

PUBLIC SCHOOL FACILITIES

10

CHARTING
PORT ST. LUCIE

GOALS, OBJECTIVES, & POLICIES

September 28, 2026

GOAL 10.1 PUBLIC SCHOOL FACILITIES

The City of Port St. Lucie shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, ten-year, and twenty-year planning periods.

OBJECTIVE 10.1.1.	**LAND USE AND SCHOOL CAPACITY COORDINATION** Coordinate land use decisions with school capacity planning, recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools and the City's authority for land use decisions.

Policy 10.1.1.1. The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning and will coordinate with the School Board as they prepare their annual Educational Facilities plan. The City shall use the final adopted Educational Facilities plan to annually update and maintain a public school facilities map series, as supporting data and analysis. This map series will be coordinated with the City's Future Land Use Map Series. The public school facilities map series shall include at a minimum:

a. Maps that identify existing location of public school facilities by type and existing location of ancillary facilities.

b. Future conditions maps that depict the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five-year planning period, and for the long-range planning period of the City.

c. Maps that depict School Capacity Planning Areas (SCPA) for high schools, middle schools, and elementary schools.

d. Maps that depict School Concurrency Service Areas (SCSA) for high schools, middle schools, and elementary schools.

Policy 10.1.1.2. The City shall coordinate land use decisions with the St. Lucie County School Board's Long-Range Facilities Plans over 5-year, 10-year, and 20-year periods.

Policy 10.1.1.3. Geographic Basis for School Capacity Planning. For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSA) that are established for high, middle and elementary schools as part of the Interlocal Agreement (ILA) for Public School Facility Planning shall continue to be used for school capacity planning. The relationship of high, middle and

elementary capacity and students anticipated to be generated as a result of land use decisions shall be continuously assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSAs for purposes of this planning assessment. Existing or planned capacity in adjacent SCSAs shall not be considered.

Policy 10.1.1.4. The City shall notify the St. Lucie County School Board of land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities. Notice to the St. Lucie County School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities. Notice to the St. Lucie County School Board will be provided simultaneously with provision of such materials to the Local Planning Agency (LPA), Site Plan Review Committee (SPRC), or City Commission. This notice requirement applies to any amendment to the comprehensive plan, future land use map, rezoning, development of regional impact, or major residential or mixed-use development project that proposes: [ILA Section 9.3]

a. An increase in density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level.

b. The development of non-age-restricted dwelling units or lots that will produce more than one (1) student in any grade level.

Policy 10.1.1.5. The City shall give the St. Lucie County School Board 15 days to advise the City of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts. [ILA Section 9.4]

Policy 10.1.1.6. If sufficient school capacity is not available or planned to serve the development at the time of impact, the St. Lucie County School Board shall specify how it proposes to meet the anticipated student enrollment demand; alternatively, the St. Lucie County School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements. [ILA Section 9.5]

Policy 10.1.1.7. In reviewing and approving comprehensive plan amendments, developments of regional impact, rezonings, and development proposals, the City shall consider the following factors: [ILA Section 9.6]

a. St. Lucie County School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The collocation of parks, recreation, and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries, and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

Policy 10.1.1.8. Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions, and the applicant, Capacity Enhancement Agreements shall be considered to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the five year, 10-year, and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

OBJECTIVE 10.1.2.	**COMMUNITY DEVELOPMENT PLANS [ILA SECTION 9.7]** The City shall consider school capacity in the formulation of community development plans.

Policy 10.1.2.1. In formulating community development plans and programs, the City shall consider the following factors: [ILA Section 9.7]

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the St. Lucie County School Board District educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multi-jurisdictional public school issues.

OBJECTIVE 10.1.3.	**EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA SECTION 9.8]** The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans and corresponding Plan updates. [ILA Section 9.8].

Policy 10.1.3.1. Evaluation and Appraisal of Comprehensive Plans [ILA Section 9.8]

a. Whenever a meeting or hearing before the City Council includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the St. Lucie County School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

b. The St. Lucie County School Board may submit written comments to the City about the possible effect upon the St. Lucie County School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

The City may request that the St. Lucie County School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible effect upon the St. Lucie County School Board, and the St. Lucie County School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 10.2 PUBLIC SCHOOL CAPACITY

Provide adequate public school capacity to accommodate enrollment demand within a financially feasible five-year district facilities work program.

OBJECTIVE 10.2.1.	IMPLEMENTATION OF SCHOOL CONCURRENCY
	The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy 10.2.1.1. RESERVED

Policy 10.2.1.2. The signed Interlocal Agreement for Public School Facility Planning between the City of Port St. Lucie and the School Board of St. Lucie County shall be used for school capacity planning and the School Concurrency Service Areas (SCSA).

OBJECTIVE 10.2.2.	2.2: LEVEL OF SERVICE (LOS) STANDARDS
	The City shall ensure that new residential development is not approved unless there is sufficient capacity to support new residential subdivisions, plats, and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long-range planning period. After the first five-year schedule of capital improvements, capacity shall be maintained within each year of subsequent five-year schedules of capital improvements.

Policy 10.2.2.1. RESERVED

Policy 10.2.2.2. The City shall use the_LOS standards adopted in policy 9.1.2.1 of the Capital Improvements Element for school capacity.

Policy 10.2.2.3. If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard is financially feasible and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

OBJECTIVE 10.2.3.	SCHOOL CONCURRENCY SERVICE AREAS
	The City shall, in coordination with the St. Lucie County School Board and municipalities, establish School Concurrency Service Areas (SCSA), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy 10.2.3.1. SCSA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement.

OBJECTIVE 10.2.4.	SCHOOL CONCURRENCY REVIEW PROCESS
	In coordination with the St. Lucie County School Board, the City shall establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 10.2.4.1. The issuance of final subdivision plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 10.2.4.2. The following residential developments are exempt from the school concurrency requirements:

a. Single-family lots of record that received final plat approval prior to May 1, 2008;

b. Single-family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) received preliminary subdivision approval prior to such date, and (iii) had no lapse in the development approval status;

c. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

d. Multi-family site plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

e. An amendment to a residential subdivision plat or site plan that was approved prior to May 1, 2008, so long as the amendment does not increase the number of students generated by the development.

f. Age restricted developments that prohibit permanent occupancy by persons of school age, where enforceable age restrictions are recorded, irrevocable, and lawful under applicable state and federal housing statutes.

g. Group quarters in public facilities, including residential facilities, that do not generate students, such as jails, prisons, hospitals, bed and breakfasts, motels, hotels, temporary emergency shelters for the homeless, adult

halfway houses, firehouse dorms, college dormitories (exclusive of married student housing), and religious non-youth facilities.

h. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed applications for development approval prior to May 1, 2005.

Policy 10.2.4.3. Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the five-year Work Program.

Policy 10.2.4.4. The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

Policy 10.2.4.5. The St. Lucie County School Board shall conduct a concurrency review for all development plan approvals subject to school concurrency. This review shall include findings and recommendations to the City on whether there is adequate school capacity to accommodate the proposed development.

a. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

b. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 10.2.5.

The City shall issue a concurrency determination based on the St. Lucie County School Board's written findings and recommendations.

Policy 10.2.4.6. School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE). The City shall amend the concurrency management system in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat, or final site plan. The City shall not deny a final subdivision, final plat, or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

a. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat, or final site plan for residential development; or

b. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years after the issuance of the final subdivision, final plat, or final site plan approval; or,

c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat, or site plan (or functional equivalent) as provided in this element.

d. For SCSAs that do not have any school type (elementary, middle, or high), then the capacity would be assigned as indicated in Table PSFE 2.4.6.d.

PSFE Table 2.4.6.d. SCSA Capacity for SCSAs without School Type

SCSA Location of Project without School Type	Capacity for Project if Located in the Following SCSA
A	B, F
F	A, B, D
G	B, D, E

e. All school types exist in any SCSA not included in PSFE Table 2.4.6.d. The location of the SCSAs can be found in the Consolidated Concurrency Service Area Map in Appendix A of the Interlocal Agreement.

Policy 10.2.4.7. The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

Policy 10.2.4.8. In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply:

a. The site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 10.2.5; or

b. The final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or

c. A condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

Policy 10.2.4.9. In evaluating a subdivision plat or site plan for concurrency any relevant programmed improvements in years 2 or 3 of the five-year schedule of improvements shall be considered available capacity

for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the five-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation; or some other means of assuring adequate capacity will be available within 3 years. The St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

Policy 10.2.4.10. In accordance with Section 163.3180(6)(h)(2), F.S., school concurrency shall be deemed satisfied upon confirmation by the St. Lucie County School Board that adequate school capacity exists or will be in place through a legally binding commitment. Upon receipt of such a commitment from a developer, the Board has 30 days to notify the City whether adequate capacity is available to support the proposed development.

OBJECTIVE 10.2.5.	**PROPORTIONATE SHARE MITIGATION** The City, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board to be financially feasible and will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's financially feasible Five-Year Work Program.

Policy 10.2.5.1. Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes responsibility through incorporation in the adopted St. Lucie County School Board's financially feasible Five-Year Work Program and which will maintain adopted LOS standards.

a. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

b. The creation of a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with SREF, of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to recover the reasonable cost of such facility, reimbursement from future educational facilities impact fees received by the School Board from collections within the same CSA or adjacent CSAs;

c. The establishment of a charter school with educational facilities that are both (i) constructed in accordance with SREF and (ii) subject to enforceable assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

d. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the

proposed development at no cost to the School Board, in accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

e. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need, and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

Policy 10.2.5.2. Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's financially feasible Five-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

Policy 10.2.5.3. Mitigation shall be directed to projects on the St. Lucie County School Board's financially feasible Five-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Work Program.

Policy 10.2.5.4. The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

Number of Student Stations (by School Type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by Housing Type and School Type)

Proportionate Share Amount = Number of Student Stations (by School Type) X Cost per Student Station for School Type.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle, or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review. The St. Lucie County School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable. The applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

OBJECTIVE 10.2.6.	**ADOPTION OF ST. LUCIE COUNTY SCHOOL BOARD FIVE-YEAR PROGRAM** Effective July 1, 2008, and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated Five-Year Work Program.

Policy 10.2.6.1. . The City shall adopt the St. Lucie County School Board's Five-Year Work Program by reference into the Capital Improvements Element. However, the City shall have neither obligation nor responsibility for funding that Work Program.

OBJECTIVE 10.2.7.	**ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.** The City shall, in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning (SCPA) areas, as the areas within which long range capacity is planned and used for evaluation of comprehensive plan amendments.

Policy 10.2.7.1. SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement.

Policy 10.2.7.2. SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA, it is the goal to place schools in proximity to the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

Policy 10.2.7.3. The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5-Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy 10.2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group;

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

GOAL 10.3 SCHOOL SAFETY AND COMMUNITY DESIGN

Provide safe and secure schools sited within well designed communities.

OBJECTIVE 10.3.1.	SCHOOL LOCATION The City shall work with the St. Lucie County School Board to provide adequate school location.

Policy 10.3.1.1. Traditional educational facilities serving students in grades K-12, regardless of grade level configuration, generally should be permitted in any institutional, residential, or mixed-use future land use classification. [ILA Section 5.2]

Policy 10.3.1.2. To aid the City in categorizing land use for future purposes, the School Board agrees to cooperate with the City to change the Future Land Use designation of schools at such time the City deems appropriate.

Policy 10.3.1.3. The City shall coordinate with the St. Lucie County School Board to document and map all school sites dedicated through approved Development of Regional Impact (DRIs).

Policy 10.3.1.4. The City shall encourage the siting of public schools within walking distance of residential areas and shall prioritize pedestrian and bicycle infrastructure improvements around existing and proposed school sites.

OBJECTIVE 10.3.2.	ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN The City shall work with the St. Lucie County School Board to make schools central focal points of the community.

Policy 10.3.2.1. The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

OBJECTIVE 10.3.3.	**STANDARDS FOR SCHOOL SITE DESIGN.** The City shall establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

Policy 10.3.3.1. The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

Policy 10.3.3.2. Bicycle and pedestrian facilities should be established around schools, especially areas near schools that are not served by the school bus system.

Policy 10.3.3.3. The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

Policy 10.3.3.4. To reduce hazardous walking conditions consistent with Florida's Safe Ways to School Program, Port St Lucie, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, F.S., and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each

d. Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including:

    1. Schools with high numbers of pedestrian and bicycle injuries or fatalities; or,
    2. Schools requiring courtesy busing for hazardous walking conditions; or,
    3. Schools with significant walking populations, but poor pedestrian and bicycle access; and,
    4. Schools needing safety improvements

Policy 10.3.3.5. Potential school sites shall be consistent with the following school siting standards, to the extent practicable: [ILA Section 6.3]

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and collocation with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists, and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation, and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

OBJECTIVE 10.3.4.	**RESERVED**

OBJECTIVE 10.3.5.	SCHOOL DEVELOPMENT STANDARDS The City shall coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities and are integrated into the community fabric by promoting as central, multifunctional focal points within neighborhoods.

Policy 10.3.5.1. As provided in Chapter 1013, F.S., the Land Development Code may include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statues, so long as those standards and conditions are not in conflict with Chapter 1013, F.S., or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property.

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site.

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site.

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.

e. Access to school sites shall be governed by the City's and FDOT's access management regulations, including installation by the St. Lucie County School Board, or other party as determined by The City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads.

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.

g. Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

OBJECTIVE 10.3.6.	RESERVED

OBJECTIVE 10.3.7.	**COORDINATION OF SUPPORTING INFRASTRUCTURE** The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

Policy 10.3.7.1. The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's five-year Work Program to reflect the infrastructure required to support new school facilities.

GOAL 10.4 INTERGOVERNMENTAL COORDINATION

Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.

OBJECTIVE 10.4.1.	SCHOOL BOARD REPRESENTATION The City shall ensure coordination and active representation with the St. Lucie County School Board in local planning and development review processes.

Policy 10.4.1.1. The City shall include a nonvoting representative appointed by the St. Lucie County School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the St. Lucie County School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA. [ILA Section 9.1]

Policy 10.4.1.2. The St. Lucie County School Board will appoint a representative to serve on the staff Site Plan Review Committee (SPRC) of the City. The St Lucie County School Board representative will be provided agenda for review and invited to participate in each meeting of the SPRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment of school facilities. [ILA Section 9.2]

OBJECTIVE 10.4.2.	JOINT MEETINGS The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

Policy 10.4.2.1. A staff working group of the Local Governments and St. Lucie County School Board will meet on a semiannual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, capacity, condition assessments of facilities, development trends, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access [ILA Section 2.1]. Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

OBJECTIVE 10.4.3.	**STUDENT ENROLLMENT AND POPULATION PROJECTIONS [ILA SECTION 3].** The City shall coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

Policy 10.4.3.1. In fulfillment of their respective planning duties, the City shall cooperate with the Local Governments and St. Lucie County School Board to agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment.

Policy 10.4.3.2. The St. Lucie County School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, F.S., where available, as modified by the St. Lucie County School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The St. Lucie County School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the St. Lucie County School Board will coordinate with the Local Governments regarding development trends and future population projections. [ILA Section 3.2]

OBJECTIVE 10.4.4.	**SCHOOL SITE SELECTION, EXPANSIONS, AND CLOSURES [ILA SECTION 6].** The City, in conjunction with the St Lucie County St. Lucie School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

Policy 10.4.4.1. RESERVED

Policy 10.4.4.2. RESERVED

Policy 10.4.4.3. RESERVED

Policy 10.4.4.4. At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S. [ILA Section 6.4]

Policy 10.4.4.5. When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 10.4.4.2. and Policy

10.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. [ILA Section 6.5]

Policy 10.4.4.6. Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform to the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable Land Development Regulations (LDR), or otherwise nonconforming. [ILA Section 6.6]

Policy 10.4.4.7. In conjunction with the preliminary consistency determination in accordance with Policy 10.4.4.4 and Policy 10.4.4.5, the St. Lucie County School Board and the City shall jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements. [ILA Section 6.7]

a. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City.

b. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), F.S.

OBJECTIVE 10.4.5.	**ANCILLARY FACILITIES SITE DEVELOPMENT [ILA SECTION 7].** The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facilities and site development.

Policy 10.4.5.1. All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the LDR.

Policy 10.4.5.2. At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the St. Lucie County School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City with jurisdiction that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials shall include, at a minimum, the following: [ILA Section 7.2]

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

Policy 10.4.5.3. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities, and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this element. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the St. Lucie County School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply: [ILA Section 7.3]

a. Within 45 days of receiving from the St. Lucie County School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to St. Lucie County School Board staff.

b. All comments and recommendations of the Local Government with jurisdiction shall be set forth in writing specifying the basis for the recommendation.

c. To the extent practicable, the St. Lucie County School Board shall incorporate the comments and recommendations of the City into the Site Plan, and the St. Lucie County School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.

d. Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the city with respect to a new ancillary facility proposed for construction within the City.

e. Following receipt of a consistency determination and upon request of the St. Lucie County School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the St. Lucie County School Board has obtained all development approvals required by the City.

f. No site plan review fee shall apply but the St. Lucie County School Board shall reimburse the City for the actual cost of any required publication or other notification expense.

OBJECTIVE 10.4.6.	**EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA SECTION 8].** The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

Policy 10.4.6.1. All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the LDR. [ILA Section 8.1]

Policy 10.4.6.2. At least 120 days prior to commencing construction of a new educational facility proposed for construction, the St. Lucie County School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials shall include, at a minimum, the following: [ILA Section 8.2]

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

Policy 10.4.6.3. The City shall comply with the following process for Consistency Determinations: [ILA Section 8.3]

a. *Scope of Review*: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the St. Lucie County School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the LDR, shall focus upon but not be limited to the following:

    1. Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the LDR;

    2. Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

    3. Whether the drainage and storm water management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

    4. Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the LDR;

5. Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and
6. If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDR governing such overlay zone.

b. *Concurrency*: Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

c. *Procedure for Review*: As provided in Section 1013.33(14), Florida Statutes, when the St. Lucie County School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

1. Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to St. Lucie County School Board staff.
2. Any City staff comments and recommendations shall be set forth in writing specifying the basis for the recommendations.
3. To the extent practicable, the St. Lucie County School Board shall incorporate the comments and recommendations of the City into the Site Plan, and the St. Lucie County School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.
4. Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.
5. Following receipt of a consistency determination and upon request of the St. Lucie County School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the ST. LUCIE COUNTY SCHOOL BOARD has obtained all local government development approvals required by the City.
6. No site plan review fee shall apply but the St. Lucie County School Board shall reimburse the City for the actual cost of any required publication or other notification expense.

d. *Exceptions*: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), F.S., no consistency determination or site plan review shall be required for:

1. The placement of temporary or portable classroom facilities; or

2. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

OBJECTIVE 10.4.7.	CAPITAL FUNDING MANAGEMENT The County shall support St. Lucie County School Board in its efforts to effectively and efficiently manage capital funds and resources.

Policy 10.4.7.1. . The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

Policy 10.4.7.2. The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

Policy 10.4.7.3. The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation, or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

OBJECTIVE 10.4.8.	MAXIMIZE COLLOCATION, SHARED USE OPPORTUNITIES, AND SCHOOL SITE IDENTIFICATION The City shall maximize collocation and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

Policy 10.4.8.1. : Collocation and shared use of facilities are important to both the St. Lucie County School Board and the City. The St. Lucie County School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered. As part of the annual update of the Annual Facilities Work Plan, the City shall provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools. [ILA Section 10.1]

Policy 10.4.8.2. A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use. [ILA Section 10.2]

Policy 10.4.8.3. To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, F.S. The City shall coordinate with the St. Lucie County School Board and adjacent municipalities on requirements for such efforts.

Policy 10.4.8.4. The St. Lucie County School Board shall coordinate with the City to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning, or approval of projects generating new students.

Policy 10.4.8.5. r The City shall require within any developer agreement, zoning condition, or development order condition, that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition, or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

Policy 10.4.8.6. Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

Policy 10.4.8.7. The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.