

Hillsborough County Public Schools: Growth Management

School Board Workshop

12.10.2019



Growth Management Department

- School Concurrency System (ILA, PSFE, LDR's)
- New Development Tracking
- Attendance Boundary Changes
- 5 Year Work Plan
- New School Siting
- District Real Estate Transactions
- Bike and Pedestrian Improvements/Traffic Circulation

School Concurrency Components

40th Day Enrollment

The 40th day enrollment plus concurrency reservations are used to test each development

Concurrency Service Areas

The attendance boundaries for each level

FISH Capacity

Florida Inventory of School Houses is the standard for capacity in elementary, middle, and high school

5 Year Facilities Plan

Funded projects within the first 3 years may be used as if the capacity has been built

Level of Service

100% of FISH Capacity

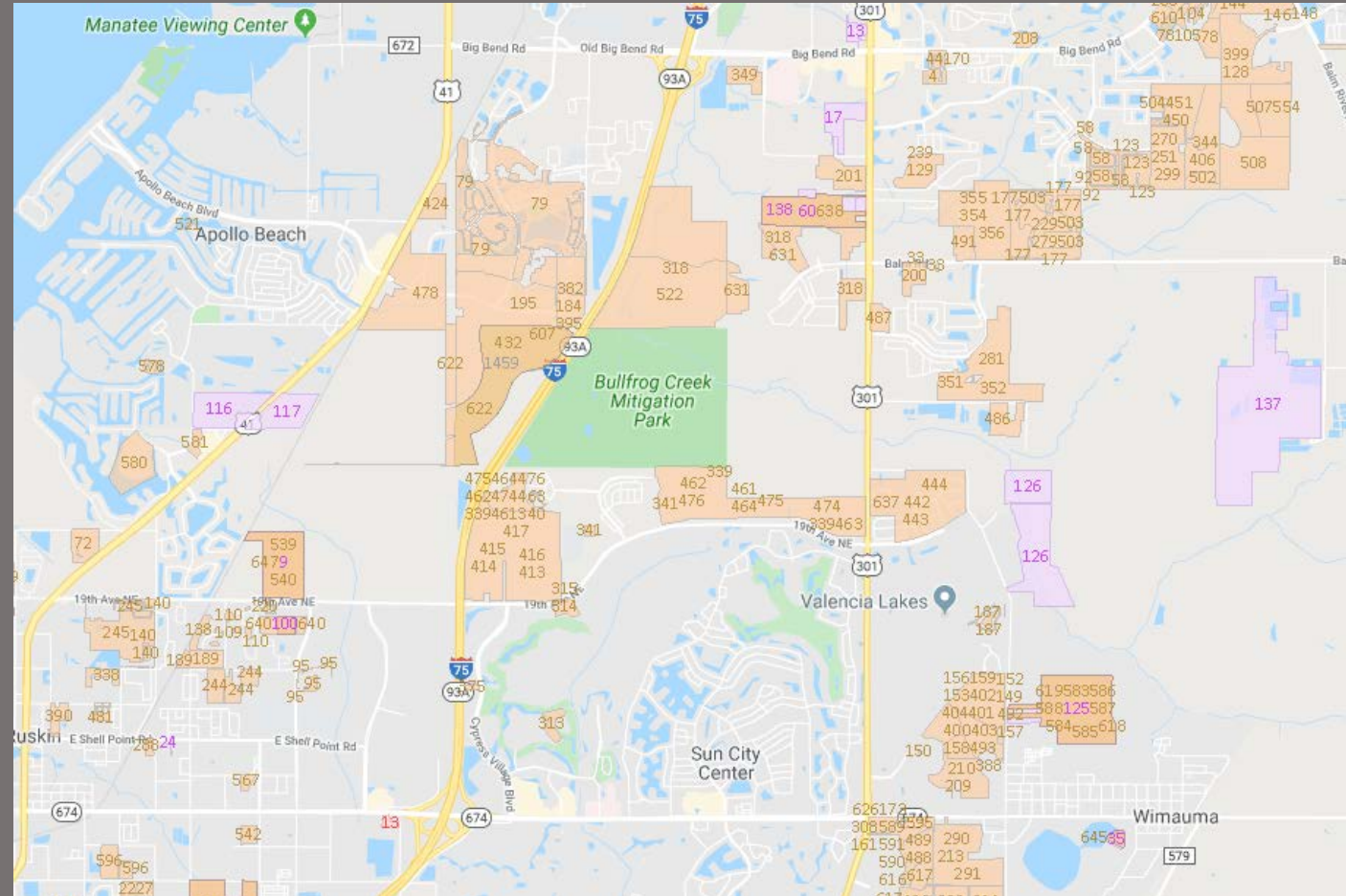
Development Reviews

Initial review at comprehensive plan and rezoning.
Concurrency test at preliminary plat.

Development Tracking

Hillsborough County, City of Tampa, City of Temple Terrace, and City of Plant City

- Comprehensive Plan Amendments
- Rezoning
- Preliminary Plats/Site Plans



Attendance Boundary Changes

Data

Current Enrollment
Florida Inventory of School
Houses (FISH) Capacity
New Residential
Developments
Student Generation Rates
School Stay Rate
Ethnicity & Economics
Geography & Access

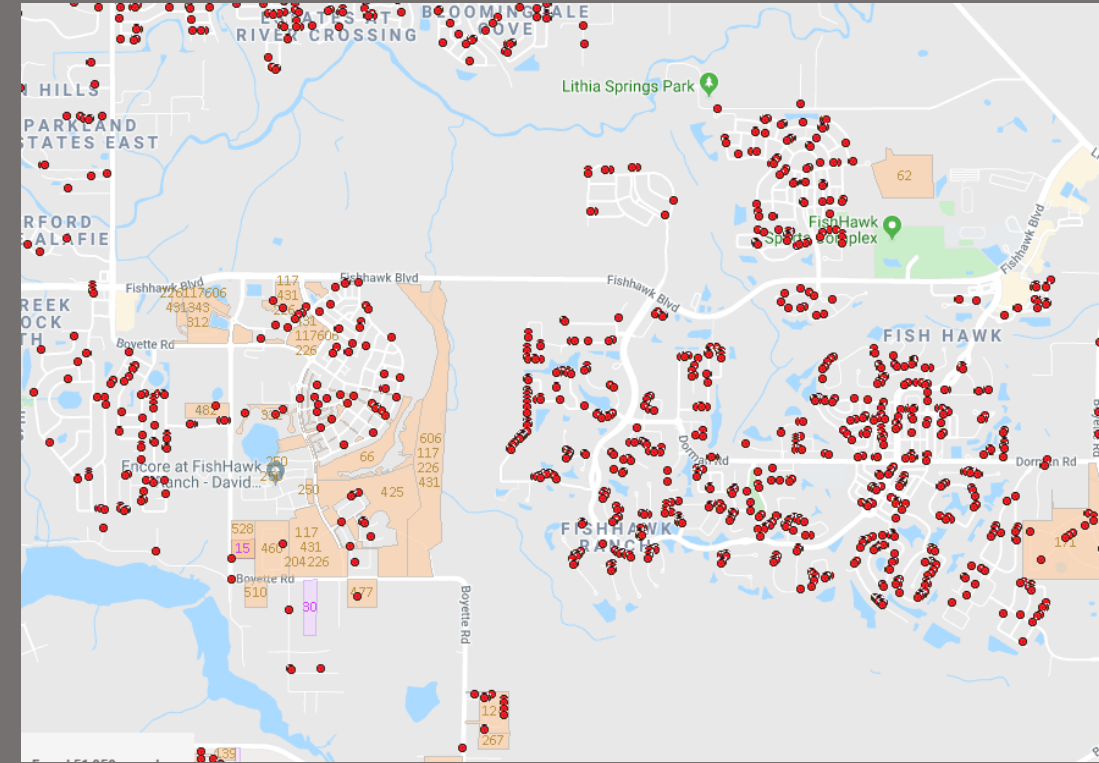
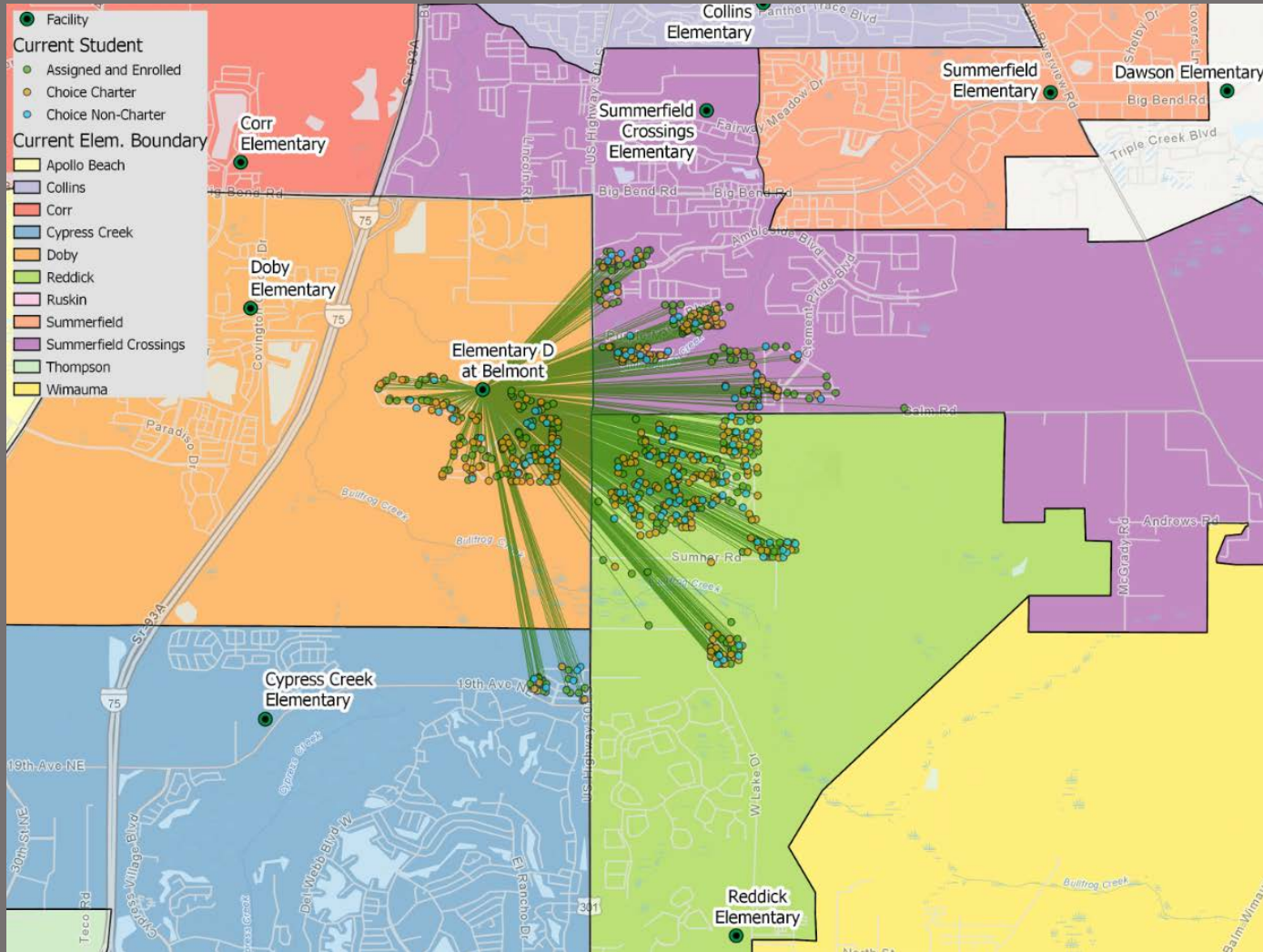
Steps

Generate Scenarios
Internal Stakeholders Group
Post Scenario Online
Parent Notifications
Parent Outreach Meetings
Re-review & Revisions
Re-notification
Press Release
Newspaper Advertisement
School Board Consideration

Tools

Synergy
Geographic Information
Systems
Costar
MetroStudy

Research Tools



Tindale Oliver Long Range Plan

Table 10
Summary of New Schools Needed

Area/Time Frame	Minimum Scenario	Reasonable Scenario
North/West	0	1
North/East	3	6
South	20	31
Countywide	23	38
Average, 2018-2032	1.5	2.5
Historical Average ⁽²⁾		
1994-2014	3	
2003-2009	5	

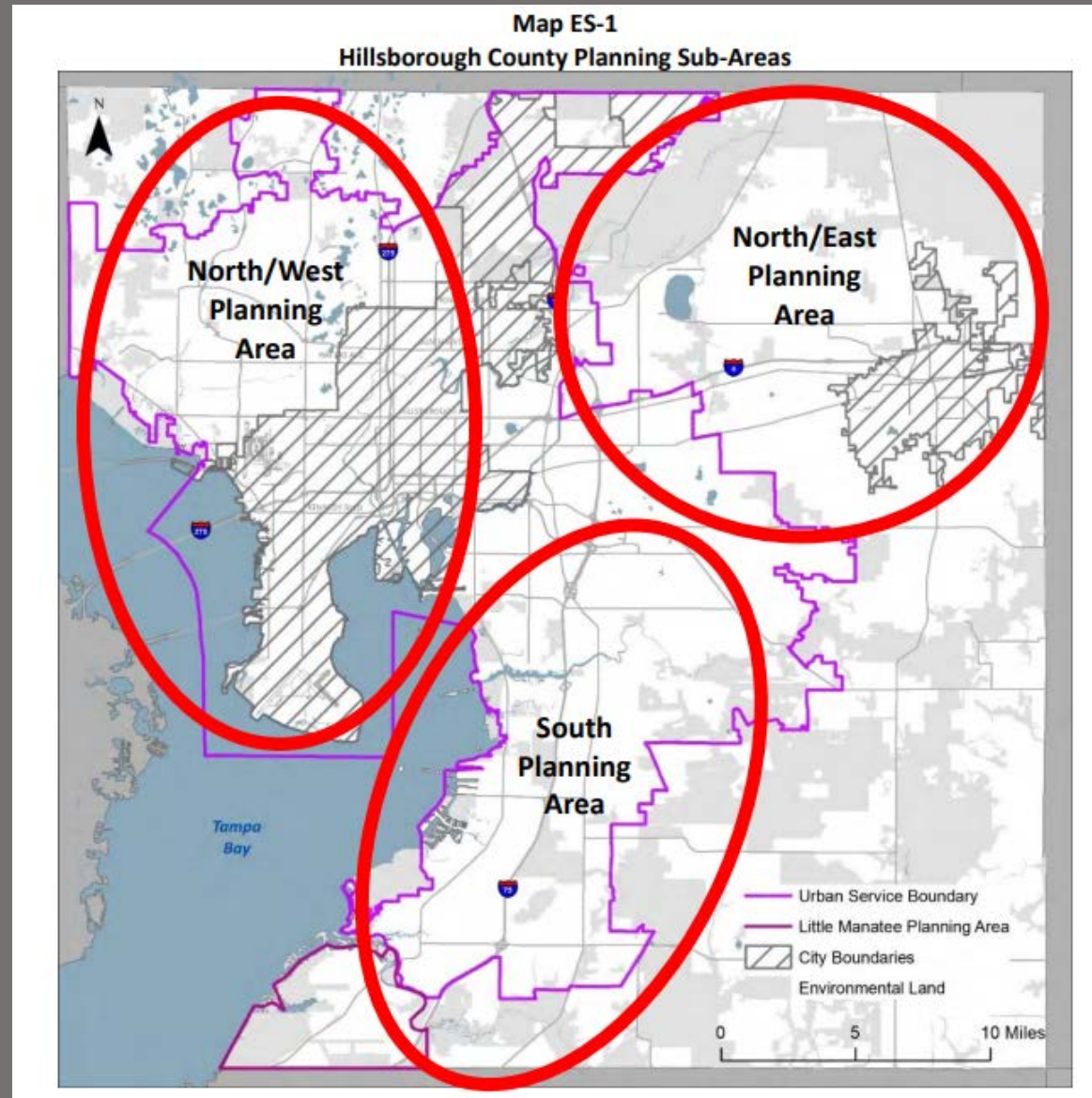
1) Based on assumptions mentioned previously, current available capacity, and projected students

2) Source: Florida Department of Education

Assumptions

Minimum: 200%

Reasonable: 150%



Tindale Oliver Long Range Plan: Funding

Table 11
Summary of Needs and Funding Options

Category	2018-2032	
	Minimum	Reasonable
Cost Related to New Capacity:		
- New Schools	\$768,732,000	\$1,181,940,000
- Portables*	<u>\$226,140,000</u>	<u>\$26,460,000</u>
- Total Cost	\$994,872,000	\$1,208,400,000
Existing Revenue Available for New Capacity:		
- Impact Fees (at Current Adopted Level)	\$565,510,000	
Shortfall/surplus (New Capacity)	-\$429,362,000	-\$642,890,000

Note: Sales Tax funds will address \$1.2 billion in maintenance backlog & debt service, not new capacity

Future Plans & School Sites

- New Sumner High School: Opening August 2020
 - Located East of US 301 on Balm Road (672)
- New Elementary "D": Opening August 2020
 - Located West of US 301 on Gate Dancer (Belmont Subdivision)
- Spoto HS Addition: Opening August 2021
- Wimauma ES Addition: Opening August 2021
- New MS "UU": Opening August 2022
- Opening August 2023 & Beyond
 - Sumner High School, middle school conversion
 - New Elementary "E" Waterset ES



School Siting w/in Urban Service Area (USA) Considerations

- Public schools shall be permitted in **all zoning districts**, with the exception of Manufacturing and Airport Zoning Districts
 - **Student population**
 - Sufficiently sized school sites to accommodate the required **parking and circulation of vehicles**;
 - Availability of public facilities and services, including **transportation facilities** concurrent to support the proposed school;
- Location of elementary school sites proximate to and **within walking distance of the residential** neighborhoods they are intended to serve, encouraging the use of elementary schools as focal points for neighborhoods;
 - Middle and high schools should be **conveniently located to the residential neighborhoods** they are intended to be served, with **access to major roads**;
- Safe access from neighborhoods to schools, including the implementation of the **Safe Paths to Schools (FDOT)** program
 - Public buildings and grounds (especially for purposes of **collocating, parks, libraries, community centers, public safety facilities** and other appropriate related facilities) and their impacts

Offsite Improvements Legal Status (BOCC Workshop)

- The School Board of Hillsborough County, Florida v Hillsborough County, Florida (Case Number 07-CA-10048)
 - Determined that the word “contiguous” as used therein means “abutting or adjacent to” and the School Board could neither be required, nor agree, to expend funds for any improvement which does not meet that definition
- The School Board of Hillsborough County, Florida v Eduardo Fernandez and Florida J. Fernandez
 - Confirmed the School Board does not possess the legal authority to expend monies from the acquisition of the Respondents property because it does not run through, nor is it contiguous to, any school site owned by the School Board

Recent Impact Fee Expenditures (BOCC Workshop)

School	Disbursement Year	Total Spent
Thompson ES	2012	\$17,648,006.00
Lamb ES	2014 & 2015	\$19,482,875.26
Alonso HS Addition	2015	\$6,302,870.72
Newsome HS Addition	2015	\$8,529,311.60
Lennard HS Addition	2015 & 2017	\$5,998,954.39
East Bay HS Addition	2016	\$7,312,494.95
Dawson ES	2016	\$19,139,523.88
Sickles HS Addition	2018	\$4,950,028.75
Robinson HS Addition	2019	\$5,282,597.57*
Elementary "D"	2019	\$23,339,000*

* Represents total disbursement amount, project close out is pending

School District's Position (BOCC Workshop)

- The District supports the collection of school impact fees

Questions?

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Schools Over Capacity

District 1

NAME	Current Utilization
Sickles	102%
Walker	101%

District 2

NAME	Current Utilization
Ballast Point	101%
Coleman	108%
Gorrie	106%
Lennard	108%
Mabry	104%
Mitchell	106%
Plant	102%
Roosevelt	105%
Shields	113%
Wilson Middle	112%

District 3

NAME	Current Utilization
Martinez	101%
McKittrick	100%
Miles	102%
Steinbrenner	105%
Strawberry Crest	100%

District 4

NAME	Current Utilization
Barrington	109%
Bloomington	108%
FishHawk Creek	105%
Lincoln	101%
Newsome	101%
Randall	103%
Riverview High	101%

District 5

NAME	Current Utilization
Blake	101%
Pizzo	101%

Concurrency Review Steps

Review Residential
Plans



Student Generation
Rate



Capacity in Current
Concurrency Service
Area

Capacity in Adjacent
Concurrency Service
Areas



New Capacity
Planned in First 3
Years of 5 Year Plan



Exceeds Level of
Service (pass/fail)

School Concurrency Development/Mitigation Agreement

Note: Mitigation is ONLY required in situations where the new development is exceeding the Level of Service. If school capacity is available, no mitigation is required.