

Nassau County 2030 Comprehensive Plan

Public School Facilities Element (PSF)

Goals, Objectives and Policies

Goal

Work closely with the School District of Nassau County to ensure a high quality, fiscally sound public school system which meet the needs of Nassau County's population by providing and maintaining adequate public school facilities for both existing and future populations.

OBJECTIVE PSF.01

Nassau County shall cooperate with the School District and the municipalities of Fernandina Beach, Callahan and Hilliard to share information and address multi-jurisdictional public school issues in order to assure the coordination of planning and decision-making.

Policy PSF.01.01

The County will implement the Inter-local Agreement for Public School Facility Planning between the County, the municipalities and the School District as required by Section 1013.33, Florida Statutes, including procedures for:

- A) Joint meetings;
- B) Student enrollment and population projections;
- C) Coordinating and sharing of information;
- D) School site analysis;
- E) Supporting infrastructure;
- F) Comprehensive plan amendments, rezonings, and development approvals;
- G) Education Plant Survey and Five-Year District Facilities Work program;
- H) Co-location and shared use;
- I) Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;
- J) Oversight process; and,
- K) Resolution of disputes.

Policy PSF.01.02

The County shall maintain a representative of the School District, appointed by the School Board, as a member of the local planning agency (Planning & Zoning Board), as required by Section 163.3174, Florida Statutes.

Policy PSF.01.03

The County shall coordinate with the School District and the municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of School District and local government plans consistent with policies of this element.

Policy PSF.01.04

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

Policy PSF.01.05

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

Policy PSF.01.06

The School District shall be notified of all residential development review requests and development proposals, pursuant to the adopted Inter-local Agreement on Public School Facility Planning. A notice of review will be mailed to the Superintendent of Schools and to the Director of Facilities. The School District will be given the opportunity to respond with written comments and to appear before the Planning and Zoning Board and Board of County Commissioners to discuss any comments.

OBJECTIVE PSF.02

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

Policy PSF.02.01

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

Policy PSF.02.02

The County shall require the location of parks, recreation and community facilities in new, planned neighborhoods in conjunction with school sites.

Policy PSF.02.03

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

Policy PSF.02.04

The County shall coordinate with the School District regarding emergency preparedness issues, including the design of new school facilities, facility rehabilitation and expansions, to serve as emergency shelters as required by Section 1013.372, Florida Statutes.

Policy PSF.02.05

The County, municipalities and School District shall notify each other before any jurisdiction contracts to purchase or accepts a site or facility suitable for shared usage, including but not limited to parks and recreational facilities, pursuant to the notification provisions of the approved Inter-local Agreement on Public School Facility Planning.

OBJECTIVE PSF.03

The County shall promote the orderly and responsible siting of educational facilities and management of joint services through collaborative planning processes involving the School District and other local governments.

Policy PSF.03.01

The County will ensure sufficient land is available for public school facilities approximate to residential development in order to meet the projected needs for such facilities.

Policy PSF.03.02

The process of determining the location of new school sites shall include an orderly and timely review of, and compliance with, criteria and standards established by the Florida Department of Education, School District policies and procedure, the County's Land Development Regulations and Comprehensive Plan, and the Inter-local Agreement for Public School Facility Planning.

Policy PSF.03.03

The County shall coordinate with the School District to acquire school sites that are suitable in size, shape or location for the uses designated on the Future Land Use Map (FLUM) and permitted by the existing zoning district or authorized in an approved development order or development agreement.

Policy PSF.03.04

The County shall coordinate with the School District on the planning and siting of new public schools to ensure that school facilities are provided with the necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

Policy PSF.03.05

The County shall coordinate with the School District and the municipalities in the school site selection process to encourage the location of new schools within areas designated for residential development on the FLUM.

Policy PSF.03.06

Consistent with the Future Land Use Element, public schools shall be a permitted use in all land use categories except the Conservation and Industrial land use categories.

Policy PSF.03.07

The County and School District will jointly determine on-site and/or off-site improvements to existing public infrastructure necessary to support construction of a new school or the renovation, expansion or closure of an existing school. Such improvements shall be proportionate to the impacts caused by the construction, renovation, expansion or closure of the school and must conform to the requirements of the County's Land Development Code and all other applicable regulations. The

County and School District will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements in accordance with Sections 1013.51 and 1013.371, Florida Statutes and the Inter-local Agreement for Public School Facility Planning.

Policy PSF.03.08

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

OBJECTIVE PSF.04

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

Policy PSF.04.01

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

Policy PSF.04.02

The County shall to fullest extent possible, cooperate with the School District to identify new school sites that provide logical focal points for neighborhoods, and serve as the foundation for innovative land design standards.

Policy PSF.04.03

The County shall coordinate with the School District to ensure the mutual compatibility of land uses in the construction of new schools and planned residential development.

Policy PSF.04.04

The County shall encourage the location of public schools proximate to residential neighborhoods in all Residential land use categories

Policy PSF.04.05

The County shall provide for school sites and facilities within planned neighborhoods unless precluded by existing development patterns.

Policy PSF.04.06

The County shall support and encourage the location of new elementary and middle schools, unless otherwise required, internal to residential neighborhoods.

Policy PSF.04.07

The County, in coordination with the School District, shall require the traffic circulation plans in new developments to provide for interconnected vehicle and pedestrian access between neighborhoods, school sites and bus drop-off locations.

Policy PSF.04.08

The County, in coordination with the School District, shall require developers to provide off-site road improvements, signalization, signage, access improvements, sidewalks and bicycle paths to serve all schools, where needed.

OBJECTIVE PSF.05

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

Policy PSF.05.01

Amendments to the Future Land Use Map (FLUM) will be coordinated with the School District based upon existing capacity and the long-range public school facilities planning map. This map is included in this element as Map FPSF-2.

Policy PSF.05.02

The County shall ensure that future development pays a proportionate share of the capital costs of increasing the capacity of public school facilities needed to accommodate new development and to maintain adopted LOS standards.

Policy PSF.05.03

The County hereby incorporates by reference the Nassau County School District's Five-Year Facilities Work Program for fiscal years 2015-2016 through 2019-2020 adopted September 14, 2015, that includes improvements to school capacity sufficient to meet anticipated student demands projected by the County and its municipalities, in consultation with the School Board's projections of student enrollment, and based on the adopted level of service standards for public schools.

Policy PSF.05.04

The County, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting an ordinance that incorporates by reference the School District's Five-Year Facilities Work Program, to ensure that level of service standards will continue to be achieved and maintained during the five-year planning period.

OBJECTIVE PSF.06

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

Policy PSF.06.01

Consistent with the Inter-local Agreement, the uniform, district-wide level-of service standards shall be based upon the Florida Inventory of School Houses (FISH) maintained by the Department of Education (DOE). They are initially set and are hereby adopted as shown below. These standards shall be consistent with the Inter-local Agreement agreed upon by the School District, and the local governments within Nassau County.

For the purpose of concurrency, the levels of service (preferred maximum utilization rates by school type) are set as follows:

- A) Elementary Schools: 95% of permanent FISH capacity
- B) Middle and High Schools: 100% of permanent FISH capacity
- C) Combination Schools (Grades K-8 or 6-12, for example): 100% of permanent FISH capacity

(Total school capacity is not to exceed core capacity.)

Policy PSF.06.02

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

OBJECTIVE PSF.07

The County, in coordination with the School District and the municipalities, shall establish School Concurrency Service Areas (CSAs), the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy PSF.07.01

Concurrency service areas shall be less than district-wide and shall be established and documented in the data and analysis support documents for this element. A map of the concurrency service areas is included with this element as Map FPSF-1 and contiguous districts are listed below.

Concurrency Service Area	Contiguous Service Areas
Bryceville	Callahan
Callahan	Bryceville, Hilliard, North Central Nassau, South Central Nassau
Hilliard	Callahan, North Central Nassau
North Central Nassau	Callahan, Hilliard, North Central Nassau, South Central Nassau, Yulee North, Yulee South
South Central Nassau	Callahan, North Central Nassau, Yulee South
Yulee North	North Central Nassau, Yulee South, Fernandina
Yulee South	North Central Nassau, South Central Nassau, Yulee North, Fernandina
Fernandina	Yulee North, Yulee South

Policy PSF.07.02

Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimizing transportation costs, limiting maximum student travel times, court approved desegregation plans and recognizing the capacity commitments resulting from approved developments within Nassau County for the CSA and for contiguous CSAs.

Policy PSF.07.03

Concurrency service areas shall only be modified with the approval of the School Board for the reasons described in Policy 10.7.2.

Policy PSF.07.04

Concurrency service areas shall be designed so that the adopted LOS will be able to be achieved and maintained within the timeframe of the Five-Year Facilities Work Program, and so that the program is financially feasible.

OBJECTIVE PSF.08

In coordination with the School District and the municipalities, the County shall establish a process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods.

Policy PSF.08.01

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

Policy PSF.08.02

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

Policy PSF.08.03

The student generation rates used to determine the impact of a particular development application on public schools, and the cost per student station are to be established annually by the School District and Chapter 1013.64(6)(b) (1), Florida Statutes. The student generation rates shall be reviewed and updated on a regular basis by the School District in accordance with professionally accepted methodologies.

Policy PSF.08.04

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

- a. Residential lots included on a plat approved by the Board of County Commissioners and recorded subsequent to September 27, 1984 by reference to plat book and page number; or were established as individual parcels by deed recorded prior to September 27, 1984.
- b. Residential developments that have received final site plan approval provided that:
 1. The approval is still valid; and
 2. Final construction plans have been approved by the County Engineering Services Department.
- c. Amendments to residential development approvals, which have received final subdivision plat approval prior to the effective date of this element, and which do not increase the number of residential units or change the type of residential units proposed.
- d. Any Developments of Regional Impact (DRIs) for which a development order has been issued prior to July 1, 2005 or for which an application has been submitted prior to May 1, 2005
- e. Age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least fifty (50) years.

- f. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, and religious non-youth facilities.

Policy PSF.08.05

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

- a. The School District's findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area (CSA) within three (3) years after the issuance of the subdivision plat or site plan for each level of school; or
- b. Adequate school facilities are available in a contiguous CSA as listed in Table 10-2, or under actual construction within three (3) years and the impacts of development can be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan, as provided in the policies under Objective PSF.09.

OBJECTIVE PSF.09

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

Policy PSF.09.01

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

Policy PSF.09.02

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

Policy PSF.09.03

Acceptable forms of mitigation may include:

- A) School construction
 - B) Contribution of land and/or infrastructure
 - C) Expansion of existing permanent school facilities subject to the expansion being less than or equal to the LOS set for a new school of the same category.
 - D) Paying developer's proportionate share mitigation cost in accordance with the formula provided in the Interlocal Agreement for Public School Facility Planning.
 - E) Payment for construction and/or land acquisition
- 1) All construction, remodeling and/or renovations of facilities will be (at a minimum) in accordance with State Requirements for Educational Facilities (SREF), current School Board practice and the most current adopted Florida Building Code.

Policy PSF.09.04

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

Policy PSF.09.05

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

Policy PSF.09.06

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