

Overview

Public School Facilities Element

The Future Land Use Element provides the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

PUBLIC SCHOOL FACILITIES ELEMENT

Introduction Added Introduction to cite the Public School Facilities Element Requirements

GOAL: The planning period has been updated to the year 2050.

PUBLIC SCHOOL FACILITIES ELEMENT

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

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INTRODUCTION

Pursuant to Section 163.3177, Comprehensive Plans may include optional Elements. Highlands County is a party to the interlocal agreement related to Highlands County Schools with the School Board of Highlands County, and the municipalities in Highlands County. This Element is a result of that interlocal agreement. The following represents the Public Schools Facilities Goals, Objectives, and Policies of Highlands County.

Comment: Introduction Section added consistent with Florida Statutes.

GOAL 1: PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION AND FACILITIES WITHIN THE ~~2010 TO 2030~~ 2025 and 2050 PLANNING PERIOD.

Comment: Goal updated to continue this policy throughout the 2050 planning horizon.

OBJECTIVE 1.1: ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN

Promote the neighborhood concept in new developments or redevelopment by requiring, where feasible, the joint planning of schools and public facilities, joint uses and partnerships.

Policy 1.1.1: Co-Location of Facilities

Highlands County shall require, where feasible, the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 1.1.2: Joint Use Agreements

Highlands County and the School Board of Highlands County shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 1.1.3: Coordination of Co-Location Opportunities

Upon notice from the School Board of Highlands County that it is considering contracting for a school site, Highlands County shall promptly notify the School Board of Highlands County of the County's interest, if any, in joint acquisition or co-location for other public facilities.

Policy 1.1.4: Public/Private Partnerships

Highlands County shall coordinate with the School Board of Highlands County to encourage the business community and other private organizations to coordinate with the County and the School Board of Highlands County to jointly fund and design community-based services and facilities (i.e. recreational facilities) in conjunction with existing and proposed school sites.

Policy 1.1.5: Connectivity of Public Schools and Facilities

Highlands County shall, where feasible, require interconnectivity of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks.

OBJECTIVE 1.2: STANDARDS FOR LOCATIONS OF SCHOOLS

Ensure security and safety of children by locating compatible uses adjacent to schools, requiring sidewalks or multiuse trails within

communities adjacent to schools, and connecting communities where schools exist or are planned, and coordinating with the School Board of Highlands County on signage, bus stops, and improvements to community development areas.

Policy 1.2.1: Compatibility of Use

Highlands County shall review development proposals for compatibility of land uses adjacent to existing schools and future school sites.

Policy 1.2.2: School Accessibility

Highlands County shall coordinate with the School Board of Highlands County to require that both existing school facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, bike trails, and bikeways, and shall continue to enforce the access management guidelines set forth in the Land Development Regulations.

Policy 1.2.3: Pedestrian Access

Highlands County shall require interconnected pedestrian access between neighborhoods for both new and re-development projects to allow direct access to school sites and bus drop-off locations, when feasible.

Policy 1.2.4: Bus Shelters and Turnarounds

Highlands County shall, in cooperation with the School Board of Highlands County, develop and adopt design standards for school bus stops and turnarounds in new developments and redevelopment projects.

OBJECTIVE 1.3: SCHOOL SITING STANDARDS

Implement siting standards for school planning and construction consistent with the school siting questionnaire, as amended from time to time.

Policy 1.3.1: Joint Site Identification

Highlands County shall continue to coordinate with the School Board of Highlands County in its efforts to identify new school sites and locations through the Development Review Process and the School Siting Questionnaire.

Policy 1.3.2: Location of Elementary and Middle Schools

Highlands County shall require where feasible the location of new elementary and middle schools, unless otherwise required, internal or adjacent to residential neighborhoods.

Policy 1.3.3: Location of High Schools

Highlands County shall coordinate with the School Board of Highlands County to identify the locations for new high schools on the periphery of residential neighborhoods, where access to collector roads or higher is available.

Policy 1.3.4: Pedestrian Friendly Schools

Highlands County shall coordinate with the School Board of Highlands County efforts to locate new schools within reasonable walking distance of residential neighborhoods served by the school.

Policy 1.3.5: Location of Administrative Services

Highlands County shall, when appropriate, coordinate with the School Board of Highlands County in locating appropriate school services, such as administrative offices, in alternative locations, such as, but not limited to, commercial plazas, shopping malls and community centers.

Policy 1.3.6: School Site Identification Requirements

Highlands County shall coordinate with the School Board of Highlands County to review and update site identification requirements to ensure that areas suitable for future school sites are identified prior to changes in urban service lines, land use, zoning or approval of projects generating new students.

Policy 1.3.7: Planning Studies

Highlands County shall coordinate with the School Board of Highlands County to include procedures and standards for school siting as part of area wide planning studies.

Policy 1.3.8: Coordinated Property Use Opportunities

Highlands County and other Local Governments, after preliminary consensus by the SPTAC for potential school site location, shall collaborate with the School Board of Highlands County to evaluate the potential use of property dedicated to

Highlands County, surplus County property, or property proposed for conveyance as a school site.

OBJECTIVE 1.4: EXPEDITED SCHOOL SITING PROCESSES

To create a framework for siting of schools that is streamlined and within projected needs.

Policy 1.4.1: School Siting

Highlands County shall provide the School Board with information relevant to the extent to which a proposed school site or expansion can meet the requirements of the Highlands County Land Development Regulations, the Comprehensive Plan, and any other applicable adopted Highlands County rules and regulations.

Policy 1.4.2: Review Process

Highlands County shall coordinate with the School Board of Highlands County to establish formal procedures for expeditious review and coordination of plans for school sites.

Policy 1.4.3: Water and Wastewater Utilities

Where central water and wastewater services are not available to a public school site, a temporary on-site water and wastewater system may be approved consistent with the Infrastructure Element of the Comprehensive Plan, provided that connection to public supply shall be required when utilities are available to the site.

OBJECTIVE 1.5: FACILITIES COORDINATION WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY

To coordinate with school providers in the responsibility to plan, construct, and open school facilities which are coordinated in time and location, concurrent with both need and necessary services and infrastructure, and to ensure compatibility with the Comprehensive Plan.

Policy 1.5.1: School Locations

Highlands County shall permit the location of schools within agricultural Future Land Use categories only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of:

- A. The student population density of the area, such as sufficient student population of the existing rural communities;
- B. Public safety.

Policy 1.5.2: Evaluation of Potential New or Expanded School Sites

Highlands County shall allow schools in all Future Land Use categories proximate to urban residential areas consistent with the following school siting standards, to the extent practicable:

- A. Compatibility of the school site with present and projected uses of adjacent property;
- B. Whether adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school;
- C. Whether there are significant environmental constraints that would preclude a public school on the site;
- D. Whether there will be adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by Highlands County or any local government as a locally significant historic or archaeological resource;
- E. Whether the proposed location is within a velocity flood zone or floodway;
- F. Whether the proposed location lies within the area regulated by Section 333.03(2)(d), Florida Statutes, regarding the construction of public education facilities in the vicinity of an airport;
- G. Whether the location of a proposed elementary school site or K-8 school site is proximate to and within walking distance of the residential and urban neighborhoods they will serve;
- H. Whether the location of a proposed middle school or high school site is conveniently located to the residential and urban community(s) they are intended to serve, with access to major roads;
- I. Whether the location of a proposed school site will provide logical focal points for community activities, such as parks, recreational facilities,

libraries, and community centers, including opportunities for shared use and co-location of community facilities;

- J. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization; and whether the high school site is outside the Urban Area;
- K. Site acquisition and development cost;
- L. Whether the proposed site has safe access to and from the school site by pedestrians and vehicles;
- M. Whether the proposed site is sufficiently sized to accommodate the required parking, circulation and queuing of vehicles onsite;
- N. Whether the proposed site is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- O. Whether the proposed location is in conflict with local government stormwater management plans or watershed management plans;
- P. School sites should not be acquired, reserved or accepted by donation in the following locations:
 - 1. Immediately adjacent to water treatment plants or wastewater treatment plants. This provision is not intended to preclude the joint use of public property where adequate separation between facilities can be achieved;
 - 2. Within one-quarter mile of active landfills;
- Q. The current and projected levels of service by Concurrency Service Area, including development approvals issued by the County and Municipalities based on school capacity in a contiguous Concurrency Service Area.

Policy 1.5.3: Inter-Local Agreement for Coordination of Planning Activities Among Highlands County, the Municipalities, and the School Board of Highlands County

Highlands County shall implement the Highlands County Inter-Local Agreement for Coordinated Planning and School Concurrency, as amended from time to time.

Policy 1.5.4: School Development Standards

Highlands County shall require the development of school sites to be consistent with the following standards:

- 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. The site must contain at least the minimum net buildable acreage necessary to meet the needs of the anticipated educational facility - 20 acres for elementary schools, 40 acres for middle schools, and 60 acres for high schools, or as determined by the School Board of Highlands County.
- 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 zoning district.
- 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 Highlands County's adopted Land Development Regulations and Florida Department of Transportation's access management regulations, including installation by the School Board of Highlands County of all access-related improvement required by such regulations and consistent with the Florida Statutes. All school sites shall be connected to the existing network by paved roads.
- F. Compliance with the Highlands County Right-of-Way standards contained in the adopted Comprehensive Plan.
- G. The site shall be required to connect to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.
- H. Development of the site shall be consistent with applicable wetland policies contained within the adopted Comprehensive Plan and Land Development Regulations.
- I. Development of the site shall comply with the Land Development Regulations of Highlands County.

GOAL 2: IMPLEMENT SCHOOL CONCURRENCY MANAGEMENT

OBJECTIVE 2.1: LEVEL OF SERVICE STANDARD

Ensure adequate school facility capacity consistent with the adopted Level of Service standard.

Policy 2.1.1: Adopted Level of Service Standard for Highlands County Schools

The Level of Service (LOS) is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District as 100% of permanent FISH capacity.

Policy 2.1.2: Applicability of the Adopted Level of Service Standard

The adopted LOS standard shall become applicable to Highlands County no later than December 1, 2008.

Policy 2.1.3: Implementation of the Adopted Level of Service

The adopted LOS standard shall apply to all Highlands County Public Schools for the purpose of implementing school concurrency.

Policy 2.1.4: Five-Year Schedule of Capital Improvements

The LOS standards shall be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the School District of Highlands County Five-Year Capital Improvements Schedule, which shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing standards

Policy 2.1.5: Amending the Adopted Level of Service

Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties including the School Board of Highlands County, Highlands County Government and Municipalities, that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and may be achieved and

maintained over the five years of the School District of Highlands County Five-Year Capital Improvements Schedule, as adopted into the Capital Improvements Elements of Highlands County and its Municipalities. All proposed amendments shall be reviewed by the School Planning Technical Advisory Committee (SPTAC) which shall provide an approval or a denial. If there is then a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Inter-Local Agreement and the adoption of amendments to Highlands County's and each Municipality's Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Inter-Local Agreement is fully executed.

Policy 2.1.6: Annual Updates

Annual Plan amendments shall include the addition of a new fifth year to the School District of Highlands County Five-Year Capital Improvements Schedule, updating the School District Five-Year District Facilities Work Program and coordinating the Program with the plans for Highlands County Government and Municipalities. As needed, updates to the concurrency service area map shall be adopted. The annual plan amendments shall ensure the School District Five-Year District Facilities Work Program continues to be financially feasible and the LOS standards will continue to be achieved and maintained.

OBJECTIVE 2.2: HIGHLANDS COUNTY PUBLIC SCHOOL FACILITIES CONCURRENCY SERVICE AREAS

Highlands County shall adopt School Concurrency Service Areas as established by the adoption of school attendance zones by the School Board, within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standard, and a proper analysis can be conducted to examine the availability of capacity in adjacent concurrency service areas if capacity is not available in the primary concurrency service area.

Policy 2.2.1: Adopted Concurrency Service Areas

Highlands County's Concurrency Service Areas (CSAs) shall be measured and applied the same as the school attendance zones adopted by the School Board. CSA maps, as amended from time to time, are incorporated herein and attached hereto as Appendix "A".

Policy 2.2.2: Amending the Adopted Concurrency Service Areas

Amendment of adopted CSAs shall submit to the following process: The Initiating Party shall provide a memorandum to all involved parties (the School Board,

Highlands County, and Municipalities) that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District of Highlands County Five-Year Capital Improvements Schedule from the School District Five-Year District Facilities Work Program, subject to evaluation and confirmation by the School Board of Highlands County. All proposed amendments shall be reviewed by the SPTAC. If there is then a consensus to amend the adopted CSA(s), it shall be accomplished through the rule-making process of the School Board of Highlands County pursuant to Chapter 120 of the Florida Statutes. Following the change by the School Board, an amendment to this Element shall occur, as necessary, to include the updated CSA(s). The amended CSA(s) shall not be effective until the effective date of the amendment to this Element.

Policy 2.2.3: Concurrency Service Area Requirements

The School Board shall demonstrate, in the adopted school attendance zones, and, therefore in the adopted CSAs, that adopted LOS standards will be achieved and maintained each year of the School District of Highlands County Five-Year Capital Improvements Schedule from the School District Five-Year District Facilities Work Program, and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. The School District shall take into account in the school attendance zones the extent to which development approvals have been issued by Local Governments based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued.

OBJECTIVE 2.3: SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE

Ensure the inclusion of the School District of Highlands County Five-Year Capital Improvements Schedule in those projects necessary to address existing deficiencies, and to meet future needs based upon achieving and maintaining the adopted level of service standard for each year of School District of Highlands County Five-Year Capital Improvements Schedule.

Policy 2.3.1: Annual Updates to the School District Five-Year District Facilities Work Program

Highlands County, in coordination with the School Board of Highlands County and the Municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School District Five-Year District Work Program including the School District of Highlands County Five-Year Capital

Improvements Schedule which shall serve as the five year schedule of capital improvements required in the Capital Improvements Element. Annual amendments to the School District Five-Year District Facilities Work Program shall include the addition of a new fifth year to the School District of Highlands County Five-Year Capital Improvements Schedule, updating of the financially feasible public school capital facilities program, and coordinating the Program with the plans for other local governments. The annual plan amendments shall ensure that the School District Five-Year District Facilities Work Program continues to be financially feasible and that the LOS standards will continue to be achieved and maintained

Policy 2.3.2: Joint Staff Meetings

The Highlands County School Planning Technical Advisory Committee (SPTAC), as established by the "Highlands County Inter-Local Agreement for Coordinated Planning and School Concurrency", shall meet at least semi-annually, but more often as necessary, and will hear reports and discuss issues concerning school concurrency, consistent with Chapter 163, Florida Statutes.

OBJECTIVE 2.4: SCHOOL CONCURRENCY MANAGEMENT PROCESS

Cooperate with the School Board of Highlands County to implement capacity determination protocols for use in evaluation of public school concurrency.

Policy 2.4.1: Evaluation of School Capacity

Highlands County shall recognize school capacity assessments conducted by the School District. The School Board shall determine whether adequate school capacity exists for a proposed development, based on adopted LOS standards, CSAs, and other standards stipulated in the "Highlands County Inter-Local Agreement for Coordinated Planning and School Concurrency".

Policy 2.4.2: Determination of Concurrency

The School District of Highlands County shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations of this review, which the County shall use in evaluating development proposals. Highlands County shall withhold issuance of any site specific development orders (orders for preliminary plat, site plan approval or the functional equivalent for

planned development or flexible unit development or the equivalent) for new residential units until the School District has verified that there is sufficient capacity in the school system to accommodate the proposed development or a concurrency agreement is adopted.

Policy 2.4.3: Level of Service Availability

Highlands County shall not deny a subdivision plat or site plan (or functional equivalent) based solely on the failure to achieve and maintain the adopted LOS for public school capacity where:

- A. Adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent);
- B. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or,
- C. The developer executes a legally binding development agreement to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy 2.4.4: Timing of Impact of Submitted Projects

If the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, adequate facilities are not available in an adjacent CSA, and mitigation is not an acceptable alternative, the School District shall issue a School Concurrency Determination stating, in detail, why the proposed development is not in compliance with school concurrency requirements, and the County will not accept or process a development application. If the School District determines that adequate capacity does not exist, but the School Board and the County find proportionate share or other mitigation is appropriate and feasible following the conclusion of the mitigation negotiation, then the School Board, the County, and the developer shall enter into an enforceable and binding agreement pursuant to the "Highlands County Inter-Local Agreement for Coordinated Planning and School Concurrency".

OBJECTIVE 2.5: PROPORTIONATE SHARE MITIGATION

Coordinate with the School District to establish proportionate share mitigation alternatives that are financially feasible and will achieve and maintain the adopted Level of Service standard consistent with the adopted School District of Highlands County Five-Year Capital Improvements Schedule.

Policy 2.5.1: Offsetting the Impacts of New Development

The School Board and Highlands County may determine that proportionate share mitigation to offset the impacts of a proposed development, is required where the adopted LOS standards would otherwise be exceeded. The following options or combination thereof may be utilized to satisfy such mitigation requirements:

- A. Payment of calculated proportionate share mitigation fees in accordance with Policy 2.5.5 of this Objective;
- B. Contribution of land;
- C. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits;
- D. Donation of buildings for use as a primary or alternative learning facility;
- E. Renovation of existing buildings for use as learning facilities;
- F. Construction of permanent student stations or core capacity; or
- G. Construction of a school in advance of the time set forth in the School District Five-Year District Facilities Work Program.

The School District shall maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the School District of Highlands County Five-Year Capital Improvements Schedule of the School District Five-Year District Facilities Work Program adopted by the School Board.

Policy 2.5.2: Permanent Capacity Mitigation

Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School District of Highlands County Five-Year District Facilities Work Program. Consideration may be given by the School Board to place an additional improvement required for mitigation in the School District of Highlands County Five-Year District Facilities Work Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted School District of Highlands County Five-Year District Facilities Work Program. Portable classrooms will not be accepted as mitigation.

Policy 2.5.3: Use of Capacity of Contiguous Concurrency Service Areas

Mitigation shall not be required when the adopted LOS cannot be met in a particular CSA, if the School District determines that the needed capacity for the development is available in one or more contiguous CSA(s) and the impacts of the development on school capacity can be shifted to that CSA.

Policy 2.5.4: Execution of Public School Facilities Development Agreements

Mitigation shall be directed to projects on the School District of Highlands County Five-Year District Facilities Work Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, Highlands County, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board and Highlands County accept the mitigation plan following the ninety-day (90) negotiation period, the School Board shall add the improvement required for mitigation to the School District of Highlands County Five-Year District Facilities Work Program. This development agreement shall include developer/landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 2.5.5: Determination of Required Mitigation

The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: determine the number of new student stations required to serve the new development by multiplying the number of dwelling units in the proposed development, by unit type, by the student generation rate, by type of dwelling unit and by school type. Then multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development

costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

SUMMARY OF CONCURRENCY EVALUATION & PROPORTIONATE SHARE MITIGATION	
Step 1:	Determine the number of students to be generated by the development
	Number of Dwelling Units in the proposed development (by unit type)
<i>Multiplied By</i>	Student Generation Rate (by type of DU and by School Type)
<i>Equals</i>	Number Students Stations needed to serve the proposed development
Step 2:	Comparing the available capacity to the number of student stations calculated in Step 1 to access the need for mitigation
	Available Capacity (see §5.5.3 (b) of this agreement)
<i>Minus</i>	The Number of new Students needed to accommodate the proposed development
<i>Equals</i>	The shortfall (negative number) or surplus (positive number) of capacity to serve the development
Step 3:	Evaluating the available capacity in contiguous service areas
	If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.
Step 4:	Calculating proportionate share mitigation
	Needed additional Student Stations from Step 3
<i>Multiplied By</i>	Average cost per Student Station
<i>Equals</i>	Proportionate Share Mitigation Obligation

GOAL 3: DEVELOPMENT COORDINATION

OBJECTIVE 3.1: STRATEGIES FOR COORDINATION WITH DEVELOPMENT

Require where feasible that developers of new and revitalized neighborhoods provide safe, well-connected access and to address capacity needs for schools.

Policy 3.1.1: Conveyance of School Sites

Highlands County shall address conveyance of land for school sites when determined to be needed by the School Board of Highlands County to address the impact of residential dwelling units on the School District, and said conveyance shall occur within 90 days of approval of a rezoning or where a rezoning is not required, prior to preliminary plan approval.

Policy 3.1.2: Density Transfer

Highlands County shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site onto existing developable areas of the parent site proposed for residential development or redevelopment.

Policy 3.1.3: Considerations in Lieu of School Site Donation

Where conveyance of minimum-sized school sites is not feasible or appropriate, alternatives shall be considered. Alternatives may include, but are not limited to the following or any combination of such:

- A. Conveyance to the District School Board of buildings or land for use as a primary or alternative learning facility or recreational area;
- B. Conveyance of land;
- C. Funding of renovations of existing buildings that address the capacity needs of the School District;
- D. Construction of permanent student stations or core capacity.

Policy 3.1.4: Impact Fee Credit for Proportionate Share Mitigation

A developer shall receive credit for school impact fees to be paid to the County for land, buildings, permanent student stations or core capacity donated and

buildings renovated pursuant to Policy 3.1.3 of this Objective, and accepted by the School District of Highlands County based upon amounts agreed upon by the developer, the School Board, and Highlands County in proportion to the total amount due for the development's Public School Facilities Element impact. If the total impact for schools is prepaid through the developer's proportionate share mitigation, no impact fees for schools shall be due for residential dwelling units constructed within the approved development.

Policy 3.1.5: Connectivity to Schools

Highlands County shall require that new and redevelopment residential projects construct the sidewalks, trails, and bikeways, consistent with its Comprehensive Plan, that are necessary to connect school sites to sidewalks, trails and bikeways systems.

Public School Facilities Element

APPENDIX A

CONCURRENCY SERVICE AREA MAPS