

# City of Bradenton Public School Facilities Element

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## INTRODUCTION

*In 2005 the Florida Legislature adopted Senate Bill 360 which amended the 1985 Growth Management Act (GMA). The GMA required that roads, water, sewer, parks, transportation systems be planned or in place prior to the approval on new development. The 2005 amendment to the Act included public educational facilities thus strengthening the relationship between land use planning, development and educational facility planning.*

*Chapter 163 Florida Statutes [Sections 163.3180(13)(a) and 163.3177(12) F.S.] and Rule 9J-5 Florida Administrative Code (9J-5.025 FAC) outline the requirements for creating an element of a local government plan.*

*Schools serve as community linchpins and are valued symbols of neighborhood and community identity and achievement. Since a community is often evaluated on the basis of the quality of its schools it is vital that the planning process that guides decision-making on school size, location, and programs should be coordinated with the process that guides all community development.*

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# Goals, Objectives and Policies

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## **GOAL 1      MAINTAIN      INTER-LOCAL COORDINATION**

*The City of Bradenton shall maintain coordination between the School Board of Manatee County and participating local governments.*

## **Objective 1.1      COORDINATION      AND COOPERATION**

The City will continue coordination and cooperation in School and Community Planning in Manatee County.

## **Policy 1.1.1      INTERLOCAL AGREEMENT**

Local governments of Manatee County shall implement the “Amended and Restated Interlocal Agreement for Public School Facility Planning” that was fully executed by all the parties as such Agreement may be amended from time-to-time.

## **POLICY 1.1.2      Determine      School Concurrency**

The City shall provide the School District with annual information needed to determine school concurrency.

## **Policy 1.1.3      Population Projections**

The City shall annually provide the School District with its Comprehensive Plan, and its five-year land use and population projections to facilitate development of school enrollment projections.

## **Policy 1.1.4      Coordinate Land Use and School District Facilities**

The City shall coordinate their Comprehensive Plans and Future Land Use Maps with the School District’s long-range facility maps to ensure consistency and compatibility with the provisions of this element.

## **Policy 1.1.5      School District Review of Proposed Entitlements**

The City shall provide the opportunity for the School District to comment on Comprehensive

Plan Amendments, rezonings, and other land-use decisions that may be projected to impact on public schools.

**Policy 1.1.6 Staff Working Group Meetings**

A Staff Working Group shall be established to meet periodically and carry out the responsibilities assigned pursuant to the Interlocal Agreement.

**Policy 1.1.7 Manatee Council of Governments Meetings**

There shall be regular meetings of the Manatee Council of Governments to ensure open communication on school and community planning issues.

**Objective 1.2 FIVE-YEAR SCHOOL CAPACITY PLAN**

The Five Year School Capacity Program shall include projects necessary to address existing deficiencies and to meet projected capacity needs based upon achieving and maintaining the adopted Level of Service standards by the end of the five-year planning period.

**Policy 1.2.1 Five-Year Schedule**

The Five Year Schedule shall be reviewed and amended, at least annually, to include new capacity projects, proportionate share mitigation projects, and any projects necessary to maintain level of service standards.

**Policy 1.2.2 Annual Adoption**

- Each year the City of Bradenton will adopt plan amendments: 1) adding a new fifth year; 2) updating the financially feasible public schools capital facilities program; 3) coordinating the program with the five year district facilities work plan, the plans of other local governments; and, 4) as necessary, updating the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

**Policy 1.2.3 Coordinate Capacity Program**

If capacity projects are removed from the School Capacity Program by the School Board or moved to a later year, the City shall similarly modify the Five Year Schedule in its annual Comprehensive Plan amendments to ensure consistency.

**Objective 1.3    EMERGENCY  
PREPAREDNESS SYSTEM**

Participation by all local governments and the School Board of Manatee County SHALL participate in the county emergency preparedness system.

**Policy 1.3.1    Emergency Support and  
Incident Command System**

All local governments and the School Board of Manatee County shall be part of the formal Emergency Support Function (ESF)/Incident Command System (ICS) for emergency response.

**Policy 1.3.2    Shelter, Transport and  
Tracking**

All local governments and the School Board shall continue collaborative efforts in the management of special needs shelters, and transport and tracking of citizens during evacuations.

**Policy 1.3.3    Disaster Drills**

All local governments and the School Board shall partner in disaster drills as necessary to ensure community readiness.

**Policy 1.3.4    Coordinate Disaster  
Planning Efforts**

All local governments and the School Board shall promote coordination in disaster planning efforts to ensure collaborative processes rather than competing plans.

**GOAL 2      PROVISION      PUBLIC  
SCHOOL FACILITIES**

*The City of Bradenton shall ensure the provision of public school facilities consistent with the adopted level of service standard.*

- High 100% of Permanent FISH Capacity District-wide

Capacity Utilization is Capacity Demand divided by Capacity Availability.

**Objective 2.1 ESTABLISH LEVEL OF SERVICE STANDARDS**

Recognizing public school facilities as community infrastructure, establish uniform district-wide level of service standards for public schools of the same type.

**Policy 2.1.1 Level of Service Standards**

The Level-of-Service Standards for public schools are as follows:

- Elementary 110% of Permanent Florida Inventory of School Houses (FISH) Capacity by School Service Area (SSA)
- Middle 105% of Permanent FISH Capacity by School Service Area (SSA)

**Objective 2.2 CONCURRENCY SERVICE AREAS**

Establish coordinated concurrency service areas that provide for effective analysis and planning.

**Policy 2.2.1 Adopt School Service Areas**

The City shall adopt School Service Areas as part of their land development regulations.

**Policy 2.2.2 Criteria – School Service Areas**

The School Board and Manatee County shall consider the following criteria and standards when establishing and modifying School Service Areas:

- Achievement and maintenance of level of service standards adopted;
- Maximizing utilization of school capacity;
- Transportation costs;
- Court-approved desegregation plans;
- Relationship to School Attendance Zones;
- Anticipated demand and student generation based upon proposed or approved residential development;

- Patterns of development pursuant to adopted Comprehensive Plans;
- Capital projects included in the School Capacity Program;
- Neighborhoods;
- Natural and manmade boundaries, including waterways, arterial roadways, and political boundaries; and,
- Such other relevant matters as are mutually agreed to by the parties of the Interlocal Agreement.

**Objective 2.3 CONCURRENCY MANAGEMENT**

Establish a concurrency management system that evaluates residential development applications for school concurrency requirements and maintains adopted levels of service.

**Policy 2.3.1 Maintain Level of Service**

The City shall ensure that the levels of service are maintained through the review of proposed residential development for consistency with the adopted standards.

**Policy 2.3.2 Concurrency Determination**

Concurrency determinations shall be made at the point in the development review process that constitutes the final concurrency determination for the City.

**Policy 2.3.3 Capacity Demand**

Capacity Demand shall be determined for each school type within the service area by adding the following:

- Existing students residing within the service area as determined annually by the School Board;
- Spaces reserved for future development by vesting;
- Spaces reserved for future development with previously issued Certificates of Level of Service for school capacity;
- Spaces reserved, subject to final approval by the City, of the potential number of students from the proposed development based on the most recently adopted methodology of the School Board of Manatee County.

**Policy 2.3.4 Capacity Availability**

Capacity Availability shall be determined for each school type within the service area by adding the following:

- Existing FISH permanent capacity; and,
- Improvements that will be in place or under construction within three years of the issuance of the final subdivision or site plan approval, or functional equivalent.

**Policy 2.3.5 Capacity Demand vs. Capacity Availability**

The School Board of Manatee County shall provide an analysis of Capacity Demand versus Capacity Availability.

**Policy 2.3.6 Certificate of Level of Service (LOS)**

A proposed residential development shall receive a Certificate of Level of Service for public schools when it is determined there is sufficient Capacity Availability, as determined by Policy 2.3.4 for the proposed impacts to schools based on Capacity Demand as determined by Policy 2.3.3.

**Policy 2.3.7**

If sufficient capacity is not available within the School Service Area in which the proposed project is located, available capacity from contiguous service areas may be used.

**Policy 2.3.8 Contiguous School Service Area**

The School Board may utilize available capacity as needed from a contiguous School Service Area to meet the adopted level-of-

service standards to determine financial feasibility within a School Service Area.

**Policy 2.3.9 School Service Areas**

Contiguous Service Areas referenced in policies 2.3.7 and 2.3.8 are as follows:

School Service Area	Contiguous Service Area
<i>SSA 1</i>	<i>SSA 2</i>
<i>SSA 2</i>	<i>SSA 1, SSA 3</i>
<i>SSA 3</i>	<i>SSA 2, SSA 4</i>
<i>SSA 4</i>	<i>SSA 3</i>

**OBJECTIVE 2.4 COORDINATE DATA**

Coordinate data to evaluate development impacts and school planning.

**Policy 2.4.1 Data Tracking**

The School Board of Manatee County and participating local governments shall work cooperatively to track approved and proposed development projects that have either received or requested concurrency determinations.

**Policy 2.4.2 Annual Data Update**

The City of Bradenton shall provide the School Board with annual updates, at a minimum, of concurrency reservations for schools that reflect completed residential units whose impacts are accounted for in the demand generated by existing students.

**Policy 2.4.3 Population Projections**

The City shall provide the School Board of Manatee County with population projections by School Service Area and update on an annual basis.

**OBJECTIVE 2.5 MITIGATION AND PROPORTIONATE SHARE**

right to sell capacity credits

Establish provision of mitigation and proportionate share opportunities consistent with Florida Statutes.

**Policy 2.5.1 Certificate of LOS**

In circumstances where there is not sufficient capacity in one or more school type, a development shall be required to mitigate its impacts before receiving approval of the Certificate of Level of Service for school concurrency.

**Policy 2.5.2 Impact Mitigation**

An applicant may propose any form of mitigation authorized pursuant to Section 163.3180(13)(e)(1), Florida Statutes, that is subject to approval by the School Board of Manatee County and the Affected Local Government(s), including, but not limited to,

- the contribution of land
- the construction, expansion, or payment for land acquisition or construction of a public school facility
- the creation of mitigation banking based on the construction of a public school facility in exchange for the

**Policy 2.5.3 Development Agreement**

When proportionate share mitigation is used to satisfy the requirements of school concurrency, the Applicant, School Board, and the Affected Local Government(s) shall enter into a legally binding Development Agreement that records and incorporates the mitigation to be contributed by the Applicant and accepted by the School Board, and ensuring such mitigation funds are utilized appropriately for an improvement that satisfies the demand.

**Policy 2.5.4 Impact Fee Credit**

Proportionate share mitigation shall be eligible for impact fee credits pursuant to the terms of Section 163.3180(13)(e)(2), Florida Statutes.

**GOAL 3            SITE SELECTION**

*School site selection consistent with City growth and development patterns.*

The School Board of Manatee County and the City of Bradenton government shall review proposed school sites for available, proposed, and needed infrastructure prior to a preliminary finding of consistency.

**Objective 3.1    COORDINATE            SITE SELECTION**

The City of Bradenton will coordinate, with the Manatee County School District, school site selection with available, planned and needed infrastructure.

**Policy 3.1.3      Available Infrastructure**

The School Board of Manatee County shall evaluate and may request assistance from the City of Bradenton government to determine available infrastructure for proposed schools.

**Policy 3.1.1      Site Selection Criteria**

Except in cases of overriding public interest, as determined by City of Bradenton government, new and proposed schools shall locate in areas where adequate public facilities, e.g. roads, potable water and sanitary sewer, exist or where adequate facilities are budgeted for in the appropriate Capital Improvements Program/Element, or where necessary infrastructure will be in place prior to school opening.

**Policy 3.1.2      Joint School Site Review**



**Objective 3.3    COORDINATE SCHOOL SITE SELECTION**

Coordinate school site selection to ensure the compatibility of future school sites with proposed and existing development.

**Policy 3.3.1    Review of School Sites**

Pursuant to Section 1013.33(13), FS, the City of Bradenton shall review proposed school sites relative to environmental concerns, health, safety, welfare, and compatibility with existing and future uses of adjacent property.

**Policy 3.3.2    Compatibility**

New and proposed school sites shall be compatible with existing or anticipated uses on adjacent properties based on the type of school and the type of facilities proposed for the site.

**Objective 3.4    COORDINATE LAND USE  
                         COMPATIBILITY**

Coordinate land use and development review to ensure the compatibility of proposed development with proposed and existing school sites.

**Policy 3.4.1      Compatibility with School**

Proposed development within the area adjacent to any school site shall be compatible with existing or proposed schools.

**Policy 3.4.2      Heavy Industrial Uses**

Prohibit the designation of new heavy industrial land adjacent to any existing or proposed school site unless such adjacency is interrupted by significant natural or manmade buffers such as water bodies, wetland systems, or major arterial roadways.

**GOAL 4            SITE DEVELOPMENT AND PERMITTING**

*The City shall require school site development and permitting consistent with growth and development patterns.*

**Objective 4.1    INFRASTRUCTURE TIMING**

Coordinate the development and permitting of schools with the timing and need for availability of infrastructure.

**Policy 4.1.1      Review Five Year Plan**

The City of Bradenton’s review of the School Board Five Year Plan shall include evaluation of infrastructure availability pursuant to the provisions of the Interlocal Agreement.

**Policy 4.1.2      Review of Capital Improvements Program**

The School Board of Manatee County shall be afforded the opportunity to participate in the review of the City of Bradenton Capital Improvements Program and Element to assist in coordination of the timing of infrastructure.

**Policy 4.1.3      Infrastructure Requirements**

The School Board of Manatee County and City of Bradenton are subject to Section 1013.51, Florida Statutes in regards to any infrastructure improvements.

**Policy 4.1.4      Identify Infrastructure Needs**

The School Board of Manatee County and the City of Bradenton shall identify necessary infrastructure for proposed schools and school expansions.

**Objective 4.2    Infrastructure Timing and Compatibility**

Ensure that the planning and construction of schools is coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area and consistent with the Comprehensive Plan.

**Policy 4.2.3    Pedestrian and Bicycle Plans**

Pedestrian and bicycle plans shall be evaluated during the school planning, development and permitting processes.

**Policy 4.2.1    Comprehensive Plan Consistency**

Coordination by the School Board and the City of Bradenton to ensure that school planning is consistent with the Comprehensive Plan, as well as the appropriate land development regulations to the extent that they are allowed by law.

**Policy 4.2.2    Road Capacity and Traffic**

Road capacity and traffic concerns shall be evaluated during the school planning, development and permitting processes.

**GOAL 5      SCHOOL   SITING   AND  
DESIGN**

*Schools located and designed to serve as community focal points with shared and joint use*

**Objective 5.1    School Siting**

Encourage the siting of school facilities so they serve as community focal points.

**Policy 5.1.1      Community Focal Points** T  
The City of Bradenton shall recognize the importance of school facilities as community focal points in planning for future land uses, infrastructure and amenities.

**Policy 5.1.2      Site Selection for School  
Type**

New and proposed school sites shall be selected in recognition of the nature of the school facility. Generally, elementary schools and middle schools shall be located to serve a number of neighborhoods; and high schools shall be located to serve a region of the County.

**Objective 5.2 Off-Site Access**

Coordination of off-site pedestrian, bicycle, and vehicular access to schools.

**Policy 5.2.1 Bicycle/Pedestrian Access**

The City of Bradenton will incorporate bicycle and pedestrian access to public schools into their bicycle and pedestrian plans.

**Policy 5.2.2 Maintenance of Bicycle and Pedestrian Access**

The School Board of Manatee County may request the City of Bradenton to construct and maintain sidewalks and bicycle trails within a 2-mile radius of each educational facility pursuant to Section 1013.36, Florida Statutes.

**Policy 5.2.3 Coordinate Bus/Transit**

The City of Bradenton, Manatee County and the School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

**Objective 5.3 JOINT/SHARED USE**

Develop and operate school facilities to serve the greater community by encouraging the potential for joint/shared use.

**Policy 5.3.1 Joint or Shared Use Agreement**

Establish mechanisms to ensure the consideration of joint/shared use of facilities to the greatest extent possible.

**Policy 5.3.2 Feasibility - Joint/Shared Use**

The City of Bradenton shall consider the feasibility of joint/shared use facilities in conjunction with the preliminary finding of consistency pursuant Section 1013.33, Florida Statutes.

**Policy 5.3.3 CO-location of Parks**

Where feasible, parks shall be co-located with all elementary, middle and high schools, considering any adopted design template.

**Policy 5.3.4**

Development proposals incorporating school facilities shall be evaluated to determine the feasibility of co-location of stormwater and other infrastructure facilities.

**Policy 5.3.5 Siting Public Facilities**

When considering the acquisition and establishment of public facilities such as parks, libraries and community centers, the City of Bradenton shall, to the greatest extent possible, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing public school, or that the facility can be retrofitted for collocation with a future public school.

**Policy 5.3.6 Shared Use/Co-Location With School Sites**

Coordinate with the School Board to continue and expand shared use and co-location of school sites and City of Bradenton facilities with similar needs, where appropriate, in accordance with the *Interlocal Agreement*.