
Public School Facilities Outline

GOAL

PSF-1 The Village will assist The School District of Lee County and other providers of education (where appropriate) with the planning, development and siting of schools in order to promote co-location of facilities that benefit Village residents and promote opportunities for school children of the Village to attend schools located in the Village..... 1

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Public School Facilities

Goals, Objectives and Policies

GOAL

PSF-1 The Village will assist The School District of Lee County and other providers of education (where appropriate) with the planning, development and siting of schools in order to promote co-location of facilities that benefit Village residents and promote opportunities for school children of the Village to attend schools located in the Village. (adapted from Lee Plan Goal 66)

OBJECTIVE

PSF-1.1 SCHOOL LOCATION AND CO-LOCATION PLANNING. The Village will cooperate with The School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services. See Policy REC-1.3.2. (Lee Plan Objective 66.1)

POLICIES

PSF-1.1.1 Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Chapter 235, F.S., and the policies of this plan. (Lee Plan Policy 66.1.1)

PSF-1.1.2 All educational institutions will comply with the policies of this plan and the Land Development Code where not pre-empted by state statutes or administrative rules. (Lee Plan Policy 66.1.2)

PSF-1.1.3 To the maximum extent possible, the Village will participate in school facility planning to co-locate public facilities, with an emphasis on recreation facilities, and also libraries, community centers, and other similar facilities with schools. (adapted from Lee Plan Policy 66.1.6)

PSF-1.1.4 The Village will promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home. (adapted from Lee Plan Policy 66.2.4 & 66.3.6 & 66.3.13)

PSF-1.1.5 The Village shall protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses. (Lee Plan Policy 66.3.1)

OBJECTIVE

PSF-1.2 SCHOOL FACILITY DEVELOPMENT. On and off-site improvements associated with existing and new school facilities will be coordinated between the Village and the entity developing the facilities to ensure that schools are neighborhood oriented and well connected to other community facilities and residential areas with bicycle and pedestrian infrastructure.

POLICIES

PSF-1.2.1 New developments adjacent to school properties will be required to provide a right of way and a direct safe access path for bicycle and pedestrian travel to existing and planned school sites and will connect to the neighborhood's existing and proposed bicycle and pedestrian improvements. (Lee Plan Policy 67.3.1)

PSF-1.2.2 In order to ensure continuous pedestrian access to public schools, provisions for construction of facilities to address hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, will be included in the Village's schedule of capital improvements adopted each fiscal year. (Lee Plan Policy 67.3.2)

PSF-1.2.3 The Village staff shall evaluate school zones to consider safe crossing of children along major roadways and prioritize areas for sidewalk and bicycle facility improvements to increase the ability of children to walk or bicycle safely to school. (Lee Plan Policy 67.3.3)

PSF-1.2.4 Coordinate existing and planned public school facilities with the plans for supporting infrastructure to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization. (Lee Plan Policy 67.3.4)

PSF-1.2.5 The Village and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support new school facilities. The Village and the School District will explore opportunities for shared funding of necessary infrastructure improvements. (Lee Plan Policy 67.3.1)

PSF-1.2.6 The Village may enter into an agreement with the School District identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining improvements necessary to support new school facilities. (Lee Plan Policy 67.3.2 – removed "off site" before improvements)

OBJECTIVE

PSF-1.3 LEVEL OF SERVICE. The Village will uphold standards to maintain a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand. (Lee Plan Goal 67)

POLICIES

PSF-1.3.1 The Village establishes and maintains level of service (LOS) standards for public schools in order to ensure that there is adequate school capacity for all existing and expected High School, Middle School, Elementary School, and Special Purpose students. The Village incorporates **Map XX** - Lee County School District Facilities Map, depicting the existing educational and public School District Facilities in Lee County. This Map also generally depicts the anticipated location of educational and ancillary plants over the five-year and long-term planning period. (Lee Plan Objective 67.1)

PSF-1.3.2 The Village adopts the following LOS standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity.

- A. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School District annually to account for measurable programmatic changes.**
- B. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School District annually to account for measurable programmatic changes.**
- C. High Schools: 100% of Permanent FISH Capacity as adjusted by the School District annually to account for measurable programmatic changes.**
- D. Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School District annually to account for measurable programmatic changes.**

For purposes of this subsection, a “measurable programmatic change” means a change to the operation of a school and measurable capacity impacts including, but not limited to, double sessions, floating teachers, year-round schools and special educational programs.

Relocatable classrooms may be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables may not exceed 20% of the Permanent FISH Capacity and may be used for a period not to exceed three years.

Relocatables may also be used to accommodate special education programs as required by law and to provide temporary classrooms while a portion of an existing school is under renovation. (Lee Plan Policy 67.1.1)

- PSF-1.3.3** Any modification of public school LOS standards must be accomplished by amending the School Concurrency Interlocal Agreement and the adoption of amendments to this comprehensive plan. No LOS will be amended without a showing that the amended LOS is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the School District's Five Year Capital Facilities Plan. (Lee Plan Policy 67.1.2)
- PSF-1.3.4** The Village adopts the School District's School Choice Zone boundaries depicted on Lee Plan Map 24, as Concurrency Service Areas (CSAs). CSAs exclude multizone magnet schools and Special Purpose Facilities. Concurrency for new development will be measured against capacity in the South Zone depicted on Map XX – School Concurrency Service Area. Special Purpose Facility capacity will be added to the total CSA capacity as these facilities potentially provide service to students from all CSAs. The Village staff will work with the School District as it evaluates expanding the number of CSAs and sub-zones to utilize the CSA Zone geography as the basis for measuring school concurrency. (Lee Plan Policy 67.1.3)
- PSF-1.3.5** The Village staff will work with the School District staff to discuss the need to amend the CSAs. School District staff will informally present any proposed modification to Village staff for initial comments and input. The School District will be the lead agency and will make application for an amendment to the Village Comprehensive Plan to change the CSAs. (Lee Plan Policy 67.1.4)
- PSF-1.3.6** Any proposed boundary changes to the CSAs require a demonstration by the School District that the change complies with the adopted LOS standard and that utilization of school capacity is maximized to the greatest extent possible. (Lee Plan Policy 67.1.4)

OBJECTIVE

PSF-1.4 PUBLIC SCHOOL CONCURRENCY MANAGEMENT SYSTEM. The Village will apply a public school concurrency management system consistent with Florida Statutes Section 163.3180(6). (Lee Plan Objective 67.2)

POLICIES

- PSF-1.4.1** The Village will implement school concurrency provisions through the Land Development Code. (Lee Plan Policy 67.2.1)
- PSF-1.4.2** The Village, with the assistance of the School District, will annually identify available school capacity as part of its concurrency management reporting. The report will identify total school capacity. Total school capacity includes existing capacity and the capacity created by school improvements programmed in the first three years of an adopted School District Capital Improvement Program. The School District will annually transmit to the County: a copy of the adopted School Capital Improvement Program; student enrollment by school type by CSA; and, capacity information by school type by CSA. (Lee Plan Policy 67.2.2)
- PSF-1.4.3** All proposed residential development activity (local development order requests) will be reviewed against the available total capacity by school type as identified in the annual

concurrency report for the specific CSA in which the proposed development is located. If capacity is available or appropriate mitigation has been agreed to by the Village and the School District, a concurrency certificate may be issued, valid for three years. If capacity is not available in the CSA where the development is proposed, then the Village will examine if the contiguous CSAs have capacity. If capacity is not available in the CSA in which the proposed development is located or in a contiguous CSA and appropriate mitigation cannot be agreed to, no concurrency certificate will be issued. A concurrency certificate may be renewed for an additional 3 year period and may be extended according to provisions of the Land Development Code applicable to Development Orders. (Lee Plan Policy 67.2.3)

PSF-1.4.4 The LDC will enumerate mitigation options for proposed developments that cannot meet school concurrency. Mitigation options may include, but are not limited to:

A. The donation of land or funding of land acquisition or construction of a public school facility sufficient to offset the demand for public school facilities created by the proposed development; and

B. Establishment of a Charter School with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF) on a site that meets the minimum acreage provided in SREF and subject to guarantees that the facility will be conveyed to the School District at no cost to the District if the Charter School ceases to operate.

Proposed mitigation must be directed towards a permanent school capacity improvement identified in the School District's financially feasible work program, which satisfies the demands created by the proposed development. If mitigation can be agreed upon, the County and the School District must enter into an enforceable binding developer agreement with the developer. If mitigation cannot be agreed upon, the Village must deny the application based upon inadequate school capacity.

Relocatable classrooms will not be accepted as mitigation. (Lee Plan Policy 67.2.4)

PSF-1.4.5 The following residential uses are exempt from the requirements of school concurrency:

A. Single family lots having received final plat approval prior to the effective date of Lee County Ordinance No. 08-17.

B. Multi-family residential development having received a final development order and concurrency certificate prior to the effective date of Lee County Ordinance No. 08-17 and said final development order and concurrency certificate are valid and active.

C. Amendments to existing residential development approvals that do not increase the number of residential units or change the type of residential units proposed.

D. Other residential uses that do not generate school age children such as licensed Adult Living Facilities or age restricted residential developments prohibiting persons under the age of 18 from residing there as permanent residents through recorded covenants and restrictions that cannot be amended for a period of 30 years.

- E. Developments of Regional Impact approved pursuant to Chapter 380, Florida Statutes prior to July 1, 2005, but only as to the number of residential units authorized in the DRI Development Order. (Lee Plan Policy 67.2.5)**

PSF-1.4.6 For school concurrency purposes, the number of projected students from a proposed residential development will be calculated using the student generation rate for the unit type identified in the effective School Impact Fee Update Study. The projected number of students is the product of the number of residential units multiplied by the student generation rate for each unit type. (Lee Plan Policy 67.2.6)

OBJECTIVE

PSF-1.5 COORDINATION. Village staff and School District staff will coordinate on procedures and information sharing so that **all new public schools built within the Village will be consistent with the future land use map, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.**

POLICIES

PSF-1.5.1 The Village will **adopt the School District Capital Improvement Program, and include it in the Village’s annual Capital Improvement program update.** The Village will prioritize projects that enhance the safety and connectivity between residential areas, other community facilities, and schools.

PSF-1.5.2 Level of service standards for public schools will be coordinated between the Village and The School District of Lee County through adoption of a School Concurrency Interlocal Agreement pursuant to Florida Statutes 163.3180(6)(i).

PSF-1.5.3 Public educational facility site acquisition and site planning and permitting will be coordinated between the Village and The School District of Lee County through adoption of a Public Educational Facility Planning interlocal agreement consistent with Florida Statutes Section 163.31777.

PSF-1.5.4 The Village staff **will provide technical information** as available to school representatives **and work cooperatively to assist in identifying suitable sites for new schools** and opportunities to co-locate public facilities. (adapted from Lee Plan Policy 66.2.2)

PSF-1.5.5 **In order to maximize the benefits from joint planning efforts, the Village staff will coordinate with the School District to base respective plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.** (Lee Plan Policy 66.2.3)

PSF-1.5.6 The Village staff will **assist the School District in the development of siting criteria that promote smaller, neighborhood oriented school campuses** to the extent possible to increase access for Estero students to attend school in proximity to home. (adapted from Lee Plan Policy 66.2.4 & 66.3.6 & 66.3.13)

Yellow Highlighted Text –Staff Notes

Grey Highlighted Text – Village Center Amendment Text

Bold Text – Lee Plan Text

PSF-1.5.7 The Village staff **will forward all applications for rezonings and comprehensive plan amendments that propose** increases to school population **to the School District for review. The Village will provide the School District** with information as needed for the District to determine the impact **of the proposed rezonings or amendments upon school capacity.** (Lee Plan Policy 67.3.4)

PSF-1.5.8 The Village staff will participate in **County and School District** efforts to **identify issues relating to public school emergency preparedness, such as:**

A. The determination of evacuation zones, evacuation routes, and shelter locations.

B. The design and use of public schools as emergency shelters.

C. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events. (Lee Plan Policy 67.3.6)

PSF-1.5.9 The Village will coordinate with the School District on the potential for appointing a member to the Village’s Local Planning Agency, the Planning and Zoning Board.

OBJECTIVE

PSF-1.6 EDUCATION PROGRAMMING. The Village will encourage education providers to optimize the educational capacity of local schools and universities to inform school attendees, the general population, and newcomers about Estero’s history and natural resources, with emphasis on protecting these assets and promoting the Village of Estero as a clean, vibrant, healthy, and sustainability-minded community.

POLICIES

PSF-1.6.1 The Village **supports and promotes a three-tiered program of environmental education targeting Pre-K through 12th grade school children, the general adult population, and newcomers to heighten awareness of our area's special environmental characteristics.** (Lee Plan OBJECTIVE 66.4)

PSF-1.6.2 The Village supports a coordinated community education and outreach program that fosters the construction and implementation of environmental projects, such as the filter marshes, land acquisition, and local mitigation opportunities. (Lee Plan Policy 66.4.1)

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Lee County School District Summary of Revenue/Expenditures Available for New Construction and Remodeling Projects Only						
	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Five Year Total
Total Revenues	\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586
Total Project Costs	\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

Source: Lee County School District 2016 - 2017 Work Plan

Lee County School District Capacity Project Schedules									
Project Description			2016-17	2017-18	2018 - 19	2019 - 20	2020 - 21	Total	Funded
New High School in South Zone	Location Not Specified	Planned Cost	\$33,000,000	\$37,797,586	\$0	\$0	\$0	\$70,797,586	Yes
	Student Stations		0	2,103	0	0	0	2,103	
	Total Classrooms		0	78	0	0	0	78	
	Gross Sq Ft		0	375,407	0	0	0	375,407	
New High School in East Zone	Location Not Specified	Planned Cost	\$0	\$29,500,000	\$29,500,000	\$0	\$0	\$59,000,000	Yes
	Student Stations		0	0	2,103	0	0	2,103	
	Total Classrooms		0	0	78	0	0	78	
	Gross Sq Ft		0	0	375,407	0	0	375,407	
District Totals	Planned Cost		\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586	
	Student Stations		0	2,103	2,103	0	0	4,206	
	Total Classrooms		0	78	78	0	0	156	
	Gross Sq Ft		0	375,407	375,407	0	0	750,814	

Source: Lee County School District 2016 - 2017 Work Plan