

Hernando County Comprehensive Plan
2040 PLAN
Section A. Chapter 8.
PUBLIC SCHOOL FACILITIES
ELEMENT

Table of Contents

GOAL 8.01	Adequate School Facilities	Page 1
	Levels of Service.....	Page 1
	Concurrency Service Areas.....	Page 2
	Land Use	Page 3
	Collocation of Facilities.....	Page 4
GOAL 8.02	School Concurrency Implementation	Page 5
	Capacity Determination Standards	Page 5
	Proportionate Share Mitigation.....	Page 5

GOAL 8.01 – Adequate School Facilities

To provide for future availability of public school facilities in a manner consistent with the adopted level of service standard and the Interlocal Agreement between the School District and Hernando County. [F.S. 163.3180(1) and (6)]

Levels of Service

Objective 8.01A: Establish level of service guidelines for public school capacity. [F.S. 163.3180(6)]

Strategy 8.01A(1): The Level of Service (LOS) standard set forth herein shall be applied consistently district-wide by the County and the School District to all schools of the same type. The LOS standards to implement school concurrency shall be as follows:

- a. Elementary: 100% of Permanent Florida Inventory of School Houses (FISH) Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities. Whichever is the greater number will be used for calculating student capacities for LOS;
- b. Middle School: 100% of Permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities. Whichever is the greater number will be used for calculating student capacities for LOS;
- c. High School: 100% of Permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities. Whichever is the greater number will be used for calculating student capacities for LOS;
- d. Magnet schools will maintain the level of service standard for the type of school for which it is constructed whether an elementary, middle, or high;
- e. Core Facilities shall mean Permanent Cafeteria Capacity based on FISH standards.

Strategy 8.01A(2): For the purposes of the level of service standard for public school capacity, FISH capacity shall refer to the Florida Inventory of School Houses (FISH) report of permanent capacity of existing public school facilities. The FISH Capacity is the number of students that may be housed in a facility (school) at any given time based upon a percentage by school type (*i.e.* elementary, middle, high) of the total number of existing student stations and a designated size for each program. In Hernando County, permanent capacity does not include temporary classrooms unless they meet the standards for long-term use pursuant to s. 1013.20, Florida Statutes.

- Strategy 8.01A(3):** The availability of school capacity shall be addressed prior to the issuance of development orders for new residential.
- Strategy 8.01A(4):** Where capacity will not be available to serve students from the property seeking a land use or zoning change or other development approval, the County may use the lack of school capacity as a basis for denial.
- Strategy 8.01A(5):** The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards are adequately planned. The annual update to the Five-Year Schedule of Capital Improvements shall ensure that level of service standards will continue to be achieved and maintained.
- Strategy 8.01A(6):** The School District shall submit to the County a General Educational Facilities Report and educational plant survey as established in Florida Statutes. Additionally Hernando County and the School District shall annually coordinate the development of their respective capital improvement programs. Timing, siting, compatibility and infrastructure issues for schools shall be evaluated pursuant to the considerations and standards listed in this Element and in the Future Land Use Element of this Plan.

Concurrency Service Areas

Objective 8.01B: **Establish school concurrency service areas to be used to determine the availability of public school capacity to serve new residential development. [F.S. 163.3180(1)]**

- Strategy 8.01B(1):** Concurrency service areas (CSA) shall be established to determine whether there is adequate school capacity available based on the adopted level of service standards, and so that a proper analysis can be conducted to examine the availability of capacity in other CSAs as determined by the School District if capacity is not available in the primary CSA.
- Strategy 8.01B(2):** Hernando County will create Concurrency Service Areas that are based on school attendance zones so that there is school capacity available in each concurrency service area or contiguous

concurrency service areas to meet the adopted level of service standard within a five year time frame.

- Strategy 8.01B(3):** CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public school facilities in accordance with the LOS standards, and taking into account policies to:
- a. minimize transportation costs;
 - b. limit maximum student travel times;
 - c. effect desegregation plans;
 - d. achieve socio-economic, racial and cultural diversity objectives;
 - e. recognize capacity commitments resulting from the development approvals for the CSA; and,
 - f. recognize capacity commitments resulting from development approvals for contiguous CSAs.

- Strategy 8.01B(4):** The Public School Concurrency Service Area Maps are adopted by the School District and updated as needed as part of the adopted Interlocal Agreement for Public School Facility Planning and School Concurrency implementation.

- Strategy 8.01B(5):** Future amendments to the CSAs may be made by the School District in accordance with the criteria contained in this Chapter and only after review and comment by the County and the City, respectively.

Land Use

- Objective 8.01C: Ensure that Comprehensive Plan amendments and other land use decisions are simultaneously evaluated with school capacity.**

- Strategy 8.01C(1):** The County shall consider Hernando County School District comments on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendments, master plans, zoning changes, subdivisions, and other land use decisions.

- Strategy 8.01C(2):** Hernando County shall encourage development to locate in areas with adequate school capacity or to where school sites adequate to serve potential growth have been acquired by the School District, provided such location of the development is consistent with the land use policies of the Hernando County Comprehensive Plan.

Strategy 8.01C(3): In any instance where school capacity cannot be assured, the school capacity deficiency may be a basis for denial of the proposed development.

Strategy 8.01C(4): During the process of land use decision making, the County will ensure the compatibility of proposed land uses in the vicinity of either existing or planned public, charter and private educational facilities and protect school locations from incompatible uses.

Collocation of Facilities

Objective 8.01D: Coordinate location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible.

Strategy 8.01D(1): The County should look for opportunities to collocate and share use of facilities with the School District.

Strategy 8.01D(2): A separate agreement may be developed for each instance of collocation or shared use which addresses operating and maintenance costs, scheduling use of the facilities, facility supervision, legal liability, or any other issues that may arise from collocation or shared use.

GOAL 8.02 – School Concurrency Implementation

The process for the implementation of school concurrency has been established through an Interlocal Agreement with Hernando County and the School District. [F.S. 163.3180(6)]

Capacity Determination Standards

Objective 8.02A: The County shall coordinate with the School District in the determination of adequate public facilities for schools. [F.S. 163.3180 (6)]

Strategy 8.02A(1): The School District will determine whether adequate school capacity exists for a proposed development based on a formula which evaluates the demand created by the proposed development and available capacity using the adopted LOS standard.

Strategy 8.02A(2): The County shall include schools in the land development regulations for Adequate Public Facilities.

Strategy 8.02A(3): The School District will conduct an adequate public facilities review for schools and render findings to the County within thirty days (30) unless circumstances warrant additional review.

Strategy 8.02A(4): The School District may determine mitigation is an appropriate means of addressing adequate public facilities for schools.

Strategy 8.02A(5): The County will be responsible for making concurrency determinations regarding schools, after coordination and consultation with the School District, in accordance with the requirements for adequate public facilities contained in the land development regulations, the Interlocal Agreement with the School District, and Chapter 163, Part II.

Proportionate Share Mitigation

Objective 8.02B: The County shall coordinate with the School District to implement proportionate share mitigation alternatives which are feasible and will assure the adopted level of service standards are met. [F.S. 163.3180(6)]

Strategy 8.02B(1): Mitigation options will be consistent with the requirements of Chapter 163, Part II, and shall include a credit towards the payment of impact fees, if applicable.