

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

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## PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES, AND POLICIES

### GOAL PSF 1: COOPERATION WITH THE DISTRICT SCHOOL BOARD OF PASCO COUNTY

The County shall cooperate with the District School Board of Pasco County to create a public school system that offers a high-quality educational environment and provides adequate school capacity to accommodate enrollment demand within a financially feasible, District School Board of Pasco County Five (5) and Ten (10) Year Capital Facilities Work Program.

#### OBJECTIVE PSF 1.1: CONCURRENCY MANAGEMENT SYSTEM

The County shall adopt into its Concurrency Management System public school Level of Service standards for each School Concurrency Service Area and coordinate with the District School Board of Pasco County to address the need for correction of school-facility deficiencies through long term planning periods.

##### POLICY PSF 1.1.1: LEVEL OF SERVICE STANDARDS

The County hereby adopts the following Level of Service standards for each School Concurrency Service Area based upon permanent capacity as determined by the Florida Inventory of School Houses:

- a. Elementary schools: 115 percent of Florida Inventory of School Houses capacity.
- b. Middle schools: 115 percent of Florida Inventory of School Houses capacity.
- c. High schools: 105 percent of Florida Inventory of School Houses capacity.
- d. Alternative Educational Facilities: Seventy (70) percent of Florida Inventory of School Houses Capacity.

##### POLICY PSF 1.1.2: LONG-TERM SCHOOL CONCURRENCY MANAGEMENT SYSTEM

- a. The County hereby establishes a long-term Concurrency Management System based upon permanent capacity as determined by the Florida Inventory of School Houses and as authorized in Section 163.3180(9)(a), Florida Statutes, within the specially designated long-term School Concurrency Management Service Area.

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- b. The ten (10) year, long-term Concurrency Management System shall apply to, and be effective in, elementary school, School Concurrency Service Area No. 2.

Long-Term Concurrency Management Plan School Years 2008-18 Elementary Schools Interim Levels of Service (Percent)										
School Concurrency Service Area	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
2	112%	110%	116%	121%	127%	125%	109%	108%	112%	111%

### **POLICY PSF 1.1.3: SCHOOL CONCURRENCY SERVICE AREAS**

The County hereby adopts less than districtwide School Concurrency Service Areas which serve as a basis to establish separate elementary school, middle school, and high school, School Concurrency Service Areas in which to measure the Level of Service standards. The School Concurrency Service Areas for elementary, middle, and high schools are set out in Map Appendix, Chapter 8, Public School Facilities Element.

### **POLICY PSF 1.1.4: MODIFYING SCHOOL CONCURRENCY SERVICE AREAS**

The County, in conjunction with the District School Board of Pasco County and municipalities, shall require that prior to adopting a modification to a School Concurrency Service Area, the following standards will be met:

- a. The adopted Level of Service standards will be achieved and maintained by the end of the five (5) year planning period, or for those School Concurrency Service Areas subject to a long-term School Concurrency Management System, by the end of the ten (10) year planning period.
- b. The utilization of school capacity shall be maximized to the greatest extent possible, taking into account transportation costs, court-approved desegregation plans, and other relevant factors, but not require the use or implementation of double sessions or a twelve (12) month (year-round) school year by the District School Board of Pasco County.
- c. At such time as the District School Board of Pasco County determines that a School Concurrency Service Area change is appropriate considering the above standards, the District School Board of Pasco County shall transmit the proposed School Concurrency Service Area boundaries, with data and analysis to support the changes, to the County.
- d. The County shall review the proposed School Concurrency Service Area boundary changes and send its comments to the District School Board of Pasco County.

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- e. The change to a School Concurrency Service Area shall become effective upon final approval by the District School Board of Pasco County.
- f. The County shall be required to prepare and adopt amendments regarding changes to a School Concurrency Service Area as part of the County's next Biannual Comprehensive Plan Amendment cycle after changes to a School Concurrency Service Area are finally approved by the District School Board of Pasco County.

### **POLICY PSF 1.1.5: CHANGES IN USE OF SCHOOLS**

The County shall work cooperatively with the District School Board of Pasco County whenever the District School Board of Pasco County determines the need to change the use of a school. The County shall review a requested change in use, following the same procedure as established in Section 3 of the Amended and Restated Interlocal Agreement.

### **OBJECTIVE PSF 1.2: SCHOOL CONCURRENCY REVIEW PROCESS**

The County will, in conjunction with the District School Board of Pasco County, develop and implement a process for concurrency review of residential development to determine if school facilities will be available, pursuant to the five (5) and ten (10) year planning periods, at the adopted Level of Service for students generated by new residential development.

#### **POLICY PSF 1.2.1: DEVELOPMENT EXEMPT FROM SCHOOL CONCURRENCY REVIEW**

The County, through its land development regulations and in coordination with the District School Board of Pasco County, shall establish criteria for determining those uses that are exempt from the requirements of school concurrency. Such uses may include, but not be limited to, the following: fifty-five (55) and over communities, assisted-living facilities, homeless shelters, college dorms, and nonresidential developments.

#### **POLICY PSF 1.2.2: CONCURRENCY DETERMINATION APPLICATION REQUIREMENTS**

The County shall require a School Impact Analysis to be submitted for residential development applications that are not exempt from school concurrency for review by the District School Board of Pasco County.

#### **POLICY PSF 1.2.3: DISTRICT SCHOOL BOARD OF PASCO COUNTY REVIEW OF SCHOOL IMPACT ANALYSIS**

The District School Board of Pasco County shall review each School Impact Analysis, in the order in which it is received, to determine whether capacity at the adopted Level of Service for each type of school is available to support the development's projected students.

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- a. In determining if school capacity is available, the District School Board of Pasco County shall first review the available capacity within the directly impacted School Concurrency Service Area. In the event that capacity is not available in the directly impacted School Concurrency Service Area, the School Concurrency Service Areas adjacent to the directly impacted School Concurrency Service Area shall be reviewed for available capacity at the adopted Level of Service. If the said capacity exists, a Concurrency Determination Letter shall be issued by the District School Board of Pasco County.
- b. If the District School Board of Pasco County determines that capacity at the adopted Level of Service is not available in all School Concurrency Service Areas reviewed, the District School Board of Pasco County shall issue a Preliminary Concurrency Deficiency Letter and provide an opportunity for the applicant/developer to negotiate proportionate-share mitigation.

### **POLICY PSF 1.2.4:      PROPORTIONATE-SHARE MITIGATION**

The County shall coordinate with the District School Board of Pasco County during the negotiation of proportionate-share mitigation options with the applicant/developer and, upon reaching agreement, the County, District School Board of Pasco County, and applicant/developer shall enter into an enforceable and binding agreement as specified in the Amended and Restated Interlocal Agreement.

- a. Any proportionate-share mitigation must be directed by the District School Board of Pasco County to a school capacity project identified in the capital improvement schedule, in the District Facilities Work Program, and in the County's Capital Improvements Element to maintain financial feasibility based upon the adopted Level of Service. If a capacity project does not exist in the District Facilities Work Program, the District School Board of Pasco County may, in its sole discretion, add a capacity project to satisfy the impacts from a proposed residential development, as long as financial feasibility of the District Facilities Work Program can be maintained.
- b. Proportionate-share mitigation options include, but are not limited to:
  - (1) Contribution of land for an entire school site meeting the applicable school siting standards or adjacent to an existing school site; or
  - (2) Provision of additional permanent student stations through the donation of buildings for use as a primary or alternative public school facility, provided that such building meets State Requirements for Educational Facilities standards and provided that such student stations are not relocatable or temporary classrooms; or

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- (3) Provision of additional permanent student stations through the renovation of existing buildings for use as public school facilities; or
- (4) Construction of permanent student stations or core facilities; or
- (5) Construction of a school in advance of the time set forth in the District Facilities Work Program; or
- (6) Creation of mitigation banking based on the construction of a public school facility in exchange for the right-to-sell capacity created; or
- (7) Construction of a charter school designed in accordance with District School Board of Pasco County standards, providing permanent student stations. Use of a charter school for mitigation must include provisions for its continued existence including, but not limited to, the transfer of ownership of the charter school property and/or operation of the school to the District School Board of Pasco County; or
- (8) The contribution of funds, or other financial or financing initiatives acceptable to the District School Board of Pasco County, to ensure that the financial feasibility of the District Facilities Work Program can be maintained by the implementation of the mitigation options; or
- (9) The contribution of funds, or other financial or financing initiatives acceptable to the District School Board of Pasco County, to ensure that infrastructure improvements to support a public school facility that are the obligation of the District School Board of Pasco County will be in place when necessary.

### **POLICY PSF 1.2.5: ORDINANCE IMPLEMENTING SCHOOL CONCURRENCY**

After the County has adopted the Amended and Restated Interlocal Agreement Implementing School Concurrency, the County shall adopt school concurrency provisions into its land development regulations to implement school concurrency.

### **OBJECTIVE PSF 1.3: ADOPTION OF DISTRICT SCHOOL BOARD OF PASCO COUNTY FIVE-YEAR CAPITAL PLAN**

No later than December 31<sup>st</sup> of each year, the County shall include in its Capital Improvements Element the District School Board of Pasco County's annually updated five (5) year schedule of capital improvements as adopted by the District School Board of Pasco County, or ten (1) year schedule of capital improvements for the School

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Concurrency Service Areas subject to a Long-Term School Concurrency Management System, which identifies school facility capacity projects necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted Level of Service standards for each School Concurrency Service Area for each school type.

## **POLICY PSF 1.3.1: DEVELOPMENT, ADOPTION, AND AMENDMENT OF THE CAPITAL IMPROVEMENTS ELEMENT**

- a. The County shall annually update and amend the Capital Improvements Element of its Comprehensive Plan to reflect the Level of Service standards for schools and shall include the District School Board of Pasco County's financially feasible Five-Year Capital Plan, as annually amended to add a new fifth year, which continues to achieve and maintain the adopted Level of Service for schools. The County shall annually amend the Capital Improvements Element of its Comprehensive Plan to reflect the ten (10) year Concurrency Management System and the District School Board of Pasco County's development of a financially feasible plan to achieve and maintain the Level of Service adopted for the School Concurrency Service Areas that have a backlog within ten (10) years. As necessary, the County will also consider annual updates to the Public School Facilities Element based on, but not limited to, changes in enrollment and capacity data, revisions to concurrency service area maps, the District School Board of Pasco County's plan for other local governments, etc.
- b. The County, by adopting the five (5) or ten (10) year capital improvement schedule of the District Facilities Work Program into their Capital Improvements Element, shall have neither obligation nor responsibility for funding the District Facilities Work Program.

## **OBJECTIVE PSF 1.4: LAND USE AND SCHOOL FACILITIES COORDINATION**

The County shall coordinate with the District School Board of Pasco County land use and school facilities to ensure compatibility with the Comprehensive Plan.

### **POLICY PSF 1.4.1: COORDINATION OF EXISTING SCHOOL FACILITIES AND SITES**

Public school facilities built or school sites purchased prior to the effective date of January 1, 2008, shall be considered consistent with the existing and proposed residential areas they serve. Accordingly, nothing in this Comprehensive Plan shall be construed as creating a conflict between public school facilities built on school sites purchased prior to the effective date of January 1, 2008, and the Comprehensive Plan land use classification.

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## **POLICY PSF 1.4.2: COORDINATION OF FUTURE SCHOOL FACILITIES AND SITES**

As of January 1, 2008, all new public schools built within the County will be coordinated with the District School Board of Pasco County to verify consistency between the location of the public school with the County's Future Land Use Map, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are collocated with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure in place necessary to support the new school.

## **POLICY PSF 1.4.3: SCHOOL LOCATIONS**

The County shall allow schools in all Future Land Use Classifications except CL (Coastal Lands) and CON (Conservation Lands), proximate to urban, residential areas consistent with the school-siting standards of Policy PSF 3.3.1. The County shall permit the location of schools within the AG (Agricultural) and AG/R (Agricultural/Rural) Future Land Use Classifications 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. The criteria contained in Policy PSF 3.3.1.
- c. Public safety.

Pasco County shall permit consideration of location of schools for grade nine and above (including post secondary) in IL (Industrial - Light) and IH (Industrial - Heavy) upon demonstration of the interrelatedness of the proposed school and surrounding land uses.

All public school facilities shall be consistent with the school-siting standards set forth in the Public School Facilities Element to the extent practicable.

## **OBJECTIVE PSF 1.5: COORDINATION OF SUPPORTING INFRASTRUCTURE**

The County shall coordinate with the District School Board of Pasco County plans for supporting infrastructure.

### **POLICY PSF 1.5.1: COORDINATION OF PLANNED IMPROVEMENTS**

As required by Objective PSF 1.3 and its supporting policies, the County shall annually update and amend the Capital Improvements Element to include the District School Board of Pasco County's Five- and Ten-Year Capital Plan.

### **POLICY PSF 1.5.2: COORDINATED MAP SERIES**

The County, in conjunction with the District School Board of Pasco County and the municipalities, through the Elected Officials' Oversight Committee, shall

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annually update and maintain a public school facilities map series which are coordinated with the County's Future Land Use Map or Map Series, including the planned general location of schools and ancillary facilities for the five (5) year planning period and the long-range planning period. The map series shall include at a minimum:

- a. A map(s) which identify existing location of public school facilities by type and existing location of ancillary plants.
- b. A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five (5) year planning period and for the long-range planning period.

## **GOAL PSF 2: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN**

### **OBJECTIVE PSF 2.1: ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN**

The County, in conjunction with the District School Board of Pasco County, shall 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 PSF 2.1.1: COLLOCATION OF FACILITIES**

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

#### **POLICY PSF 2.1.2: JOINT USE AGREEMENTS**

The County and the District School Board of Pasco 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 PSF 2.1.3: COLLABORATION ON COLLOCATION**

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

#### **POLICY PSF 2.1.4: PUBLIC/PRIVATE PARTNERSHIPS**

The County will coordinate with the District School Board of Pasco County to encourage the business community and other private organizations to coordinate with the County and the District School Board of Pasco County to jointly fund and

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design community-based services and facilities; i.e., recreational facilities, in conjunction with existing and proposed school sites.

## **POLICY PSF 2.1.5: CONNECTIVITY OF PUBLIC SCHOOLS AND FACILITIES**

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

## **OBJECTIVE PSF 2.2: DEVELOPERS' OPPORTUNITIES AND EXPECTATIONS**

The County shall require developers of new and revitalized neighborhoods to provide safe, well-connected access to schools.

### **POLICY PSF 2.2.1: CONVEYANCE OF SCHOOL SITES**

The County shall require conveyance of land as required by the District School Board of Pasco County to address the impact of residential dwelling units on the school system.

### **POLICY PSF 2.2.2: DENSITY TRANSFER**

The County shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, conveyed pursuant to Policy PSF 2.2.1, onto existing developable areas of the parent site proposed for residential development or redevelopment.

### **POLICY PSF 2.2.3: CONNECTIVITY TO SCHOOLS**

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

## **GOAL PSF 3: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL-DESIGNED NEIGHBORHOODS**

### **OBJECTIVE PSF 3.1: STANDARDS FOR LOCATION OF SCHOOLS**

The County will provide security and safety of children by locating compatible uses adjacent to schools, requiring sidewalks or multiuse trails within communities adjacent to schools, interconnecting communities where schools exist or are planned, and coordinating with the District School Board of Pasco County on signage, bus stops, and improvements to community development areas.

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## **POLICY PSF 3.1.1: COMPATIBILITY OF USE**

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

## **POLICY PSF 3.1.2: SCHOOL ACCESSIBILITY**

The County shall coordinate with the District School Board of Pasco 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 Code.

## **POLICY PSF 3.1.3: PEDESTRIAN ACCESS**

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

## **POLICY PSF 3.1.4: BUS STOPS**

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

## **OBJECTIVE PSF 3.2: SCHOOL-SITING STANDARDS**

The District School Board of Pasco County will implement siting standards for school planning and construction.

### **POLICY PSF 3.2.1: JOINT SITE IDENTIFICATION**

The County shall continue to coordinate with the District School Board of Pasco County in its efforts to identify new school sites and locations through the Development Review process.

### **POLICY PSF 3.2.2: LOCATION OF ELEMENTARY AND MIDDLE SCHOOLS**

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

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## **POLICY PSF 3.2.3: LOCATION OF HIGH SCHOOLS**

The County shall coordinate with the District School Board of Pasco 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 PSF 3.2.4: PEDESTRIAN-FRIENDLY SCHOOLS**

The County shall support and coordinate with District School Board of Pasco County efforts to locate new schools within reasonable walking distance of residential neighborhoods served by the school.

## **POLICY PSF 3.2.5: LOCATION OF ADMINISTRATIVE AND ADULT-EDUCATION SERVICES**

The County shall support the District School Board of Pasco County in locating appropriate school services, such as administrative offices, night classes, and adult education, in alternative locations, such as, but not limited to, commercial plazas, shopping malls, and community centers.

## **OBJECTIVE PSF 3.3: FACILITIES COORDINATION WITH THE DISTRICT SCHOOL BOARD OF PASCO COUNTY**

To coordinate and support school providers in their 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 PSF 3.3.1: SCHOOL LOCATIONS**

Pasco County shall permit the location of schools within the AG (Agricultural) and AG/R (Agricultural/Rural) Future Land Use Classifications 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. The criteria contained in Policy PSF 3.3.2.
- c. Public safety.

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## **POLICY PSF 3.3.2: EVALUATION OF POTENTIAL SCHOOL SITES**

Potential school sites shall be consistent with the following school-siting standards to the extent practicable:

- a. The location of school sites that will provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards, including opportunities for shared use and collocation of community facilities.
- b. The location of new elementary and middle schools, internal or adjacent to residential neighborhoods.
- c. The location of new elementary schools within reasonable walking distance of residential areas served by the schools.
- d. The location of new high schools on the periphery of residential neighborhoods with access to collector and higher roads.
- e. Demonstrate, where necessary, with buffering plans that the school site is compatible with present and projected uses of adjacent property.
- f. Opportunities for community redevelopment and revitalization, efficient use of existing infrastructure, and discouraging urban sprawl.
- g. Safe access to and from the school site by pedestrians and vehicles, including appropriate trail and sidewalk access to neighborhoods.
- h. Absence of significant environmental constraints that would preclude development of a school on the site.
- i. Absence of adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected County and/or municipality as a locally significant historic or archaeological resource.
- j. The proposed site is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- k. The proposed location is not in conflict with County and/or municipality comprehensive plans, stormwater-management plans, or watershed-management plans.
- l. The proposed location is not within a velocity flood zone, a floodway, or the Coastal High Hazard Area, as delineated in the affected Comprehensive Plan.

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- m. The proposed site can accommodate the required parking, circulation, and queuing of vehicles on site and is not located on a nonpaved road or a road that will remain nonpaved after the opening of the educational facility.
- n. The proposed location lies outside the area regulated by Florida Statutes, Section 333.03, regarding the construction of educational facilities in the vicinity of an airport.

**POLICY PSF 3.3.3: INTERLOCAL AGREEMENT FOR COORDINATION OF PLANNING ACTIVITIES AMONG PASCO COUNTY, THE MUNICIPALITIES, AND THE DISTRICT SCHOOL BOARD OF PASCO COUNTY**

The County shall continue to implement the Interlocal Agreement for Coordination of Planning Activities among Pasco County; the municipalities of Dade City, New Port Richey, Port Richey, Zephyrhills, San Antonio, and St. Leo; and the District School Board of Pasco County, dated May 2003, as amended from time to time, and as more recently revised by the Amended and Restated Interlocal Agreement adopted by the Board of County Commissioners on February 27, 2008.

**POLICY PSF 3.3.4: SCHOOL-DEVELOPMENT STANDARDS**

The County shall require the development of school sites to be consistent with the following standards, unless the Board of County Commissioners approves changes or modifications:

- 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: twenty-two (22) acres for elementary schools, forty (40) acres for middle schools, and seventy (70) acres for high schools, or as determined by the District School Board of Pasco County.
- c. Maximum height of structure shall be fifty (50) feet for elementary, middle, and high schools within 100 feet of single-family residentially zoned property.
- d. 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.
- e. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.

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- f. Access to school sites shall be governed by the County's and Florida Department of Transportation's access-management regulations, including installation by the District School Board of Pasco County, or other party as determined by Pasco County, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads.
- g. Compliance with the County's Right-of-Way Corridor Preservation Ordinance.
- h. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.
- i. Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element of this Comprehensive Plan.
- j. Development of the site shall be consistent with the Land Development Code as applicable and as determined by the County.

### **OBJECTIVE PSF 3.4: ESTABLISH EXPEDITED SCHOOL-SITING PROCESS**

The County shall implement a framework for siting of schools that is streamlined and within projected needs.

#### **POLICY PSF 3.4.1: REVIEW PROCESS**

The County, in concurrence with the District School Board of Pasco County through the Amended and Restated Interlocal Agreement, will continue to implement the established formal procedures for expeditious review and coordination of plans for school sites.

#### **POLICY PSF 3.4.2: WATER AND SEWER UTILITIES**

Where central water and sewer service is not available to a public school site, a temporary on-site water and sewer system may be approved consistent with Potable Water Policy 1.2.8 and Wastewater Policy 1.2.9, provided that connection to public supply shall be required when utilities are available to the site.

### **OBJECTIVE PSF 3.5: SCHOOL-SITE IDENTIFICATION**

The County, in conjunction with the District School Board of Pasco County, shall implement an effective process for identification of school sites.

#### **POLICY PSF 3.5.1: SCHOOL-SITE IDENTIFICATION REQUIREMENTS**

The County shall coordinate with the District School Board of Pasco County to review and update site identification requirements so that areas suitable for

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future school sites are identified prior to changes in urban service lines, land use, zoning, or approval of projects generating new students.

### **POLICY PSF 3.5.2: PLANNING STUDIES**

The County shall coordinate with the District School Board of Pasco County to include procedures and standards for school siting as part of areawide planning studies.

### **POLICY PSF 3.5.3: USE OF DEDICATED PROPERTY**

Require within any developer agreement, zoning condition, or development order condition that any property required to be conveyed for public services to the County may be transferred to the District School Board of Pasco County, with or without consideration, except that there shall be an appropriate transfer of impact fee revenues, as applicable, to develop educational facilities; and conversely, if the District School Board of Pasco County deems any donated property through a developer agreement, zoning condition, or development order condition unsuitable for a school site, then it may transfer or lease the said property to the County for any public use, with or without consideration, except that there shall be an appropriate transfer of impact fee revenues, as applicable. The said agreements and conditions may provide that any such properties may be transferred directly to the District School Board of Pasco County.

### **POLICY PSF 3.5.4: USE OF SURPLUS PROPERTY**

Before disposing of surplus property, the County shall offer first right of refusal for surplus County property to the District School Board of Pasco County and, conversely, the District School Board of Pasco County shall offer first right of refusal for surplus District School Board of Pasco County property to the County.

### **POLICY PSF 3.5.5: PREDEVELOPMENT APPROVAL VALUATION OF CONVEYED SCHOOL SITES**

The County shall give priority consideration to land use, zoning, and development approvals in areas where school sites are adequate to serve potential growth or have been donated or set aside for purchase by the District School Board of Pasco County at predevelopment approval prices reflected in written agreements approved by the District School Board of Pasco County.

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**GOAL PSF 4: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING AND DEVELOPMENT OF THE PUBLIC SCHOOL SYSTEM.**

## **OBJECTIVE PSF 4.1: CAPITAL FUNDING MANAGEMENT**

Support District School Board of Pasco County efforts to effectively and efficiently manage capital funds and resources.

### **POLICY PSF 4.1.1: SCHOOL CAPACITY**

Pasco County shall support the District School Board of Pasco County in the District School Board of Pasco County's efforts to ensure sufficient capacity for current and future school enrollment by identifying capital needs for each campus, identifying available funding sources for school capital requirements, and establishing a financially feasible capital improvements program for schools consistent with the update to the Amended and Restated Interlocal Agreement between Pasco County and the District School Board of Pasco County.

### **POLICY PSF 4.1.2: AMENDMENTS TO IMPACT FEES**

The County shall coordinate with the District School Board of Pasco County in its efforts to review and recommend amendments, as necessary, to the School Impact Fee Ordinance, consistent with applicable law.

## **OBJECTIVE PSF 4.2: FUNDING SOURCES AND FACILITIES PROVISION**

The County shall support, where appropriate, the use of supplemental and alternative sources for school capital funding.

### **POLICY PSF 4.2.1: ALTERNATIVE FUNDING STRATEGIES**

The County shall support the District School Board of Pasco County in its efforts to research and support alternative funding for school capital needs including, but not limited to, educational-benefit units and Community Development Districts.

### **POLICY PSF 4.2.2: PRIVATE PARTNERING**

The County shall coordinate with the District School Board of Pasco County to encourage the private sector to identify and implement creative solutions, such as joint-use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

### **POLICY PSF 4.2.3: SUPPORT FOR CREATIVE PARTNERSHIPS**

The County shall, consistent with Policy PSF 3.5.5, support the District School Board of Pasco County by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale

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of school sites at predevelopment prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

## **OBJECTIVE PSF 4.3: MAXIMIZE COLLABORATIVE OPPORTUNITIES**

The County shall maximize data sharing and coordination between the County, the District School Board of Pasco County, and other jurisdictions as required pursuant to the Amended and Restated Interlocal Agreement regarding long-range planning efforts.

### **POLICY PSF 4.3.1: COORDINATION OF SCHOOL ELEMENT PLANNING**

Pasco County shall support the District School Board of Pasco County to encourage Countywide consistency of local school elements.

### **POLICY PSF 4.3.2: INPUT ON COMPREHENSIVE PLAN AMENDMENTS**

The County shall continue to include a representative of the District School Board of Pasco County on the Development Review Committee, Local Planning Agency, and the Planning Commission in order to solicit comments on Comprehensive Plan Amendments and other land use decisions as provided for in Chapter 163.3174(1), Florida Statutes.

### **POLICY PSF 4.3.3: EMERGENCY PREPAREDNESS**

The County shall coordinate with local governments and the District School Board of Pasco County on emergency preparedness issues, which may include consideration of:

- a. Design and/or retrofit of public schools as emergency shelters;
- b. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes; or
- c. Designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

### **POLICY PSF 4.3.4: COORDINATION OF ANNUAL REVIEW OF PUBLIC SCHOOL FACILITIES ELEMENT**

The County shall coordinate the annual review of the Public School Facilities Element with the District School Board of Pasco County and applicable local governments pursuant to Policies PSF 1.3.1 and 3.3.3 above.

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**AMENDMENTS TO THE PUBLIC SCHOOL FACILITIES ELEMENT**

<b>BCC Adoption Date</b>	<b>Effective Date</b>	<b>Supplement ID</b>	<b>Ordinance Number</b>	<b>Revised Components</b>	<b>Type</b>
2/27/08		CPAL01-1(1)		Public School Facilities Element Adopted	Large-Scale Amendment