
**CITY OF ARCADIA
PUBLIC SCHOOL FACILITIES ELEMENT**

GOAL: THE CITY OF ARCADIA SHALL WORK CLOSELY WITH THE SCHOOL DISTRICT OF DESOTO COUNTY TO ENSURE A HIGH QUALITY, FISCALLY SOUND PUBLIC SCHOOL SYSTEM WHICH MEETS THE NEEDS OF THE CITY OF ARCADIA POPULATION BY PROVIDING AND MAINTAINING ADEQUATE SCHOOL FACILITIES FOR BOTH EXISTING AND FUTURE POPULATIONS.

Objective 1.1: Coordination and Consistency.

The City of Arcadia shall cooperate with the School District and DeSoto County to share information and address multi-jurisdictional public school issues in order to assure the coordination of planning and decision-making.

Policy 1.1.1: The City will implement the Interlocal Agreement for Public School Facility Planning between the County, the City of Arcadia, and the School District as required by Section 1013.33, Florida Statutes, including procedures for:

- a. Joint meetings;
- b. Student enrollment and population projections;
- c. Coordinating and sharing of information;
- d. School site analysis;
- e. Supporting infrastructure;
- f. Comprehensive plan amendments, rezonings, and development approvals;
- g. Education Plant Survey and Five-Year District Facilities Work Plan;
- h. Co-location and shared use;
- i. Implementation of school concurrency, including all levels of service standards, concurrency service areas, and proportionate-share mitigation;

- j. Oversight process; and,
- k. Resolution of disputes.

Policy 1.1.2: The City shall maintain a representative of the School District appointed by the School District, as a member of the local planning agency (Planning Commission), as required by Section 163.3174, Florida Statutes.

Policy 1.1.3: The City shall coordinate with the School District and the County regarding annual review of school enrollment projections, and procedures for annual update and review of School District and local government plans consistent with policies of this Element.

Policy 1.1.4: The City shall support School District efforts to ensure satisfactory capacity for current and future school enrollment by providing data on growth trends in order to establish a financially feasible capital improvements program for schools.

Policy 1.1.5: In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the City, the City Commissioners and the School District shall coordinate educational and facilities planning with residential growth trends in the City, and discuss issues of mutual concern.

Policy 1.1.6: The City shall notify the School District of all comprehensive plan amendments that increase residential density or affect existing or future school sites, residential development review requests and development proposals, pursuant to the adopted Inter-local Agreement on Public School Facility Planning. A notice of review will be mailed to the Superintendent of Schools and to the Director of Facilities. The School District will be given the opportunity to respond with written comments and to appear before the Planning Commission and City Commissioners to discuss any comments. The City will consider the comments made by the School District prior to acting on the request.

Objective 1.2: *Co-Location and Shared Use.*

Coordinate with the School District to jointly plan new City facilities and new school facilities for shared uses such as community meeting sites, hurricane evacuation shelters and community-based recreational activities.

Policy 1.2.1: The City shall establish or renew agreements with the School District to facilitate shared use of School District properties, including but not limited to schools, libraries, recreational facilities/stadiums, and parks.

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- Policy 1.2.2:** The City shall collaborate with the School District to maximize opportunities to coordinate in the location, phasing, and design of future City sites and school sites for joint uses, including recreation areas.
- Policy 1.2.3:** The City shall require the location of parks, recreation and community facilities in new, planned neighborhoods in proximity to existing or future school sites.
- Policy 1.2.4:** The City shall, where feasible, require the location of parks, recreation and community facilities in existing neighborhoods in conjunction with school sites.
- Policy 1.2.5:** The City will coordinate efforts to design new school facilities, facility rehabilitation and expansions, to serve as emergency shelters as may be required by Section 1013.372, Florida Statutes. The City shall coordinate with the County and the School District regarding emergency preparedness issues and plans as required by Section 163.3177(12), Florida Statutes, including returning schools used as emergency shelters to regular school operations as expeditiously as possible after an emergency event.
- Policy 1.2.6:** The City, County, and School District shall notify each other before any jurisdiction contracts to purchase or accepts a site or facility suitable for shared usage, including, but not limited to, parks and recreational facilities, pursuant to the notification provisions of the approved Interlocal Agreement for Public School Facility Planning.

Objective 1.3: *Public School Facility Siting.*

The City shall coordinate with the School District on the planning and siting of educational facilities to ensure that school facilities are coordinated with necessary services and infrastructure and are located to be compatible and consistent with the comprehensive plan.

- Policy 1.3.1:** The City will ensure sufficient land is available for public school facilities proximate to residential development in order to meet the projected needs for such facilities.
- Policy 1.3.2:** The City and School District will determine the location of new school sites consistent with the approved Interlocal Agreement for Public School Facility Planning and State Requirements for Educational Facilities. Consistent with Section 1013.33(13), Florida Statutes, the location of new school sites shall be consistent with the City's Land Development Regulations and Comprehensive Plan.
- Policy 1.3.3:** The City shall coordinate with the School District on the planning and siting of new public schools to ensure that school facilities are provided with the necessary services and infrastructure and means by which to assure safe access

to schools, including sidewalks, bicycle paths, turn lanes, and signalization. The City shall coordinate its capital improvements schedule to meet the needs identified in the School District educational facilities plan.

Policy 1.3.4: The City shall coordinate with the School District and the County in the school site selection process as provided in the Interlocal Agreement to require the location of new schools consistent with the Future Land Use Element in which schools shall be a permitted use in the Low-Density Residential, Medium-Density Residential, Neighborhood (Live/Work) Mixed Use, Urban Center Mixed Use, and Public Lands and Institutions Future Land Use categories.

Policy 1.3.5: The City and School District will jointly determine on-site and off-site improvements necessary to support construction of a new school or the renovation, expansion or closure of an existing school. The City and School District will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements in accordance with Sections 1013.51 and 1013.371, Florida Statutes and the Interlocal Agreement for Public School Facility Planning.

Policy 1.3.6: The City shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, consistent with Section 1013.36, Florida Statutes and Rule 6A-2, Florida Administrative Code.

Policy 1.3.7: The City shall coordinate the location of public schools with the Future Land Use Map to ensure that existing and proposed school facilities are located consistent with the existing and proposed residential areas they serve, are proximate to compatible Future Land Uses, and will serve as community focal points. The City shall work with the School District to coordinate the long range public school facility map with the Comprehensive Plan, including the Future Land Use Map.

Objective 1.4: *Enhance Community Design.*

The City shall enhance community design through effective school facility construction and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy 1.4.1: Encourage and support planning activities that make school siting the foundation for the planning and design of neighborhoods.

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- Policy 1.4.2:** The City shall, to the fullest extent possible, cooperate with the School District to identify new school sites that provide logical focal points for neighborhoods, and serve as the foundation for innovative land design standards.
- Policy 1.4.3:** The City shall coordinate with the School District to ensure the mutual compatibility of land uses in the construction of new schools and planned development.
- Policy 1.4.4:** The City shall encourage the location of public schools proximate to residential neighborhoods in the Low-Density Residential, Medium-Density Residential, Neighborhood (Live/Work) Mixed Use, Urban Center Mixed Use, and Public Lands and Institutions Future Land Use categories.
- Policy 1.4.5:** The City shall support and encourage the location of new elementary and middle schools, unless otherwise required, internal to residential neighborhoods.
- Policy 1.4.6:** The City, in coordination with the School District, shall require the traffic circulation plans in new developments to provide for interconnected vehicle and pedestrian access between neighborhoods, school sites and bus drop-off locations.
- Policy 1.4.7:** The City, in coordination with the School District, shall require developers to provide off-site road improvements, signalization, signage, access improvements, sidewalks and bicycle paths to serve all schools, where needed.

Objective 1.5: *Capital Facilities Planning.*

The City shall work with the School District to ensure existing deficiencies and future needs are addressed consistent with the adopted level of service (LOS) standards for public schools.

- Policy 1.5.1:** Amendments to the Future Land Use Map and Zoning Atlas will be coordinated with the School District based upon existing capacity and the long-range public school facilities planning map.
- Policy 1.5.2:** The City shall ensure that future development pays a proportionate share of the capital costs of increasing the capacity of public school facilities needed to accommodate new development and to maintain adopted LOS standards.

Policy 1.5.3: The City hereby incorporates by reference the School District's Five-Year Facilities Work Program for fiscal years 2009-10 through 2013-14, adopted in September 2009, that includes school capacity sufficient to meet anticipated student demands projected by the City and County, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 1.5.4: The City, in coordination with the School District, shall annually update the Capital Improvements Element to adopt by reference the School Board's Five-Year District Facilities Work Program, including the addition of a new fifth year. The Work Program shall be financially feasible and shall ensure level of service standards for public school facilities will be achieved and maintained during the five-year planning period and through the long term planning period. The annual update shall include updates to the map series as needed.

Objective 1.6: *Level of Service Standards.*

The City, in coordination with the School District and the County, shall implement a concurrency management system to ensure that the capacity of schools is sufficient to support new residential development at the adopted LOS standards within the period covered by the School District's Five-Year Facilities Work Program.

Policy 1.6.1: Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards shall be based upon the Florida Inventory of School Houses (FISH) maintained by the Department of Education (DOE). They are initially set and are hereby adopted as shown in Table 1.

Table 1

DISTRICT-WIDE PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100 % of Permanent FISH capacity as maximized by school district
Middle	100 % of Permanent FISH capacity as maximized by school district
High	100 % of Permanent FISH capacity as maximized by school district

These standards shall be consistent with the Interlocal Agreement agreed upon by the School District, and the local governments within DeSoto County.

Policy 1.6.2: **Modification of the adopted LOS** standards shall only be accomplished through an amendment in each local government comprehensive plan. The procedure for proposing a change to the adopted LOS standards shall follow the process outlined in the Interlocal Agreement. The amended LOS standard shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No LOS standard shall be amended without a showing that the amended LOS standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the timeframe of the Five-Year Facilities Work Program.

Policy 1.6.3 The concurrency service area shall be the County planning area. Concurrency service areas shall maximize capacity utilization, taking into account school locations, residential population centers, transportation costs, court-approved desegregation plans and other relevant factors. By no later than December 1, 2013, the County, the City, and the School District will amend the Interlocal Agreement for Public School Facility Planning and the City will amend its comprehensive plans to establish less-than-districtwide school concurrency service areas, as required by Section 163.3180(13)(c), Florida Statutes.

Objective 1.7: *School Concurrency Implementation.*

In coordination with the School District and the County, the City shall establish a process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted LOS standards for public school concurrency.

Policy 1.7.1: School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this Element.

Policy 1.7.2: The City may approve a concurrency application earlier in the approval process, such as the time of preliminary subdivision or site plan approval. The School District must be a signatory to any residential certificate of concurrency involving allocations of school capacity or proportionate share mitigation commitments, as provided herein.

Policy 1.7.3: The student generation rates used to determine the impact of a particular development application on public schools, and the cost per student station are to be established by the School District consistent with the Interlocal Agreement for Public School Facility Planning. The student generation rates shall be reviewed and updated on a regular basis by the School District in accordance with professionally accepted methodologies.

Policy 1.7.4: The following residential development is subject to payment of applicable educational impact fees, but shall be considered exempt from the school concurrency requirements:

- a. Residential lots included on a plat approved by the City Commissioners and recorded prior to the effective date of the adoption of the Public School Facilities Element.
- b. Residential developments that have received final site plan approval provided that:
 1. The approval is still valid; and
 2. Final construction plans have been approved by the City Engineering Services Department.
- c. Amendments to residential development approvals, which have received final subdivision plat approval prior to the effective date of this element, and which do not increase the number of residential units or change the type of residential units proposed.
- e. Age restricted development subject to Development Order Conditions prohibiting the permanent occupancy of residents under the age of eighteen (18).
- f. Group quarters including residential types of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, and religious non-youth facilities.

Policy 1.7.5: The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School District's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school; or

- b. Adequate school facilities are available or under actual construction within three (3) years and the impacts of development can be shifted to that area; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan, as provided in the policies under Objective 1.8.

Objective 1.8: Proportionate Share Mitigation.

If it is established that sufficient capacity is unavailable in the affected concurrency service area or in an adjacent concurrency service area, proportionate share mitigation may then be proposed to address the impacts of the proposed development.

Policy 1.8.1: The City will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted LOS standard consistent with the School District's adopted Five-Year Facilities Work Program.

Policy 1.8.2: Mitigation shall be negotiated and agreed to by the School District and shall be proportionate to the projected demand for public school facilities created by the proposed development. Mitigation must be sufficient to offset the projected demand, and provide permanent capacity to the District's inventory of student stations in accordance with the State Requirements for Educational Facilities (SREF) and the Florida Building Code.

Policy 1.8.3: Acceptable forms of mitigation may include:

- a. School construction.
- b. Contribution of land and/or infrastructure.
- c. Expansion of existing permanent school facilities.
- d. Paying developer's proportionate share mitigation cost in accordance with the formula provided in the Interlocal Agreement for Public School Facility Planning.
- e. Payment for construction and/or land acquisition.

Policy 1.8.4: Relocatable classroom buildings shall not be accepted as a means of proportionate share mitigation.

Policy 1.8.5: Mitigation shall be allocated toward a permanent school capacity improvement identified in the School District's financially feasible Five-Year Facilities Work Program which satisfies the demands created by the proposed development. Any amendments to the Five-Year Facilities Work Program shall be included in the program's next update and adoption cycle of the schedule of capital improvements.

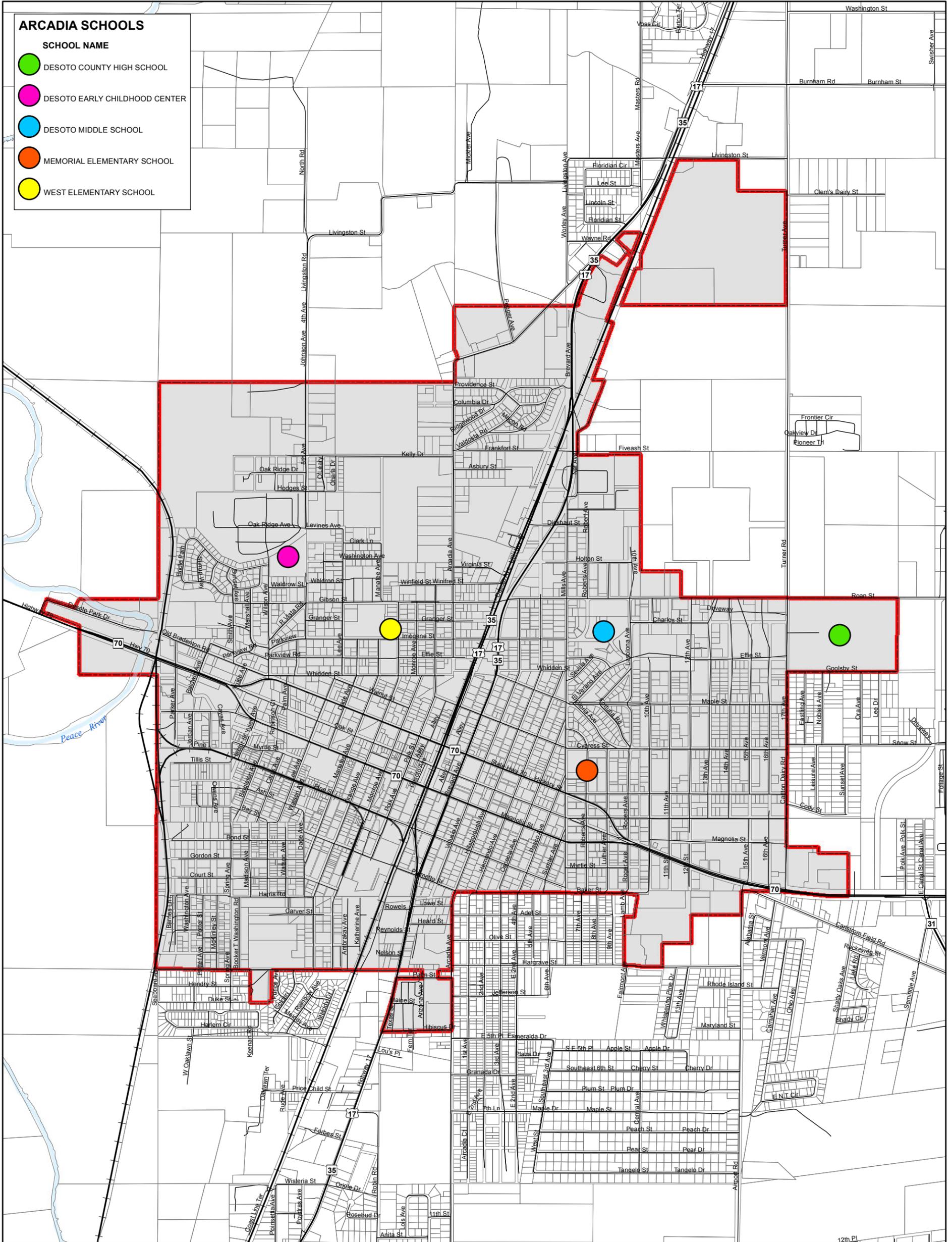
Policy 1.8.6: The amount of mitigation required shall be determined by calculating the number of student stations for each type of school for which there is insufficient capacity using the applicable student generation rates, and multiplying by the cost per student station for each school type, as determined by Section 1013.64(6)(b)(1), Florida Statutes. Additional costs for land, infrastructure, design and permitting requirements required for new or expanded school sites may also be applicable.

PSFE MAP 1 - CITY OF ARCADIA - PUBLIC SCHOOLS

ARCADIA SCHOOLS

SCHOOL NAME

- DESOTO COUNTY HIGH SCHOOL
- DESOTO EARLY CHILDHOOD CENTER
- DESOTO MIDDLE SCHOOL
- MEMORIAL ELEMENTARY SCHOOL
- WEST ELEMENTARY SCHOOL



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
City of Arcadia
Desoto County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
DeSoto County School Board

Date Adopted:
May 1, 2012



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General Legend

- Roads
- Railways
- Parcels
- Arcadia Boundary
- Water Bodies



0 0.25 0.5
Miles