PUBLIC SCHOOL FACILITIES ELEMENT OF THE CITY OF PEMBROKE PINES COMPREHENSIVE PLAN

Chapter 163.3177 Florida Statutes

City of Pembroke Pines, Florida

ADOPTION DOCUMENT

PUBLIC SCHOOL FACILITIES ELEMENT

III. GOALS, OBJECTIVES AND POLICIES

GOAL I – PUBLIC SCHOOL CONCURRENCY
The City of Pembroke Pines City Commission, in collaboration with the Broward County Board of Commissioners and the School Board of Broward County 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 the City of Pembroke Pines and Broward County for development permitting and comprehensive planning.

OBJECTIVE 1.1. FINANCIALLY FEASIBLE DISTRICT EDUCATIONAL FACILITIES PLAN
The School Board, pursuant to Chapters 163.31777 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 (CSA's). The DEFP shall also contain a LOS plan which reflects the data required to demonstrate the achievement and maintenance of the adopted LOS. The School Board shall also ensure that school facilities are planned to meet the long term planning period of the Public School Facilities Element (PSFE) of the City of Pembroke Pines and Broward County Comprehensive Plans.

Evaluation Measure Objective 1.1 - Annual updates and adoption of the ILA and maintenance of adopted level of service in the CSA's pursuant to the five-year financially feasible schedule of capital improvements.

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 City of Pembroke Pines and Broward County Capital Improvements Elements. This adoption may either be by reference or by restatement of the relevant portions of the adopted DEFP, but in no event shall the city or county attempt to modify the adopted DEFP.

POLICY 1.1.2.
The DEFP shall depict 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 PSFE.

POLICY 1.1.3.
The DEFP's five-year financially feasible schedule 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 to: 1) add a new fifth year;
2) reflect changes in estimated capital revenues, planned capital appropriation costs, planned capital facilities projects, CSA's and school usage; and 3) ensure the DEFP continues to be financially feasible for the five-year planning period.

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 city and county comprehensive plans. The annual plan amendments shall ensure that the schedule of capital improvements within the respective elements continues to be financially feasible and the LOS will be achieved and maintained.

OBJECTIVE 1.2 CONCURRENCY MANAGEMENT SYSTEM
The City of Pembroke Pines shall adopt a county-wide public school concurrency management system as adopted by the county 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.

Evaluation Measure Objective 1.2 - Record of adoption of LDR's to implement county-wide public school concurrency management system consistent with the ILA within 90 days after adoption of PSFE.

POLICY 1.2.1.
The City will continue to implement and update when necessary land development regulations which ensure that all facilities will either meet the adopted level of service standards identified in the comprehensive plan elements and land development regulations, and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

POLICY 1.2.2.
The CSA's shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSA's are maintained in the data and analysis section of the PSFE.

POLICY 1.2.3.
The Level of Service Standard shall be 100% of gross capacity (with relocatable classrooms) 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 the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

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 CSA, the development may proceed consistent with the provisions and procedures in the ILA and county and city LDR's.

POLICY 1.2.5.
If adequate capacity is not 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 and county and city LDR's.

POLICY 1.2.6.
The City of Pembroke Pines 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 and county and city LDR's.

POLICY 1.2.7.
The CSA's shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with 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 among schools of the same type (elementary, middle and 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 city and county land development (zoning) code. The student generation rates shall be reviewed and updated by the School Board at least every three years in coordination with the city and county.

POLICY 1.2.9.
The public school concurrency approval for residential plats shall expire if development within the plat does not commence within 5 years following the date of county commission approval.

POLICY 1.2.10.
The public school concurrency approval for residential site plans shall expire if development within the site plan does not commence within 5 years following the date of City Commission and/or Planning and Zoning Board final approval.

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.

Evaluation Measure Objective 1.3 – Record of binding agreements for proportionate share mitigation alternatives.

POLICY 1.3.1
A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards, by the State cost per student station for each school type plus a land impact cost share. Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

POLICY 1.3.2.
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 following options, as further defined and subject to, procedures and requirements of the ILA:

1. Purchase or dedication of needed elementary, middle or high school sites;
2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP;
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board;
4. Construction of the needed capacity at one or more charter schools; and
5. Other mitigation options approved by the School Board on a case by case basis contingent upon a finding by the School Board that the option mitigates the impact of the proposed development.

POLICY 1.3.3.
Mitigation shall be assured by a legally binding agreement between the School Board, the applicant, the City of Pembroke Pines and Broward County (as applicable), which shall be executed prior to the issuance of final subdivision plat or site plan approval (or functional equivalent). If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.

GOAL 2 – COLLABORATE AND COORDINATE TO MAXIMIZE QUALITY EDUCATION
Maximize collaboration and coordination between the City of Pembroke Pines, 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 163.3180 (6)(a) F.S., the City of Pembroke Pines and Broward County shall coordinate and cooperate to ensure that the adopted public school facilities elements and/or provisions included in comprehensive plans regarding school concurrency are consistent with each other.

OBJECTIVE 2.1 LAND USE CONSISTENCY, COMPATIBILITY & ADEQUATE INFRASTRUCTURE

The City of Pembroke Pines, 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 proximate 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.

Evaluation Measure Objective 2.1 – Record of School facility locations that are compatible with and proximate to the existing and planned land uses they serve and that adequate infrastructure is in place to serve the school facilities.

POLICY 2.1.1.

The City of Pembroke Pines, Broward County, and the School Board will coordinate through the procedures established in the ILA and the city and county planning processes 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 city and county comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

POLICY 2.1.2.

The City of Pembroke Pines, 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 city and county future land use maps as well as the School Board's Long Range Public School Facilities Map, consistent with the procedures and requirements identified in the ILA.

POLICY 2.1.3.

The city and county PSFE Support Documents shall include future condition maps showing existing and anticipated school facilities for the short term (5 year) and long term (10 year) planning time frames.

POLICY 2.1.4.

Consistent with provisions and procedures in the ILA, the School Board will advise the city and 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's plat, site plan, Development of Regional Impact, land use plan amendment, 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 Pembroke Pines, 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 and county for amendment to their respective CIE's to incorporate the updated DEFP consistent with the provisions and procedures of the ILA.

POLICY 2.1.8.
The City of Pembroke Pines, 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 Pembroke Pines shall coordinate with the county and the School Board through the school siting process identified in the ILA as well as county and city platting and site plan processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduces hazardous conditions and provides 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 Pembroke Pines, 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.

Evaluation Measure Objective 2.2 – Record of proposed school facilities collocated with other public facilities such as parks, libraries and community centers.

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 Pembroke Pines on the availability of public facilities, services and grounds (especially for the purposes of collocating parks; libraries; ball fields; community centers; and public safety, parking, drainage and other appropriate facilities).

POLICY 2.2.2.
The City of Pembroke Pines, Broward County, and the School Board shall pursue shared-use and co-location of school sites with city and county facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities. At a minimum, per the ILA, the city and county will look for opportunities to collocate and share use of their facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated 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 Pembroke Pines will coordinate with the county and the School Board in efforts to build new school facilities which are designed to serve as emergency shelters as required by Section 1013.372, F.S. The city, county and the School Board will also collaborate and coordinate on emergency preparedness issues through the county's Emergency Operating Center.