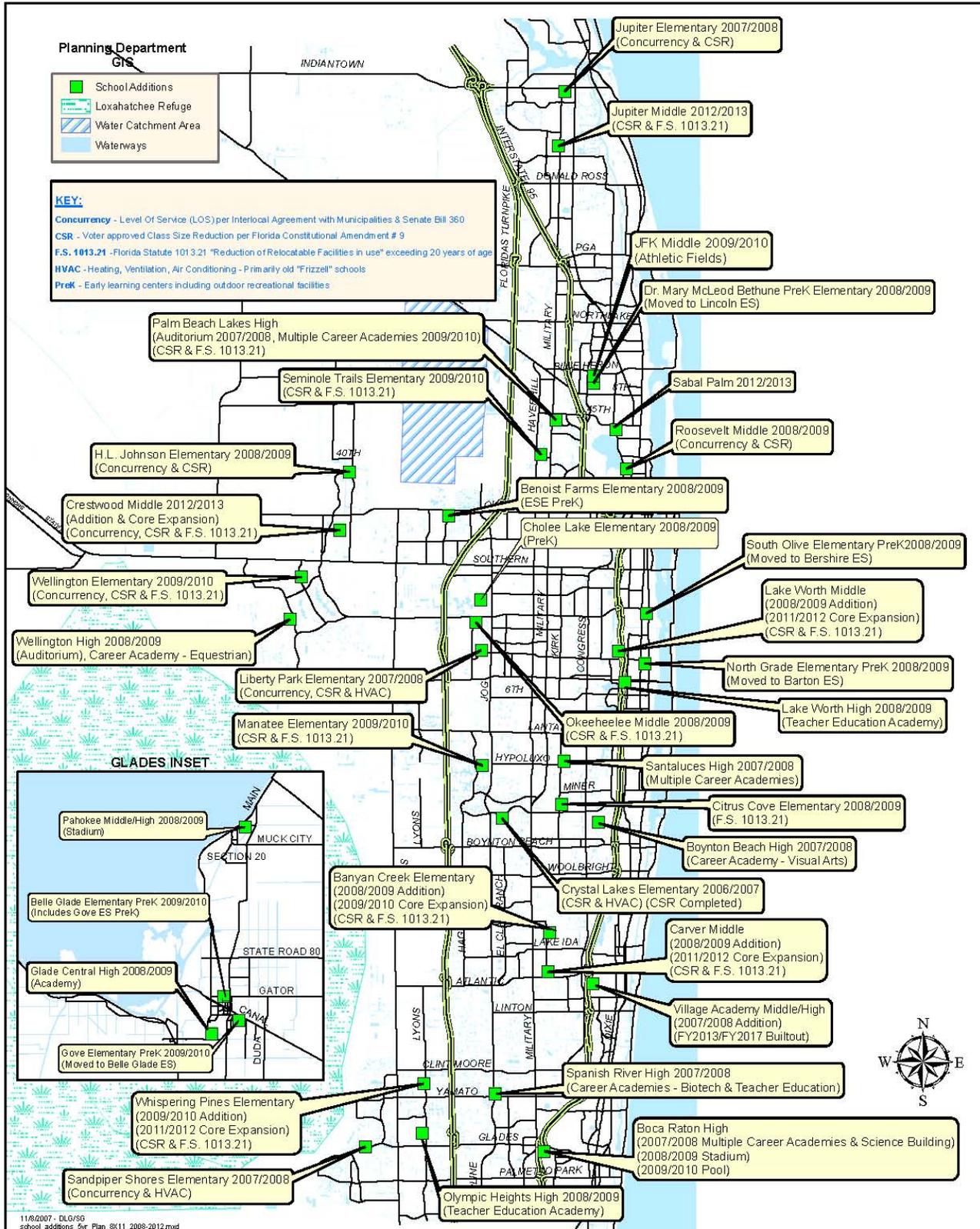
**MAP NO. 4 PSF**

**Palm Beach County School District  
Planned School Modernizations/Replacements  
Opening Dates Based on School Year**



MAP NO. 5 PSF

Palm Beach County School District  
**School Additions**  
 Opening Dates Based on School Year



#### **IV. GOALS, OBJECTIVES AND POLICIES:**

- A. Goal 1: Public School Concurrency:** It is a GOAL of the City of Greenacres 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 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 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% utilization, measured as the average for all schools of each type within each Concurrency Service Area (CSA). 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 fulltime equivalent (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. This is intended to prevent the movement of students more than once.

##### **Policy 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 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 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 2 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 3).

**Table 2: Standards for Tiered Level of Service**

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

**Table 2: Standards for Tiered Level of Service**

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

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
21	Elementary	110			
	Middle	115	115	110	
	High	120	110		
22	Elementary	110			
	Middle	110			
	High	110	120	110	
23	Elementary	110			
	Middle	110			
	High	110			
County Wide	Alternative Schools	110			

Source: Based on data received from the Technical Advisory Group, August 7, 2002.

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
1	Elementary	130	130	120	120
	Middle	120	120	120	120
	High	120	120	120	120
2	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	125	120	120	120
3	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	130	125	120	120
4	Elementary	125	125	120	120
	Middle	120	120	120	120
	High	130	120	120	120
5	Elementary	125	125	120	120
	Middle	120	120	120	120
	High	130	130	120	120
6	Elementary	125	125	120	120
	Middle	135	130	120	120
	High	125	125	120	120
8	Elementary	120	120	120	120
	Middle	150	135	120	120
	High	120	120	120	120
9	Elementary	130	130	120	120
	Middle	135	130	120	120
	High	130	130	120	120

**Table 3: MAXIMUM UTILIZATION TABLE: Standards for Utilization of Capacity**

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
10	Elementary	130	130	120	120
	Middle	140	140	120	120
	High	130	130	120	120
11	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
12	Elementary	130	130	120	120
	Middle	145	130	120	120
	High	145	120	120	120
14	Elementary	135	135	120	120
	Middle	145	145	120	120
	High	120	120	120	120
15	Elementary	145	145	120	120
	Middle	140	130	120	120
	High	130	125	120	120
16	Elementary	175	175	120	120
	Middle	150	150	120	120
	High	150	150	120	120
17	Elementary	155	150	120	120
	Middle	170	130	120	120
	High	135	135	120	120
18	Elementary	135	135	120	120
	Middle	140	140	120	120
	High	145	125	120	120
19	Elementary	130	125	120	120
	Middle	120	120	120	120
	High	145	130	120	120
20	Elementary	125	125	120	120
	Middle	120	120	120	120
	High	145	130	120	120
21	Elementary	135	135	120	120
	Middle	135	135	120	120
	High	145	145	120	120
22	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
23	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
<b>County Wide</b>	Alternative Schools	120	120	120	120

**Policy 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 f)**

The City of Greenacres 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 8 (School District of Palm Beach County Five Year Capital Improvement Schedule) of the Capital Improvement Element of the City's Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

**Policy g)**

The City of Greenacres shall amend Table 8 (School District of Palm Beach County 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 h)**

For purposes of urban infill and in recognition of the entitlement density provisions of the City'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 i)**

The City of Greenacres 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 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. An annual first FTE student count shows that an individual school exceeds the adopted LOS, and the School District has not maximized utilization and achieved the adopted LOS by the subsequent first FTE student count; 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 and Monitoring 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 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 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 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 3 Five-Year Capital Improvement Schedule**

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

**Policy a)**

The City of Greenacres, in coordination with the School District and other local governments, shall annually amend Table 8 of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), 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.

- B. Goal 2 School Facility Siting And Development Coordination:** It is the GOAL of the City of Greenacres to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.

**Objective 1: School Facility Siting**

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 a)**

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

**Policy b)**

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 c)**

The City of Greenacres 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) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in Goal 2, Objective 1, Policy a above; and,
3. Allowing schools as a permitted use within all urban residential land use categories.

**Policy d)**

The City of Greenacres 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 2 Intergovernmental Coordination**

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

**Policy a)**

The City of Greenacres shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6)(h)1 and 2. F.S. and 163.3180 F.S.

**Policy 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 c)**

The City of Greenacres shall provide the School District with annual information needed to maintain school 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
5. School utilization.

**Policy d)**

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

**Policy e)**

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

**Policy f)**

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

**Policy g)**

The City of Greenacres 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 3 Population Projections**

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

**Policy a)**

The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each 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 b)**

The City of Greenacres commits working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review

Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

**V. NOTES:**

1. Data and analysis to support the school concurrency system included in this element was provided by the Palm Beach County Planning Division and the Palm Beach County School District, April, 2000.

***ADOPTED:***

November 5, 2001     Ord. 2001-03

***REVISION HISTORY***

January 6, 2003     Ord. 2002-25  
September 15, 2008     Ord. 2008-03