

## **PUBLIC SCHOOL FACILITIES ELEMENT**

### **GOALS, OBJECTIVES AND POLICIES**

**GOAL 11.1.: ASSIST IN PROVIDING FOR FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS. THIS GOAL SHALL BE ACCOMPLISHED RECOGNIZING THE CONSTITUTIONAL OBLIGATION OF THE SCHOOL DISTRICT TO PROVIDE A UNIFORM SYSTEM OF FREE PUBLIC SCHOOLS ON A COUNTYWIDE BASIS.**

**Objective 11.1.1.: Ensure that the capacity of schools is sufficient to support student growth at the adopted Level of Service (LOS) standard for each year of the five-year planning period and through the long term planning period.**

**Policy 11.1.1.1.:** The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first student count of the second semester reaches 108 % or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization.

**Policy 11.1.1.2.:** If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

**Policy 11.1.1.3.:** The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the five (5) year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity;

**Policy 11.1.1.4:** The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004-05 school year, by which time the School District has achieved the countywide adopted Levels of Service for all schools of each school type. In the interim, Table 11A establishes the tiered Levels of Service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered LOS during that time shall not be allowed to exceed the utilization standards for that school type as shown in the Maximum Utilization Table of this element (Table 11B).

**Table 11A  
Standards for Tiered Level of Service**

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
1	Elementary	110			
	Middle	110			
	High	110			
2	Elementary	110			
	Middle	110			
	High	125	110		
3	Elementary	110			
	Middle	110			
	High	125	120	110	
4	Elementary	110			
	Middle	110			
	High	125	120	110	
5	Elementary	110			
	Middle	110			
	High	130	130	110	
6	Elementary	110			
	Middle	125	120	110	

	High	125	120	110
8	Elementary	110		
	Middle	125	125	110
	High	120	120	110
9	Elementary	125	125	110
	Middle	125	120	110
	High	120	130	110
10	Elementary	110		
	Middle	125	125	110
	High	120	110	
11	Elementary	110		
	Middle	125	110	
	High	110		
12	Elementary	110		
	Middle	135	120	110
	High	140	120	110
14	Elementary	115	110	
	Middle	140	140	110
	High	115	115	110
15	Elementary	110		
	Middle	135	135	110
	High	120	120	110
16	Elementary	130	130	110
	Middle	125	125	110
	High	150	150	110
17	Elementary	110		
	Middle	110		
	High	115	110	
18	Elementary	125	125	110
	Middle	140	140	110

	High	140	120	110
<b>19</b>	Elementary	110		
	Middle	110		
	High	110		
<b>20</b>	Elementary	110		
	Middle	110		
	High	130	130	110
<b>21</b>	Elementary	110		
	Middle	110		
	High	110		
<b>22</b>	Elementary	110		
	Middle	110		
	High	110	120	110
<b>23</b>	Elementary	110		
	Middle	110		
	High	110		

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five Year Plan and FY 2001 Capital Budget, June 2000, and the actual count of students in the second semester of the 2000-01 school year.

**Table 11B**

**MAXIMUM UTILIZATION TABLE:  
Standards for Utilization of Capacity**

<b>CSA</b>	<b>Facility Type</b>	<b>2002-03</b>	<b>2003-04</b>	<b>2004-05</b>	<b>2005-06</b>
<b>1</b>	Elementary	130	130	110	
	Middle	120			
	High	120			
<b>2</b>	Elementary	120			
	Middle	120			
	High	125	120		
<b>3</b>	Elementary	120			
	Middle	120			
	High	125	125	120	
<b>4</b>	Elementary	125	125	120	
	Middle	120			
	High	130	120	110	
<b>5</b>	Elementary	125	125	120	
	Middle	120			
	High	130	130	120	
<b>6</b>	Elementary	125	125	120	
	Middle	135	130	120	
	High	125	125	120	
<b>8</b>	Elementary	120			
	Middle	135	135	120	
	High	120			
<b>9</b>	Elementary	130	130	120	
	Middle	135	130	120	
	High	130	130	120	
<b>10</b>	Elementary	130	130	120	

	Middle	140	140	120	
	High	120			
<b>11</b>	Elementary	120			
	Middle	120			
	High	120			
<b>12</b>	Elementary	130	130	120	
	Middle	145	130	120	
	High	145	120		
<b>14</b>	Elementary	135	135	120	
	Middle	145	145	120	
	High	120			
<b>15</b>	Elementary	145	145	120	
	Middle	140	140	120	
	High	130	125	120	
<b>16</b>	Elementary	175	175	120	
	Middle	150	150	120	
	High	150	150	120	
<b>17</b>	Elementary	155	150	120	
	Middle	130	130	120	
	High	135	135	120	
<b>18</b>	Elementary	135	135	120	
	Middle	140	140	120	
	High	145	125	120	
<b>19</b>	Elementary	130	125	120	
	Middle	120			
	High	145	130	120	
<b>20</b>	Elementary	120			
	Middle	120			
	High	145	130	120	
<b>21</b>	Elementary	135	135	120	

	Middle	135	135	120	
	High	145	145	120	
22	Elementary	120			
	Middle	120			
	High	120			
23	Elementary	120			
	Middle	120			
	High	120			

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five Year Plan and FY 2001 Capital Budget, June 2000

**Policy 11.1.1.5.:** Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map S 1.1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

1. The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty-three CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- a. School locations, student transporting times, and future land uses in the area.
- b. Section lines, major traffic-ways, natural barriers and county boundaries.

2. Each CSA shall demonstrate that:

- a. Adopted Levels of Service standards will be achieved and maintained for each year of the five-year planning period; and
- b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

3. Consistent with s.163.3180(13)(c)2.,F.S., changes to the CSA boundaries shall be made only by amendment to the Public School Facility Element (PSFE) and shall be exempt from the limitation on the frequency of plan amendments, Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.

**Policy 11.1.1.6.:** The City of Palm Beach Gardens shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three (3) years of the School District’s most recently adopted Five-Year Plan, as reflected in Table 9B (Six-Year Capital Improvement Schedule) of the Capital Improvement Element of the City of Palm Beach Gardens’ Comprehensive Plan, when analyzing the availability of school capacity and making Levels of Service compliance determinations.

**Policy 11.1.1.7.:** The City of Palm Beach Gardens shall amend Table 9B (Six-Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five-Year Plan.

**Policy 11.1.1.8.:** For purposes of urban infill and in recognition of the entitlement density provisions of the City of Palm Beach Gardens’ Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.

**Policy 11.1.1.9.:** The City of Palm Beach Gardens shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:
  - The occurrence of an “Act of God”; or
  - The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or
  - The School District’s adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or
  - The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or by a court action or final administrative action; or
  - If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 11.1.1.9 below.
  
2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
  - Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or

- The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
  - Where the School Board materially amends the first three (3) years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.
3. The County shall maintain records identifying all Concurrency Service Areas in which the School District has notified the County that the application of concurrency has been suspended.
  4. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.
  5. If a Program Evaluation Report, as defined in the Interlocal Agreement, recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency.”
  6. Upon termination of the Interlocal Agreement the County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

**Objective 11.1.2.: Allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted Level of Service standard in each year of the five-year planning period.**

**Policy 11.1.2.1.:** Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

**Policy 11.1.2.2.:** Level of Service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs; otherwise mitigation measures shall be required for development order approval.

**Objective 11.1.3.:** Ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

**Policy 11.1.3.1.:** The City of Palm Beach Gardens, in coordination with the School District and other local governments, shall annually amend Table 9B of the Capital Improvement Element (School District of Palm Beach County Six-Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five-Year Plan and to maintain a financially feasible Capital Improvements Program and ensure that Levels of Service standards will continue to be achieved and maintained in each year of the five-year planning period.

**Objective 11.1.4.:** Establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

**Policy 11.1.4.1.:** The City of Palm Beach Gardens shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

**Policy 11.1.4.2.:** There shall be no significant environmental conditions and significant historical resources on a proposed site that can not be mitigated or otherwise preclude development of the site for a public educational facility.

**Policy 11.1.4.3.:** The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

**Policy 11.1.4.4.:** The proposed location shall comply with the provisions of the Coastal Management Element of the comprehensive plan, if applicable to the site.

**Policy 11.1.4.5.:** The City of Palm Beach Gardens shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;

- Providing for the review for all school sites as indicated in Policy 11.1.4.1 above; and,
- Allowing schools as a permitted use within all urban residential land use categories.

**Policy 11.1.4.6.:** The City of Palm Beach Gardens shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

**Objective 11.1.5.:** Establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

**Policy 11.1.5.1.:** The City of Palm Beach Gardens shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6)(h)1.and 2. F.S. and 163.3180 F.S.

**Policy 11.1.5.2.:** The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five (5) member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 11.1.5.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty-Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports;
6. Operation and effectiveness of the Concurrency Program; and
7. Program Evaluation Reports.

**Policy 11.1.5.3.:** The City of Palm Beach Gardens shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

- 1.School siting criteria;
- 2.Level of service update and maintenance;
- 3.Joint approval of the public school capital facilities program;
- 4.Concurrency service area criteria and standards; and
- 5.School utilization.

**Policy 11.1.5.4.:** The City of Palm Beach Gardens shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (S 3.1, S 3.2, S 3.3, and S 3.4), to ensure consistency and compatibility with the provisions of this Element.

**Policy 11.1.5.5.:** The City of Palm Beach Gardens shall advise the School District of a proposed public school site's consistency with the City of Palm Beach Gardens' Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

**Policy 11.1.5.6.:** The City of Palm Beach Gardens shall provide opportunity for the School District to comment on Comprehensive Plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

**Policy 11.1.5.7.:** The City of Palm Beach Gardens shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

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

**Policy 11.1.5.8.:** The City shall depict school facilities and improvements to existing schools anticipated over next five (5) years on the Future Land Use Map.

**Policy 11.1.5.9.:** The City shall encourage safe access to schools, including sidewalks, bike paths, turn lanes, traffic calming and signalization by identifying existing conditions within a minimum distance to public schools, and by December 31, 2011, adopt minimum safe access standards and a plan to improve any deficiencies.

**Policy 11.1.5.10.:** The City shall encourage high quality public school facilities and coordinate with the Palm Beach County School Board to promote that the architecture and appearance of public school facilities maintain the aesthetics of the surrounding neighborhood.

**Objective 11.1.6.:** Establish a joint process of coordination and collaboration between the City of Palm Beach Gardens, Palm Beach County, and the School District in the planning and decision making on population projections.

**Policy 11.1.6.1.:** The City of Palm Beach Gardens provide updated Future Land Use maps to the County for the conversion of the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential. These projections are shown in Exhibit E of the

Interlocal Agreement as “Projected Units Table” which shall be amended annually and provided to the School District.

**Policy 11.1.6.2.:** The City of Palm Beach Gardens commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

**Policy 11.1.6.3.:** The City shall coordinate with Palm Beach County and the School District of Palm Beach County to share data on an annual basis in order to improve the process, as provided for in the Palm Beach County Public School Concurrency Interlocal Agreement, to develop population projections for future school needs. Specifically, the City shall provide the following information regarding new residential development projects within its municipal boundaries to the School District by October 1st:

- The number of approved dwelling units by type (single-family, townhome, granny flat, condo, loft & other), and, if available, the number of units by type the developer is proposing to build;
- The number of Certificates of Occupancy issued in accordance with the Public School Concurrency Interlocal Agreement, as amended (on April 1st and October 1st);
- A list of residential developments, which have submitted applications for development approvals to the City;
- Information on the expiration for development orders and updates if a project has stalled or stopped.

**Policy 11.1.6.4.:** The City shall coordinate with all parties of the Palm Beach County Public School Interlocal Agreement in the event it is determined by the City that an amendment to the agreement is necessary, based on the annual evaluation of coordinating residential development with school capacity.

## **IMPLEMENTATION SECTION**

### **Concurrency Service Area (CSA) Boundary Description**

The Palm Beach County School District is divided into twenty-one CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with s.163.3180(13)(c)2.,F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

**CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:**

**#1**

**NORTH** -The Martin / Palm Beach County Border

**SOUTH** -Donald Ross Rd

**EAST** -The Atlantic Ocean

**WEST** -Florida's Turnpike

**#2**

**NORTH** -The Martin / Palm Beach County Border

**SOUTH** -Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy

**EAST** -Florida's Turnpike

**WEST** -Bee Line Hwy

**#3**

**NORTH** -Donald Ross Rd

**SOUTH** -The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trl, then South along Military Trl to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike

**EAST** -The Atlantic Ocean

**WEST** -Florida's Turnpike

**#4**

**NORTH** -The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18

**SOUTH** -Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07

**EAST** -Florida's Turnpike

**WEST** -The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy, and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

**#5**

**NORTH** -The South Section Line of Sections (using T-R-S)  
42-43-10, 42-43-09, 42-43-08, 42-43-07, and  
42-42-12 West to Military Trl

**SOUTH** -The South Section Line of Sections (using T-R-S)  
42-43-34, 42-43-33, 42-43-32, 42-43-31, and  
42-42-36 West to Military Trl

**EAST** -The Atlantic Ocean

**WEST** -Military Trl

**#6**

**NORTH** -Northlake Blvd

**SOUTH** -The South Section Line of Sections (using T-R-S)  
42-42-36 West of Military Trl, 42-42-35,  
42-42-34, 42-42-33, 42-42-32, and 42-42-31

**EAST** -Military Trl

**WEST** -The West Section Line of Sections (using T-R-S)  
42-42-18, 42-42-19, 42-42-30, and 42-42-31

**#8**

**NORTH** -The South Section Line of Sections (using T-R-S)  
42-43-34, 42-43-33, 42-43-32, 42-43-31, and  
42-42-36 West to Military Trl

**SOUTH** -The North Line of the South Half of Sections  
(using TRS) 43-43-23, 43-43-22, 43-43-21,  
43-43-20, 43-43-19, and 43-42-24 East of  
Military Trl

**EAST** -The Atlantic Ocean

**WEST** -Military Trl

**#9**

**NORTH** -The South Section Line of Sections (using T-R-S)  
42-42-36 (West of Military Trl), 42-42-35,  
42-42-34, 42-42-33, 42-42-32, and 42-42-31

**SOUTH** -The North Section Line of Sections  
(using TRS) 43-42-24 West of Military Trl,  
43-42-23, 43-42-22, 43-42-21, 43-42-20,  
and 43-42-19

**EAST** -Military Trl

**WEST** -The West Section Line of Sections (using T-R-S)  
43-42-06, 43-42-07, 43-42-18, and 43-42-19  
North of the South Line of the North Half

**#10**

**NORTH** -Northlake Blvd West to Grapeview Blvd, North along  
Grapeview Blvd, then West along the South

Section Line of Sections (using T-R-S) 42-41-08, and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13

**SOUTH** -Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33

**EAST** -The East Section Line of Sections (using T-R-S) 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd

**WEST** -The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd.

#### #11

**NORTH** -The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl

**SOUTH** -The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl

**EAST** -The Atlantic Ocean

**WEST** -Military Trl

#### #12

**NORTH** -The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19

**SOUTH** -The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06

**EAST** -Military Trl  
**WEST** -The West Section Line of Section (using T-R-S)  
43-42-19 South of the North Line of the South Half,  
and State Rd 7

**#14**

**NORTH** -The South Section Line of Sections (using T-R-S)  
44-43-02, 44-43-03, 44-43-04, 44-43-05,  
44-43-06, and 44-42-01 East of Military Trl  
**SOUTH** -The South Section Line of Sections (using T-R-S)  
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,  
and 44-42-25 East of Military Trl  
**EAST** -The Atlantic Ocean  
**WEST** -Military Trl

**#15**

**NORTH** -The South Section Line of Sections (using T-R-S)  
44-42-01 West of Military Trl, 44-42-02,  
44-42-03, 44-42-04, 44-42-05, and 44-42-06  
**SOUTH** -The L-14 Canal  
**EAST** -Military Trl  
**WEST** -State Rd 7

**#16**

**NORTH** -Southern Blvd West of 441, West to the West  
Section Line of Section (using T-R-S) 43-40-33  
**SOUTH** -The South Section Line of Sections (using T-R-S)  
44-41-25, 44-41-26, 44-41-27, 44-41-28,  
44-41-29, and 44-41-30 East of the L-40 Canal  
**EAST** -U.S. Hwy 441 / State Rd 7  
**WEST** -The L-40 Canal and the West Section Line of  
Section 43-40-33 South of Southern Blvd

**#17**

**NORTH** -The South Section Line of Sections (using T-R-S)  
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,  
44-42-25, 44-42-26, and 44-42-27 East of Jog Rd  
**SOUTH** -The Boynton Canal  
**EAST** -The Atlantic Ocean  
**WEST** -Jog Rd

**#18**

**NORTH** -The L-14 Canal West to the Florida Turnpike,  
then North along the Turnpike to the South  
Section Line of Section (using T-R-S)  
44-41-29, then West along the South Section

Line of Sections 44-42-30, 44-41-25, 44-41-26,  
44-41-27, 44-41-28, 44-41-29 and 44-41-30 East  
of the L-40 Canal

**SOUTH** -The Boynton Canal

**EAST** -Jog Rd

**WEST** -The L-40 Canal

**#19**

**NORTH** -The Boynton Canal

**SOUTH** -The South Section Line of Sections (using T-R-S)

46-43-03, 46-43-04, 46-43-05, 46-43-06,  
46-42-01, 46-42-02, 46-42-03, 46-42-04,  
46-42-05, 46-42-06, State Rd 7 South to  
the South Section Line of Section 46-41-01,  
West along the South Section Line of Section  
46-41-01 extended to the L-40 Canal

**EAST** -The Atlantic Ocean

**WEST** -The L-40 Canal

**#20**

**NORTH** -The South Section Line of Sections (using T-R-S)

46-43-03, 46-43-04, 46-43-05, 46-43-06,  
46-42-01, 46-42-02, 46-42-03, 46-42-04,  
46-42-05, 46-42-06, State Rd 7 South to  
the South Section Line of Section 46-41-01,  
West along the South Section Line of Section  
46-41-01 extended to the L-40 Canal

**SOUTH** -The South Section Line of Sections (using T-R-S)

46-43-28, 46-43-29, 46-43-30, 46-42-25,  
46-42-26, 46-42-27, 46-42-28, 46-42-29,  
46-42-30, 46-41-25, and 46-42-26 East  
of the L-40 Canal, the portion of the line  
formed by these Section Lines West of I-95  
generally approximates the C-15 Canal

**EAST** -The Atlantic Ocean

**WEST** -The L-40 Canal

**#21**

**NORTH** -The South Section Line of Sections (using T-R-S)

46-43-28, 46-43-29, 46-43-30, 46-42-25,  
46-42-26, 46-42-27, 46-42-28, 46-42-29,  
46-42-30, 46-41-25, and 46-42-26 East  
of the L-40 Canal, the portion of the line  
formed by these Section Lines West of I-95  
generally approximates the C-15 Canal

**SOUTH** -The Palm Beach / Broward County Border

**EAST** -The Atlantic Ocean

**WEST** -The L-40 and L-36 Canals

**#22**

**NORTH** -The Martin / Palm Beach County Border

**SOUTH** -The Palm Beach / Broward County Border

**EAST** -From the Martin / Palm Beach County Border, the Bee Line Hwy South to the West Section Line (using T-R-S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24, 42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along The West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 443-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.

**WEST** -The Shoreline of Lake Okeechobee South to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections

43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the

Palm Beach / Broward County Border

**#23**

**NORTH** -The South Section Line of Sections (using T-R-S)

43-37-22 East of Lake Okeechobee, and 41-37-23

**SOUTH** -The L-16 and L-21 Canals, also referenced as the Bolles Canal

**EAST** -The East Section Line of Sections (using T-R-S)

41-37-26, 41-37-35, 42-37-02, 42-37-11,

42-37-14, 42-37-23, 42-37-26, and

42-37-35, then West along the South

Section Line of Section 42-37-35 to the

East Section Line of Section 43-37-02,

then South along the East Section Lines of

Sections 43-37-02, 43-37-11, 43-37-14,

43-37-23, 43-37-26, and 43-37-35,

then in a Southerly direction to the

East Section Line of Section 44-37-02,

then South along the East Section Line

of Sections 44-37-02, 44-37-11, 44-37-14, and

44-37-23 to the L-16 Canal

**WEST** -The West Section Line of Sections (using T-R-S)

43-35-27 South of the Shoreline of Lake

Okeechobee, 43-35-34, 44-35-03, 44-35-10,

44-35-15, 44-35-22, 44-35-27, and 44-35-34

South to the L-21 or Bolles Canal

## **DEFINITIONS TO BE ADDED TO THE PUBLIC SCHOOLS FACILITIES ELEMENT**

The following definitions have been added to the element to comply with the minimum criteria for the Public School Facilities Element for school concurrency and are consistent with Rule 9J-5.025(1), F.A.C.

### **DEFINITIONS**

**ANCILLARY PLANT** - Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.

**CORE FACILITY** - Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

**DISTRICT SCHOOLS** - All District owned regular, elementary, middle, high schools, magnet and special educational facilities.

**EDUCATIONAL PLANT SURVEY** - A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

**FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)** - The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).

**PUBLIC SCHOOL CONCURRENCY SERVICE AREA OR “CONCURRENCY SERVICE AREA”** - The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.

## **MAP SERIES**

The following maps have been incorporated into the City's Comprehensive Plan and are part of the Comprehensive Plan Map Series.

- S 1.1**            The Concurrency Service Areas (CSA).
- S 2.1**            Existing location of public school facilities by type and existing location of ancillary plants. - School Facility Locations
- S 3.1**            Future conditions map depicting the planned and confirmed sites of public school facilities by type and ancillary plants by year for the five-year planning period - Planned Additional Capacity (Confirmed *Sites*)
- S 3.2**            Future conditions map depicting the general location of planned schools facilities without confirmed sites and ancillary plants by year for the five-year planning period - Planned Additional Capacity (Unconfirmed *Sites*)
- S 3.3 and  
S 3.4**            Future conditions maps depicting the general location of planned school facilities for the end of the long range planning period based on projected Additional Facility Demand.