

## XIV. PUBLIC SCHOOL FACILITIES ELEMENT

### INTRODUCTION

In 2005 the Florida Legislature adopted requirements for all local governments to institute mandatory planning for schools. The requirements called for cooperative efforts between local governments and school boards to develop long-term plans for the provisions of necessary educational facilities to meet current and future needs. These plans were accompanied by requirements to institute school concurrency to ensure that facilities are in place to serve the needs of new development at the time the student demand resulting from the new development impacts schools. Local governments were also required to adopt amendments to their capital improvements elements demonstrating that plans to provide educational facilities were financially feasible. These requirements are implemented through the interlocal agreement between the school board and local governments and through the public school facilities element, capital improvements element, and intergovernmental coordination element.

The Volusia County School Board and the 16 local governments (Ponce Inlet was granted an exemption) began formal development of the public school facilities element in the summer of 2006. The planning task was supported by a broad-based effort to involve various segments of the community in the planning process. The School Board appointed a Stakeholders Committee that included representatives from the real estate and building interests, teachers, school administrators, elected officials and a variety of citizen groups. Each local government was given the opportunity to appoint a staff member to serve on a technical committee. Regular meetings were held with city managers and periodic reports were made to local elected officials at the Volusia Council of Governments meetings. Workshops were also held with the School Board to obtain direction on key issues. Two (2) public forums were held mid-way through the planning process to report results from the data and analysis effort and obtain comments about various options for the plan. Completion of the model plan was followed by adoption by each local government in compliance with the requirements for amending local government comprehensive plans.

The approach to the Public School Facilities Element (PSFE) employed in Volusia County was the preparation of a model PSFE, and amendments to the capital improvements and intergovernmental coordination elements that could be adopted as presented or with minor modifications to account for local conditions. The key features, including the level-of-service, Concurrency Service Areas, and the capital improvements program, are the same in all jurisdictions, but there is some room in the process for adjustments to accommodate local land use conditions, review and management procedures, and similar elements of the local plan, that might suggest minor variations from the model element. In addition to the PSFE, the interlocal agreement will provide for a uniform school concurrency management approach and uniform proportionate share methodology.

The PSFE is presented in two (2) sections. The first section reports on existing conditions and projected demand, summarizing key data from the larger data and analysis report that was generated during the planning process. The second section is the action plan including the goals, objectives, and policies. The PSFE also includes a projection of school needs by type through the end of the planning period in 2025 and a financial plan that is financially feasible for the initial five (5) year period and projects financial resources and costs through the end of the planning period. The adopted version of the PSFE, prepared in December 2007, includes updated tables that incorporate student projections, school utilization data, and the five (5) year capital improvements program from the 2007-2008 fiscal year budget adopted by the Volusia County School Board in September 2007. These changes provide the most current information for inclusion in the local government comprehensive plans updating the 2006-2007 fiscal year data that was the adopted budget at the time plans were transmitted to the Department of Community affairs.

Each year by December 1<sup>st</sup>, the City shall adopt, as part of its annual update to the Capital Improvements Element, the Volusia County School District five-year work program, which is approved in September of each year as part of the School District's

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work program includes planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the level-of-service standards will be achieved by the end of the five-year period.

## A BRIEF SUMMARY OF SCHOOL PLANNING IN VOLUSIA COUNTY

Over the past 15 to 20 years Volusia County has had a history of active interrelationships between the School Board and local governments. Much of the contact has occurred at the staff level, but the Volusia County School Board and local elected bodies have also met regularly in workshops to discuss school and community needs and develop relationships that can help foster cooperation on key issues. In 2003, the School Board and the local governments adopted the current Interlocal Agreement, and the various School Board and local government planning staffs have been active in implementing the agreement. As a result, when planning began to implement the PSFE requirements, the planning staffs and School Board staff already had a solid working relationship that allowed for a frank and broad-based discussion of issues and potential solutions.

In May 2005, the School Board adopted Policy 613 that asked local governments to voluntarily consider impacts on schools when comprehensive plan amendments or rezoning requests that increased residential densities were reviewed. Most local governments did apply Policy 613 giving Volusia County some base of experience in identifying and dealing with the issues that will be brought to the forefront by the mandatory PSFE. In 2006 voters in Volusia County approved an amendment to the County Charter including school planning as a mandatory element of the comprehensive planning process in addition to state requirements. The charter amendment language is:

“The county council shall provide no later than September 30, 2007 by ordinance that any county or municipal comprehensive plan amendment or rezoning allowing increased residential density may be effective only if adequate public schools can be timely planned and constructed to serve the projected increase in student population. Any ordinance implementing this section shall respect the constitutional authority of the school district to operate, control and supervise its public schools. Any ordinance implementing this section shall prevail over conflicting municipal comprehensive plan, ordinance, or resolution provisions.”

The charter amendment was subsequently included as Section 206 of the Volusia County Charter and the County Council adopted rules by ordinance to implement the amendment. The charter amendment provisions have been included in the Interlocal Agreement as well.

## SUMMARY OF EXISTING CONDITIONS AND PROJECTED DEMAND

The data and analysis supporting the Public School Facilities Element has been prepared as a separate report, along with a series of technical memoranda prepared for use by the Technical Advisory Committee, staff and other working groups as they explored options and alternatives during the plan development process. This section extracts some of the key data from the data and analysis report so that this information can be conveniently located with the goals, objectives, and policies and with the projected school needs.

The initial data and analysis information was based on data available from the 2006-2007 Volusia County School Board fiscal year. This was the latest data available through September of 2007 when the School Board adopted its budget, including the updated five (5) year capital improvement program. The tables in this summary section and in the PSFE have been updated to reflect the 2007-2008 fiscal year where appropriate including student attendance, student projections, school utilization, and the capital improvement program. Population and student projections for the longer term planning period have not been updated, but it is important to note that student projections over the initial five (5) year planning period are lower than those projections from the initial database. This trend needs to be closely monitored and adjustments to the long-range projections made in future years as these become necessary. Corrections to the long-range projections must be made by amending the Interlocal

agreement, which would require approval by the Volusia County School Board and the 16 local governments that approved the initial agreement.

The following data summarizes population projections by jurisdiction and by school planning areas as agreed upon by the plan participants. This information was used to project future student demand by school planning area, as a basis for projecting future school needs by geographic area. Current school utilization levels in comparison with the proposed capital improvement program combined with student projections give a picture of system performance at the end of the initial five (5) year period and at key points thereafter. The data and analysis report should be consulted for more detailed information, analysis and the methodology employed in determining the key data outputs.

## PROJECTED POPULATION BY JURISDICTION AND PLANNING AREA

The following tables present population estimates and projections through the end of the planning period in 2025. The Bureau of Economic and Business Research (BEBR) mid-range projections were used as the control values while allocation to individual local governments and to school planning areas was done based on current and anticipated development trends. The data was reviewed by technical staff from the Volusia County School Board and each local government, and the resulting distribution was approved by the technical staff. Table XIV-1 presents population by local government.

Table XIV-1 Volusia County Population Projections, 2010-2025

Jurisdiction	2000 Census	2005 BEBR	2010	2015	2020	2025
Daytona Beach	64,112	65,129	69,432	73,736	78,040	82,344
Daytona Beach Shores	4,299	4,661	4,818	4,976	5,133	5,292
DeBary	15,559	18,222	20,000	22,000	23,500	25,000
DeLand	20,904	25,055	28,759	32,462	35,548	37,400
Deltona	69,543	82,973	95,672	105,196	109,958	114,720
Edgewater	18,668	21,156	23,154	25,819	30,483	34,481
Holly Hill	12,119	12,620	12,765	12,910	13,055	13,200
Lake Helen	2,743	2,847	2,961	3,076	3,190	3,305
New Smyrna Beach	20,048	22,025	25,043	28,664	32,284	34,095
Oak Hill	1,378	1,922	2,130	2,343	2,553	2,765
Orange City	6,604	8,854	9,126	9,398	9,670	9,942
Ormond Beach	36,301	39,683	42,533	45,951	48,800	51,079
Pierson	2,596	2,633	3,110	3,587	4,064	4,541
Ponce Inlet	2,513	3,247	3,511	3,776	4,040	4,305
Port Orange	45,823	54,630	62,048	70,949	78,366	84,300
South Daytona	13,177	13,955	14,502	15,050	15,597	16,146
Unincorporated	106,956	115,037	125,536	131,407	139,081	147,285
<b>Total</b>	<b>443,343</b>	<b>494,649</b>	<b>545,100</b>	<b>591,300</b>	<b>633,362</b>	<b>670,200</b>

Sources: US Census Bureau, 2000; Bureau of Economic and Business Research, 2005; and Volusia County School Board

Note: The population projections in this table were developed in 2006, prior to the economic recession that began in 2008. Based on the current economic conditions, the City is not anticipating to actually achieve growth at this rate, especially in the short-term.

Table XIV-2 redistributes the population projections by eight (8) school planning areas. The planning areas were based on common characteristics, geography, and other factors such as school feeder patterns. The use of school planning areas allowed geographic areas with similar development characteristics to be grouped together and it allowed for more efficient introduction of variances in the student generation projections based on these common development characteristics. For example, areas with significant population growth but low student generation rates could be distinguished from areas that tend to have larger families and greater student generation rates. This process also made it easier to project for unincorporated populations located close to cities where they exhibited similar student patterns.

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Table XIV-2 School Population Allocation by Planning Area, 2005-2025

Planning Area	2005	2010	2015	2020	2025
<b>North Halifax</b>					
Ormond Beach	39,683	42,533	45,951	48,800	51,079
Unincorporated	27,167	29,176	30,126	31,564	33,064
<b>Subtotal</b>	<b>66,850</b>	<b>71,709</b>	<b>76,077</b>	<b>80,364</b>	<b>84,143</b>
<b>Central Halifax</b>					
Daytona Beach (part)	56,031	60,061	64,084	68,098	72,104
Holly Hill	12,620	12,765	12,910	13,055	13,200
South Daytona	13,955	14,502	15,050	15,597	16,146
Unincorporated	3,780	4,574	4,910	5,454	6,001
<b>Subtotal</b>	<b>86,386</b>	<b>91,902</b>	<b>96,954</b>	<b>102,204</b>	<b>107,451</b>
<b>South Halifax</b>					
Daytona Beach (part)	9,098	9,371	9,652	9,942	10,240
Daytona Beach Shores	4,661	4,818	4,976	5,133	5,292
Ponce Inlet	3,247	3,511	3,776	4,040	4,305
Port Orange	54,630	62,048	70,949	78,366	84,300
Unincorporated	14,387	15,603	16,215	17,110	18,063
<b>Subtotal</b>	<b>86,023</b>	<b>95,351</b>	<b>105,568</b>	<b>114,591</b>	<b>122,200</b>
<b>Southeast</b>					
Edgewater	21,156	23,154	25,819	30,483	34,481
New Smyrna Beach	22,025	25,043	28,664	32,284	34,095
Oak Hill	1,922	2,130	2,343	2,553	2,765
Unincorporated	18,061	19,775	20,585	21,813	23,197
<b>Subtotal</b>	<b>63,164</b>	<b>70,102</b>	<b>77,411</b>	<b>87,133</b>	<b>94,538</b>
<b>Deltona</b>					
Deltona	82,973	95,672	105,196	109,958	114,720
Unincorporated	5,229	6,485	7,079	8,978	9,011
<b>Subtotal</b>	<b>88,202</b>	<b>102,157</b>	<b>112,275</b>	<b>118,936</b>	<b>123,731</b>
<b>DeBary - Orange City</b>					
DeBary	18,222	20,000	22,000	23,500	25,000
Orange City	8,854	9,126	9,398	9,670	9,942
Unincorporated	8,344	9,189	10,499	11,261	12,012
<b>Subtotal</b>	<b>35,420</b>	<b>38,315</b>	<b>41,897</b>	<b>44,431</b>	<b>46,954</b>
<b>DeLand</b>					
DeLand	25,055	28,759	32,462	35,548	37,400
Lake Helen	2,847	2,961	3,076	3,190	3,305
Unincorporated	27,193	29,585	30,715	32,427	34,255
<b>Subtotal</b>	<b>55,095</b>	<b>61,305</b>	<b>66,253</b>	<b>71,165</b>	<b>74,960</b>
<b>Northwest</b>					
Pierson	2,633	3,110	3,587	4,064	4,541
Unincorporated	10,876	11,149	11,278	11,474	11,682
<b>Subtotal</b>	<b>13,509</b>	<b>14,259</b>	<b>14,865</b>	<b>15,538</b>	<b>16,223</b>
<b>Total</b>	<b>494,649</b>	<b>545,100</b>	<b>591,300</b>	<b>634,362</b>	<b>670,200</b>

Source: Volusia County School Board

## STUDENT PROJECTIONS FOR VOLUSIA COUNTY AND SCHOOL PLANNING AREAS

Population projections and the geographic distribution of population are key inputs into the projection of student demand. Overall student demand was projected from the student generation rates developed in the school impact fee study applied to the population projections presented above. These rates yielded the information shown in Table XIV-3, with student projections for the planning period at the countywide level. As with most school districts in Florida the last two years have been relatively flat in terms of student growth. The plan treated this condition as a short term trend by shifting projected student population to a point later in the planning period, as the long range projections for student growth appear to remain valid. As noted above the adjustments made for the short-term still underestimated the decline in student demand. As with many elements of the population and student projection effort, this decision needs to be closely monitored as part of the annual review process established in the Interlocal Agreement and the student projections need to be adjusted as appropriate.

Table XIV-3 Volusia County Student Projections, 2010-2025

Year	Population	Households <sup>1</sup>	Students <sup>2</sup>	Elementary <sup>3</sup>	Middle <sup>3</sup>	High <sup>3</sup>	Other
2005	494,649	213,211	64,603	29,136	14,471	20,040	1,227
2010 <sup>4</sup>	545,100	234,957	67,647	31,759	15,098	19,413	1,377
2015	591,300	254,871	74,526	34,861	16,638	21,517	1,508
2020	634,362	273,001	81,219	37,880	18,138	23,567	1,635
2025	670,200	288,879	87,775	40,836	19,608	25,571	1,759

Notes: <sup>1</sup>Households based on 2000 Census of 2.32

<sup>2</sup>Students based on impact fee weighted average of .303

<sup>3</sup>Grade distribution based on distribution from Volusia County School Board as Elementary .451, Middle .224, High .306, and Other .019

<sup>4</sup>2010 projections are from Volusia County School Board demographer

Source: Volusia County School Board

### STUDENT PROJECTIONS BY SCHOOL PLANNING AREA

The following tables provide the student projections by grade level for each school planning area. The countywide student projections reported above were used as the control values for the initial 2005 total and for each five (5) year period. The students were then distributed by school planning area by allocating the total increase for the period based on the population growth rates, beginning with the 2010 – 2015 time period and continuing to the end of the study period. The “Other” student population represents students in non-traditional learning environments and was not distributed by planning area, as these students are not always limited to a geographic attendance area. The total of “Other” student population is very small and when distributed by grade and allocation by planning area would be unlikely to result in any material change to the analysis.

In the DeBary - Orange City planning area new middle school and high school construction now under way will increase capacity and modify the impacts to adjacent planning areas. The projections have been modified to account for these impacts and the adjustments are noted with the appropriate tables.

Table XIV-4 Volusia County Elementary School Projections by Planning Area

Planning Area	2005	2010	2015	2020	2025
North Halifax	3,101	3,319	3,612	3,913	4,225
Central Halifax	4,228	4,281	4,672	5,095	5,594
South Halifax	4,368	4,396	5,030	5,608	6,169
Southeast	3,053	3,200	3,691	4,372	4,983
Deltona	7,438	8,366	9,045	9,512	9,908
DeBary - Orange City	2,019	2,357	2,598	2,775	2,983
DeLand	4,218	4,670	5,002	5,347	5,660
Northwest	1,039	1,170	1,211	1,258	1,314
<b>Total</b>	<b>29,464</b>	<b>31,759</b>	<b>34,861</b>	<b>37,880</b>	<b>40,836</b>

Source: Volusia County School Board

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Table XIV-5 Volusia County Middle School Projections by Planning Area

Planning Area	2005	2010	2015	2020	2025
North Halifax	1,964	2,095	2,241	2,390	2,545
Central Halifax	1,509	1,490	1,684	1,894	2,142
South Halifax	2,557	2,567	2,882	3,169	3,448
Southeast	1,538	1,530	1,774	2,112	2,416
Deltona <sup>1</sup>	4,745	4,176	4,513	4,745	4,942
DeBary - Orange City <sup>1,2</sup>	-	1,163	1,282	1,371	1,474
DeLand <sup>1</sup>	2,340	2,077	2,242	2,413	2,569
Northwest	-	-	20	44	72
<b>Total</b>	<b>14,653</b>	<b>15,098</b>	<b>16,638</b>	<b>18,138</b>	<b>19,608</b>

Notes: <sup>1</sup>Addition of Middle DD in DeBary - Orange City draws 763 from Deltona and 400 from DeLand Planning Areas.

<sup>2</sup>Middle DD opens with 1163 including student growth factor for 2005-2010

Source: Volusia County School Board

Table XIV-6 Volusia County High School Projections by Planning Area

Planning Area	2005	2010	2015	2020	2025
North Halifax	2,009	1,907	2,106	2,310	2,521
Central Halifax	3,454	3,337	3,602	3,890	4,228
South Halifax	2,797	2,702	3,132	3,524	3,905
Southeast	2,060	1,978	2,311	2,773	3,188
Deltona <sup>1</sup>	5,519	3,608	4,069	4,386	4,654
DeBary - Orange City <sup>1</sup>	-	2,253	2,416	2,537	2,678
DeLand <sup>1</sup>	3,282	2,710	2,935	3,169	3,381
Northwest	919	918	946	978	1,016
<b>Total</b>	<b>20,040</b>	<b>19,413</b>	<b>21,517</b>	<b>23,567</b>	<b>25,571</b>

Note: <sup>1</sup>Addition of DDD removed 1190 from Deltona and 620 from Deland Sub-areas.

Source: Volusia County School Board

## SCHOOL UTILIZATION FOR VOLUSIA COUNTY

Tables XIV-7, XIV-8, and XIV-9 report the utilization percentages for each school in Volusia County as of the beginning of 2007-2008 school year in comparison to the same data for the prior school year. This information provides a beginning point for measuring the impact of the current work program on system capacity. The tables note the utilization level by comparing the school enrollment to the FISH capacity. (FISH is the Florida Inventory of School Houses and represents the official design capacity of a school facility based on current State standards.) Breakouts of this information by School Planning area are available in Appendix C of the data and analysis report.

Based on 2007-08 school year data, elementary schools are operating at one hundred twenty-two percent (122%) of permanent FISH capacity district wide. This represents a six percent (6%) decline from the previous school year with this improvement being attributable to the opening of Cypress Creek Elementary in the South Halifax area, and additions to other elementary schools. Utilization levels range from a low of sixty-four percent (64%) at Palm Terrace Elementary to a high of one hundred sixty-two percent (162%) at Horizon Elementary. About one-third (1/3) of Volusia elementary schools (11 of 47) have some available capacity, while about twenty percent (20%) of the elementary schools (10 to 48) showed an increase in their overall utilization rates. This result would be expected as the new and expanded facilities added capacity to the system and relieved crowding at existing schools. The schools with available capacity tend to be located in older core city areas where growth impacts have been minimal and enrollments have either been stable or declining. These schools also typically showed declines in utilization levels from the previous year.

The middle schools are operating at 109 percent of permanent FISH capacity, about a two percent (2%) improvement from the previous year. No capacity additions were made from the prior year, but student enrollment declined slightly. Four (4) schools, or thirty-three percent (33%), are operating at or below their FISH capacity. These schools represent the Daytona Beach – Holly Hill area and Ormond Beach where the positive impact from opening Hinson Middle School in 2005 is continuing. Utilization rates range from

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sixty-five percent (65%) at Campbell to one hundred fifty-one percent (151%) at Galaxy Middle.

The high schools are operating at one hundred ten percent (110%) of permanent FISH capacity, representing a four percent (4%) reduction from the prior year. This reduction is primarily due to declining enrollment countywide at the high school level. With the recent renovations at DeLand, Seabreeze, and Taylor High Schools, the district has now completed a major effort to modernize all of its oldest high school facilities. Spruce Creek High School (1974) and Deltona High School (1986) are now the oldest high schools that have not yet undergone a comprehensive plant upgrade, although significant renovations have been or are scheduled at each school. Four (4) of the current nine (9) high schools are operating at or below their FISH capacity and only two (2) high schools increased their level of utilization over the prior year.

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Table XIV-7 Volusia County Elementary School Utilization, 2006-2007 and 2007-2008

School	2006-2007			2007-2008			Change
	Enrollment	Capacity	Utilization	Enrollment	Capacity	Utilization	
Blue Lake	655	703	93%	585	703	83%	-10%
Bonner	412	551	75%	362	551	66%	-9%
Burns - Oak Hill	234	250	94%	231	250	92%	-1%
Chisholm	375	297	126%	380	479	79%	-47%
Coronado	321	282	114%	309	282	110%	-4%
Cypress Creek	-	-	0%	630	742	85%	85%
DeBary	798	561	142%	779	561	139%	-3%
Deltona Lakes	1,021	744	137%	993	926	107%	-30%
Discovery	876	543	161%	841	725	116%	-45%
Edgewater	664	729	91%	646	729	89%	-2%
Enterprise	693	489	142%	659	489	135%	-7%
Forest Lake	758	551	138%	712	551	129%	-8%
Freedom	692	600	115%	790	782	101%	-14%
Friendship	788	528	149%	753	528	143%	-7%
Holly Hill	648	569	114%	568	569	100%	-14%
Horizon	921	543	170%	880	543	162%	-8%
Hurst	436	655	67%	480	655	73%	7%
Indian River	710	546	130%	679	546	124%	-6%
Longstreet	425	456	93%	383	456	84%	-9%
Manatee Cove	760	750	101%	786	750	105%	3%
Marks	940	621	151%	942	621	152%	0%
McInnis	464	420	110%	449	420	107%	-4%
Orange City	657	517	127%	639	517	124%	-3%
Ormond Beach	341	294	116%	342	294	116%	0%
Ortona	262	254	103%	319	254	126%	22%
Osceola	425	449	95%	450	449	100%	6%
Osteen	747	525	142%	758	764	99%	-43%
Palm Terrace	635	810	78%	519	810	64%	-14%
Pathways	639	553	116%	658	725	91%	-25%
Pierson	485	376	129%	495	376	132%	3%
Pine Trail	841	604	139%	792	786	101%	-38%
Port Orange	480	344	140%	398	344	116%	-24%
Read-Pattillo	478	493	97%	492	493	100%	3%
Samsula	257	156	165%	215	156	138%	-27%
Seville	118	-		110	-		0%
Small	454	452	100%	473	452	105%	4%
South Daytona	802	670	120%	737	978	75%	-44%
Spirit	852	768	111%	887	768	115%	5%
Spruce Creek	765	641	119%	676	823	82%	-37%
Starke	395	457	86%	410	457	90%	3%
Sugar Mill	766	623	123%	723	623	116%	-7%
Sunrise	1,018	553	184%	943	531	178%	-6%
Sweetwater	974	543	179%	556	543	102%	-77%
Timbercrest	896	540	166%	928	722	129%	-37%
Tomoka	861	690	125%	815	690	118%	-7%
Volusia Pines	704	563	125%	710	563	126%	1%
Westside	486	513	95%	448	513	87%	-7%
Woodward	857	652	131%	839	630	133%	2%
<b>Total</b>	<b>29,786</b>	<b>24,428</b>	<b>122%</b>	<b>29,169</b>	<b>27,119</b>	<b>108%</b>	<b>-14%</b>

Source: Volusia County School Board

Table XIV-8 Volusia County Middle School Utilization, 2006-2007 and 2007-2008

School	2006-2007			2007-2008			Change
	Enrollment	Capacity	Utilization	Enrollment	Capacity	Utilization	
Campbell	790	1,178	67%	771	1,178	65%	-2%
Creekside	1,212	1,131	107%	1,191	1,131	105%	-2%
DeLand	1,664	1,161	143%	1,599	1,161	138%	-6%
Deltona	1,462	1,190	123%	1,471	1,190	124%	1%
Galaxy	1,814	1,166	156%	1,763	1,166	151%	-4%
Heritage	1,465	1,150	127%	1,450	1,150	126%	-1%
Hinson	1,034	1,094	95%	1,063	1,071	99%	5%
Holly Hill	640	873	73%	620	873	71%	-2%
New Smyrna Beach	1,469	1,118	131%	1,391	1,118	124%	-7%
Ormond Beach	977	1,250	78%	925	1,250	74%	-4%
Silver Sands	1,252	1,108	113%	1,280	1,108	116%	3%
Southwestern	714	648	110%	730	622	117%	7%
<b>Total</b>	<b>14,493</b>	<b>13,067</b>	<b>111%</b>	<b>14,254</b>	<b>13,018</b>	<b>109%</b>	<b>-1%</b>

Source: Volusia County School Board

Table XIV-9 Volusia County High School Utilization, 2006-2007 and 2007-2008

School	2006-2007			2007-2008			Change
	Enrollment	Capacity	Utilization	Enrollment	Capacity	Utilization	
Atlantic	1,470	1,531	96%	1,370	1,532	89%	-7%
DeLand	3,382	2,901	117%	3,466	2,870	121%	4%
Deltona	2,900	1,920	151%	2,949	1,920	154%	3%
Mainland	1,979	2,344	84%	1,825	2,344	78%	-7%
New Smyrna Beach	2,048	2,235	92%	2,027	2,334	87%	-5%
Pine Ridge	2,594	1,888	137%	2,426	1,827	133%	-5%
Seabreeze	1,963	1,827	107%	1,955	1,827	107%	0%
Spruce Creek	2,816	2,066	136%	2,741	2,066	133%	-4%
Taylor	951	863	110%	970	1,217	80%	-30%
<b>Total</b>	<b>20,103</b>	<b>17,575</b>	<b>114%</b>	<b>19,729</b>	<b>17,937</b>	<b>110%</b>	<b>-4%</b>

Source: Volusia County School Board

## VOLUSIA COUNTY SCHOOL BOARD CAPITAL IMPROVEMENT PROGRAM

The remaining key data piece contributing to the projections of school needs through the end of the planning period is the planned construction of new capacity. The data and analysis prepared at the beginning of the PSFE planning effort is based on the five (5) year capital improvement program (CIP) adopted by the Volusia County School Board as an element of their 2006-2007 budget. Each year as part of its annual update to the Capital Improvement Element (CIE), the City adopts the current Volusia County School District five year-work program. This program is approved in September of each year as part of the School District budget, and includes planned facilities and funding sources to ensure that the capital improvements program is financially feasible and that the level-of-service standards will be achieved by the end of the five-year period.

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## PROJECTED CAPITAL FACILITIES NEEDS 2012-2025

In order to identify the timing and location of needed schools for the period between 2012 and 2025, student growth was projected by year for each geographic area based on the growth projections from the data and analysis report. The eight school planning areas were used for the elementary level, and the concurrency service areas for high schools were used to evaluate high school and middle school need. The Halifax Area was then examined at the school planning area level to determine if there were any smaller area impacts on middle schools that needed to be considered.

Schools were assumed to be needed when there were sufficient students available within the service area to comprise 80% of the standard size for the school level. The analysis area was also tested for compliance with the designated level-of-service standard to identify any deficiencies that might occur prior to the general need for a new school. A school was assumed to be needed when either demand reached 80% of standard school size or the analysis area exceeded the level-of-service standard for that area. This approach provides an indication of when and where level-of-service standard issues may be expected, but it does not get down to the individual school level since the error level over the term of the study is too great to make projections reasonable. At the individual school level, level-of-service standard issues may be encountered sooner than anticipated by this analysis. Close monitoring is going to be necessary as part of the annual concurrency management system review and budget development to identify and respond to level-of-service standard considerations. Table XIV-10 provides a listing of anticipated schools needed by location, type and year. This table lists only capacity, ancillary or replacement project. Other capital maintenance projects are not reflected nor are needs for school replacement.

Table XIV-10 Projected School Needs 2011-12 to 2025-26

School	Location	Start	Open	Notes
Elementary F	West	10-11	12-13	
Elementary B	Southeast	11-12	13-14	
Elementary C	N. Halifax	11-12	13-14	
Southwestern Middle	West	11-12	13-14	Addition. Capacity TBD
Elementary	S. Halifax	18-19	20-21	
Middle	Southeast		20-21	LOS Need Phased FF conversion
High	Halifax/SE	17-18	20-21	LOS need
Elementary	Southwest	19-20	21-22	
Elementary	C. Halifax	21-22	23-24	
Elementary	West	21-22	23-24	
Middle	S. Halifax	22-23	24-25	
Elementary	N. Halifax	23-24	25-26	
Elementary	S. Halifax	23-24	25-26	
Elementary	S. Halifax	23-24	25-26	
Elementary	Southeast	23-24	25-26	Required sooner if FF is phased to middle
High	West/SW	22-23	25-26	LOS need

Source: Volusia County School District

## LAND BANKED SCHOOL SITES

The Volusia County School District has routinely purchased sites for schools in anticipation of future need. The data and analysis report a projection of anticipated school site needs by location and a listing of available sites. In addition to the known need generated by project schools, the plan recommends maintaining an inventory of additional sites to give the School District and local governments flexibility to address short term shifts in population and/or student growth. Doing so also provides additional options to respond to level-of-service issues that will arise at the elementary and middle school level, which are extremely difficult to predict at the school attendance zone level. Even relatively small shifts in population or student generation could shift the timing of demand appearing in the school planning areas. If construction funding is anticipated, the additional land-banked school sites will allow the School District to

shift projects in a relatively short period of time to respond to short-term shift in student demand. The School District should maintain or reserve sites in the following areas:

Elementary School Sites:	North Halifax South Halifax Southeast Southwest West
Middle School Sites:	Halifax/Southeast Southwest/West Northwest (flex site for elementary or middle school)
High School Sites:	Halifax/Southeast Southwest/West

## CONSTRAINED SCHOOLS

The Volusia County School District includes a limited number of schools that have high utilization levels but due to site conditions cannot be expanded on site. These are generally schools in rural or semi-rural areas with little planned growth and are generally smaller schools that have strong community ties. In these cases, rezoning to another school is possible but is an option that is expected to be resisted by parents in these areas. For these schools, the plan provides for a permanent designation as constrained and the schools will be maintained at their current levels of service. Concurrency will be reviewed in the adjacent concurrency service areas and requests to increase residential densities in the constrained concurrency service areas will need to be accompanied by a plan to address school capacity. The constrained schools will maintain this status until they are replaced or other improvements are made that bring them within the designated level of service.

The District also occasionally encounters a situation where parents at a highly utilized school resist rezoning to a replacement school preferring to remain at the current school even though it may be heavily utilized. On occasion, the School Board has responded to these situations by creating a transitional process where currently enrolled students are given a “grace period” to finish at their original school while newer students are transitioned to the permanent school assignment. In these cases, a temporary designation as a constrained facility is appropriate to allow for the short-term operation of that school at a level that exceeds the designated level of service until the transition period is completed. During this period, new development could be permitted if adequate capacity will be available at the end of the transition period.

## RENEWAL AND REPLACEMENT OF SCHOOL FACILITIES

Other than construction of new schools, the most significant capital cost the School District must address is maintenance of existing facilities and the replacement of existing schools when they become obsolete. The condition of existing facilities is addressed in a survey completed every five years. Once this information becomes available, the required projects are added into the five-year capital improvements plan as part of the overall program. To provide for this need, the financial plan has allocated a funding reserve equivalent to the replacement cost for one-fortieth of the total number of student stations. This allocation assumes that a school will have a useful life of 40 years and programs for the replacement of that portion of the total student stations each year. With the adoption of each updated capital improvements program, the renewal and replacement allocations will be converted into specific capital projects and the budget adjusted accordingly.

## ANCILLARY FACILITIES

As with classroom needs, ancillary facilities will be monitored and reviewed on an annual basis. The Interlocal agreement includes procedures for coordinating the location of ancillary facilities with the local governments.

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## COORDINATION OF CONCURRENCY SERVICE AREAS WITH LOCAL GOVERNMENT LAND USE PLANS

The goals, objectives, and policies for the Public School Facilities Element define Concurrency Service Areas for five (5) classes of facilities and establish three (3) central county Concurrency Service Areas that have no current or planned capacity. Elementary schools, middle schools, and K-8 schools are assigned Concurrency Service Areas based on their designated attendance zones. High schools are grouped into five (5) larger Concurrency Service Areas that reflect student movement between schools at this level, and the non-traditional schools or Other Schools that serve countywide student populations are evaluated on a countywide basis. This Concurrency Service Area format resulted from an extensive discussion of options by technical staff, elected official and stakeholders over a period of several months. The full range of options considered and the analysis of the various options are discussed in the data and analysis report and the series of technical memoranda that were generated during the plan development.

The concept of the central Concurrency Service Areas that have no current or planned school capacity was endorsed by all participants in the process as a planning tool to assure consistency between the PSFE and other elements of the *Volusia County Comprehensive Plan*. The Volusia County plan establishes land use classifications that provide for preservation, conservation, rural, and agricultural uses in the central corridor covered by the three (3) central Concurrency Service Areas. Development potential in these areas is limited with more significant development directed to cities and other more urban areas. No current city areas are included in the central Concurrency Service Areas. Students living in the central area are assigned to appropriate schools and future student generation projected based on current land use and zoning patterns has been evaluated with the overall projected demand for the affected schools and school planning areas. Future developments that will increase development density will need to include a plan for addressing anticipated school need as part of a land use or zoning amendment.

Absent changes to the future land use and zoning in the area covered by the central Concurrency Service Areas, there is insufficient student generation to support new school construction now and over the 20 year planning period. The students who reside in the area are accommodated in the schools associated with the underlying school attendance boundary. To the extent that the presence of schools encourages the location of residential development near them, the proposed Concurrency Service Areas support the Volusia County land use plan in its efforts to limit development in the central part of the County and to limit urban sprawl. This concept also supports the recommendations of the Volusia Smart Growth Implementation Committee, which issued their final report September 20, 2005. Limiting development in the central portion of the County is one of the key precepts of the recommended smart growth program.

## GOALS, OBJECTIVES, AND POLICIES

### INTERGOVERNMENTAL COORDINATION

Collaborate and coordinate with the Volusia County School Board to provide and maintain a public education system, which meets the needs of Volusia County's current and future population.

#### OBJECTIVE:

1. The City of New Smyrna Beach shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school facilities and programs.

#### POLICIES:

- a. Pursuant to the procedures and requirements of the adopted Interlocal Agreement, the City of New Smyrna Beach shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and City of New Smyrna Beach are based on consistent

data.

- b. The City of New Smyrna Beach shall provide the representative of the School Board with copies of all meeting agendas and staff reports.
- c. The City of New Smyrna Beach shall meet at least annually with representatives from the School Board and the other local governments in Volusia County to review the Public School Facilities Element including enrollment projections. The timing and content of these meetings shall be done according to the requirements and procedures set forth in the adopted Interlocal agreement.

**OBJECTIVE:**

- 2. The City of New Smyrna Beach shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the *Comprehensive Plan*.

**POLICIES:**

- a. The City of New Smyrna Beach shall coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the *Comprehensive Plan*. Schools shall be permitted in all future land use classifications except for the following City future land use classifications as shown on the Future Land Use Map of the *Comprehensive Plan*:
  - Industrial
  - Conservation
  - Forestry Resource
- b. Coordination of the location, acquisition, phasing, and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the Interlocal Agreement.
- c. The City of New Smyrna Beach and the School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing, operating, and maintaining the required improvements.
- d. The City of New Smyrna Beach shall encourage the School Board to land bank sites for future use as school facilities. The City of New Smyrna Beach shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and constructed in advance of school construction.
- e. The City of New Smyrna Beach shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School Board with the opportunity to participate in the review process for all proposed development adjacent to schools.
- f. In developing capital improvement plans and programs for public services, the City of New Smyrna Beach shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

**OBJECTIVE:**

- 3. The City of New Smyrna Beach shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities in order to serve as community focal points and are compatible with surrounding land uses.

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## POLICIES:

- a. The City of New Smyrna Beach shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.
- b. The City of New Smyrna Beach shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.
- c. The City of New Smyrna Beach shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the *Comprehensive Plan* schedule of capital improvements and when planning and designing new or renovating existing, community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the City of New Smyrna Beach specifying operating procedures and maintenance and operating responsibilities.
- d. The City of New Smyrna Beach shall reduce hazardous walking conditions consistent with the Florida Department of Transportation's Safe Routes to School Program. In conjunction with the School Board, the City of New Smyrna Beach shall implement the following strategies:
  - i. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools and shall connect to the neighborhood's pedestrian network.
  - ii. New development and redevelopment within two (2) miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.
  - iii. In order to ensure continuous pedestrian access to public schools, the City of New Smyrna Beach shall consider infill sidewalk and bicycle projects connecting networks serving schools as part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, *Florida Statutes*.
  - iv. The City of New Smyrna Beach shall coordinate with the Metropolitan Planning Organization to maximize the funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.
- e. The City of New Smyrna Beach and the School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, *Florida Statutes* and by the American Red Cross Standards for Hurricane Evacuation Shelter Selection.

## OBJECTIVE:

4. Manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School Board.

## POLICIES:

- a. The City of New Smyrna Beach shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of *Comprehensive Plan* amendments and other land use decisions including but not limited to developments of regional impact. School Board review shall follow the policies and procedures set forth in the Interlocal Agreement.
- b. Amendments to the Future Land Use Map shall be coordinated with the School Board

and the Public School Facilities Planning Maps.

- c. Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the City of New Smyrna Beach shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided adequate mitigation to offset the inadequacies in anticipated school capacity.

## CONCURRENCY GOAL

The City of New Smyrna Beach shall assure the future availability of public school facilities to serve new development consistent with the adopted level-of-service standards. This goal will be accomplished recognizing the Volusia County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools and the City of New Smyrna Beach's authority for land use, including the authority to approve or deny *Comprehensive Plan* amendments, re-zonings or other development orders that generate students and impact the public school system. The City of New Smyrna Beach shall operate and maintain in a timely and efficient manner adequate public facilities for both existing and future populations consistent with the available financial resources.

### OBJECTIVE:

1. The City of New Smyrna Beach through coordinated planning with the Volusia County School Board and implementation of its concurrency management system shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level-of-service standard within the period covered by the five (5) year schedule of capital improvements. These standards and the concurrency management system shall be consistent with the Interlocal Agreement approved by the School Board and the local governments in Volusia County.

### POLICIES:

- a. The level-of-service standards for schools shall be applied consistently by all the local governments in Volusia County and by the School Board district-wide to all schools of the same type.
- b. Consistent with the Interlocal Agreement, the uniform, district-wide level-of-service standards are set as follows using FISH capacity based on the traditional school calendar:
  - i. Elementary Schools – one hundred fifteen percent (115%) of permanent FISH capacity for the Concurrency Service Area;
  - ii. K-8 Schools – one hundred fifteen percent (115%) of permanent FISH capacity for the Concurrency Service Area;
  - iii. Middle Schools – one hundred fifteen percent (115%) of permanent FISH capacity for the Concurrency Service Area;
  - iv. High Schools – one hundred twenty percent (120%) of permanent FISH capacity for the Concurrency Service Area; and
  - v. Special Purpose Schools – one hundred percent (100%) of permanent FISH capacity.
- c. The following schools shall achieve the adopted level-of-service no later than the identified date:

School	Level-of-Service	Date
Orange City Elementary	117%	July 1, 2012
Horizon Elementary	158%	July 1, 2012

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Freedom Elementary	126%	July 1, 2012
Osceola Elementary	117%	July 1, 2012
Ortona Elementary	150%	July 1, 2012
Ormond Beach Elementary	116%	July 1, 2012
Southwestern Middle	120%	July 1, 2013
New Smyrna Beach Middle	122%	July 1, 2014

Note: This policy designates a tiered level-of-service for those schools that exceed the desired levels at the end of the five (5) year capital improvement program.

- d. The following schools shall be considered constrained schools at the designated level-of-service due to the inability to add capacity at the site and the nature of the communities they serve. Concurrency will be reviewed in the adjacent Concurrency Service Areas and requests to increase residential densities in the constrained Concurrency Service Areas will need to be accompanied by a plan to address school capacity.

School	Level-of-Service
Burns-Oak Hill Elementary	115%
Coronado Elementary	115%
Samsula Elementary	165%

Source: *Interlocal Agreement for Public School Facility Planning*

- e. The City of New Smyrna Beach and the School Board recognize and agree that short-term changes in enrollment unrelated to new development approvals can and do occur, and that students enrolling in their assigned school will be accepted consistent with the School Board's constitutional obligations regardless of the utilization levels at the assigned school.
- f. If there is a consensus to amend any level-of-service, the amendment shall be accomplished by execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to each local government comprehensive plan. The amended level-of-service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level-of-service standard shall be amended without showing that the amended level-of-service standard is financially feasible and can be achieved and maintained within the five (5) years of the capital facilities plan.

## OBJECTIVE:

2. The City of New Smyrna Beach shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level-of-service standard. Maps of the School Concurrency Service Areas are adopted in the *Interlocal Agreement for Public School Facility Planning*.

## POLICIES:

- a. The Concurrency Service Area for elementary schools shall be the elementary school attendance boundary as represented on the map series *Public School Facilities Element Elementary School Concurrency Service Areas* as adopted as part of the *Volusia County Comprehensive Plan*, which is incorporated herein by reference.
- b. The Concurrency Service Area for middle schools shall be the middle school attendance boundary as represented on the map series *Public School Facilities Element Middle School Concurrency Service Areas* as adopted as part of the *Volusia County Comprehensive Plan*, which is incorporated herein by reference.
- c. The Concurrency Service Area for K-8 schools shall be as represented on the map series *Public School Facilities Element K-8 Concurrency Service Areas* as adopted as part of the *Volusia County Comprehensive Plan*, which is incorporated herein by

reference.

- d. The Concurrency Service Area for high schools shall be as represented on the map series *Public School Facilities Element High School Concurrency Service Areas* as adopted as part of the *Volusia County Comprehensive Plan*, which is incorporated herein by reference.
- e. The Concurrency Service Area for special use schools shall be district wide.
- f. The Concurrency Service Area maps designate three (3) areas where school capacity is not anticipated for the planning period.
- g. Within the central Concurrency Service Areas all current and future students shall be assigned to schools designated for them as part of the School Board's normal school assignment procedures. Requests for development orders for new development consistent with the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the assigned school and that school's Concurrency Service Area. If adequate capacity is not available in the assigned Concurrency Service Area, the proposed development shall be evaluated in comparison to the Concurrency Service Areas adjacent to the assigned Concurrency Service Area, subject to the limitations of Policy 2.3.g. The School Board shall maintain a listing of assigned and adjacent Concurrency Service Areas for each central School Concurrency Service Area.
- h. Requests to develop properties within the central School Concurrency Service Areas at residential densities and intensities greater than the current land use or zoning designations shall be done via a *Comprehensive Plan* amendment consistent with the Volusia County Charter provision 206 regarding school planning. The *Comprehensive Plan* amendment shall demonstrate how school capacity will be met consistent with the terms of the *First Amendment to the Interlocal Agreement for Public School Facility Planning* effective July 2007 and Section 206 of the *Volusia County Charter*. If the project area is to be annexed by a municipality, the *Comprehensive Plan* amendment shall include an amendment of the central Concurrency Service Area boundary by Volusia County to exclude the subject parcel.
- i. Amendments to the School Concurrency Service Areas shall be completed according to the procedures specified in the *Interlocal Agreement for Public School Facility Planning*. Amendments to Concurrency Service Areas shall consider the following criteria:
  - i. Adopted level-of-service standards shall not exceed the level-of-service standard within the initial five (5) year planning period; and
  - ii. The utilization of school capacity is maximized to the greatest extent possible taking into account transportation costs, court approved desegregation plans, proximity to schools, ethnic and socio-economic diversity, subdivisions and neighborhoods, demographic changes, future land development patterns, crossing guard availability and other relevant factors.

#### **OBJECTIVE:**

3. In coordination with the Volusia County School Board the City of New Smyrna Beach will establish a process for implementation of school concurrency, which includes applicability and capacity determination, availability standards and school capacity methods. The City of New Smyrna Beach shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with the adopted level-of-service standards for public schools.

#### **POLICIES:**

- a. School concurrency applies to residential development not otherwise exempt as

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specified by Policy 2.3.c.

- b. Development orders may be issued for residential development where:
  - i. Adequate school capacity, as determined by the School Board, exists or will be under construction for each level of school in the affected Concurrency Service Area within three (3) years after the issuance of the development order allowing the residential development;
  - ii. Adequate school facilities, as determined by the School Board, are available within an adjacent Concurrency Service Area subject to the limitations of Policy 2.3.g. Where capacity from an adjacent Concurrency Service Area or areas is utilized, the impacts of development shall be shifted to that area. If capacity exists in more than one Concurrency Service Area or school within a Concurrency Service Area, the School Board shall determine where the impacts of development shall be allocated based on the School Board policies for student assignment; and
  - iii. The developer executes a legally binding commitment with the School Board and City of New Smyrna Beach to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property as provided by Objective 2.4 and its supporting policies.
- c. The following residential development shall be considered exempt from the school concurrency requirements:
  - i. Single family lots of record existing prior to May 13, 2008, the effective date of the School Concurrency implementing ordinance, which otherwise would be entitled to build;
  - ii. Any residential development or any other development with a residential component that received approval of a Final Development Order or Functional Equivalent or is otherwise vested prior to May 13, 2008, the effective date of the school concurrency implementing ordinance, is considered vested for that component which was previously approved for construction and shall not be considered as proposed new residential development for purposes of school concurrency;
  - iii. Amendments to residential development approvals which do not increase the number of students generated by the development based on the student generation rates for each school type as determined by the School Board;
  - iv. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy by a resident under the age of 55. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years; or
  - v. Group quarters that do not generate students including residential facilities such as jails, prisons, hospitals, bed and breakfast, hotels and motels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.
- d. The creation of subdivisions and/or single family lots equal to or less than ten (10) units shall be subject to school concurrency as part of an annual concurrency management review. The City of New Smyrna Beach shall report such projects to the School Board as part of the annual planning coordination process established by the Interlocal Agreement and these units shall be included by the School Board in planning student allocations by school.
- e. Continue to implement the school concurrency ordinance (Ord. 84-07), which establishes the application procedures and process for evaluating school capacity

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and making concurrency determinations consistent with the provisions of the Interlocal Agreement.

- f. The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate capacity to accommodate proposed development for each type of school within the affected Concurrency Service Area consistent with the adopted level-of-service. The School Board may issue a certificate of school concurrency if sufficient capacity exists for the proposed development or the School Board may set forth conditions required to satisfy the requirements of school concurrency including proportionate share mitigation.
- g. If the adopted level-of-service standard cannot be met within a particular Concurrency Service Area as applied to an application for development order and if the needed capacity is available in one or more contiguous Concurrency Service Areas, then this capacity shall be applied to the concurrency evaluation of the application for development approval subject to the following limitations:
  - i. Areas established for diversity at schools shall not be considered contiguous;
  - ii. Concurrency service areas generating excessive transportation costs shall not be considered contiguous. Excessive transportation costs are defined as transporting students requiring a transport time of fifty minutes one way as determined by School Board transportation routing staff;
  - iii. Concurrency service areas shall not be considered contiguous when the Concurrency Service Areas are separated by a natural or man-made barrier such as a river, water body, or interstate highway that requires indirect transport of students through a third Concurrency Service Area;
  - iv. When capacity in an adjacent Concurrency Service Area is allocated to a development application, assignment of the students to the school with available capacity may be accomplished by applying any of the techniques used to establish school attendance zones including modification of existing attendance zone boundaries or creation of island zones; and
  - v. Student transportation not in conformance with the conditions established in items 1 through 4 above shall be permitted to allow student assignments based on specific educational programming options; to comply with State and Federal mandatory transfer opportunities; or for other transfer opportunities that School Board shall deem appropriate for the specific circumstances of an individual student.
- h. If the adopted level-of-service cannot be met within a particular Concurrency Service Area the School Board may apply one or more of the following techniques to maximize use of available capacity and provide for adequate numbers of student stations to meet current and future demand:
  - i. Construct new school facilities;
  - ii. Construct additions to current facilities;
  - iii. Adjust program assignments to schools with available capacity;
  - iv. Modify attendance boundaries to assign students to schools with available capacity; or
  - v. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.

## OBJECTIVE:

4. The City of New Smyrna Beach shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level-of-service standard consistent

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with the Volusia County School Board's adopted financially feasible work program.

## POLICIES:

- a. In the event that sufficient school capacity is not available in the affected Concurrency Service Area, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.
- b. Mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands created by the proposed development consistent with the adopted level-of-service standards.
- c. Mitigation shall be directed to projects on the School Board's financially feasible work program that the School Board agrees will satisfy the demand created by the proposed development approval and shall be assured by a legally binding development agreement between the School Board, the City of New Smyrna Beach, and the applicant which shall be executed prior to the City of New Smyrna Beach's ~~issuance approval~~ of the subdivision or site plan ~~approval~~. If the School Board agrees to the mitigation, the School Board shall commit in the agreement to placing the improvement required for mitigation in its work plan.
- d. The applicant's total proportionate share obligation shall be based on multiplying the number of needed student stations generated from the proposed project by the School Board's current cost per student station plus land cost for each type of school. The applicant's proportionate share mitigation obligation shall be credited toward any impact fee or exaction fee imposed by local ordinance for the same need on a dollar for dollar basis. For example, if the proportionate share mitigation provides only for land, the credit is applied only against that portion of the impact fee or other exaction devoted to land costs.
- e. The student generation rates used to determine the impact of a particular development shall be the student generation rates adopted in the most recent school impact fee study.
- f. The cost per student station shall be the most recent actual costs per student station, and capitalization costs if applicable, paid by the School Board for the equivalent school facility.
- g. Mitigation options must consider the School Board's educational delivery methods and requirements and the State Requirements for Educational Facilities and may include, but not be limited to, the following:
  - i. Donation of buildings for use as a primary or alternative learning facility;
  - ii. Renovation of existing buildings for use as learning facilities;
  - iii. Funding dedicated to, or construction of permanent student stations or core capacity;
  - iv. For schools contained in the School Board's adopted five (5) year capital facilities work program, upon agreement with the School Board, the applicant may build the school in advance of the time set forth in the five (5) year work program;
  - v. Dedication of a school site as approved by the School Board;
  - vi. Up front lump sum payment of school impact fees;
  - vii. Upfront payment of interest and other costs of borrowing;
  - viii. Payment of off-site infrastructure expenses including but not limited to roads, water, and/or sewer improvements;
  - ix. Payment of transportation costs associated with the movement of students as a

- result of overcapacity school;
- x. Funding assistance with acquisition of school site;
- xi. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity;
- xii. Establishment of an educational facilities benefit district; and
- xiii. Establishment of educational facilities mitigation banks.

**OBJECTIVE:**

- 5. The City of New Smyrna Beach shall ensure existing deficiencies and future needs are addressed consistent with the adopted level-of-service standards for schools.

**POLICIES:**

- a. In accordance with the adopted Interlocal Agreement, the City of New Smyrna Beach shall collaborate with the Volusia County School Board in locating required school sites as identified in the School Board's five (5), ten (10), and 20 year capital facilities plan.
- b. The City of New Smyrna Beach shall ensure that future development pays a proportionate share of the costs of public school facilities capacity needed to accommodate new development and to assist in maintaining the adopted level-of-service standards via impact fees and other legally available and appropriate methods.
- c. By December 1 of each year, the City of New Smyrna Beach shall adopt as part of its Capital Improvements Element the Volusia County School Board five (5) year work program approved in September of each year as part of the School Board budget, including planned facilities and funding sources to ensure a financially feasible capital improvement program and to ensure the level-of-service standards will be achieved by the end of the five (5) year period.