

Orange County Public Schools



Planning for Public Schools



Citizen Planner Academy
June 24, 2017

Our Team

Department of Facilities Planning, OCPS

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<http://planning.ocps.net>

Today's Agenda

- Introduction
- School Planning Process



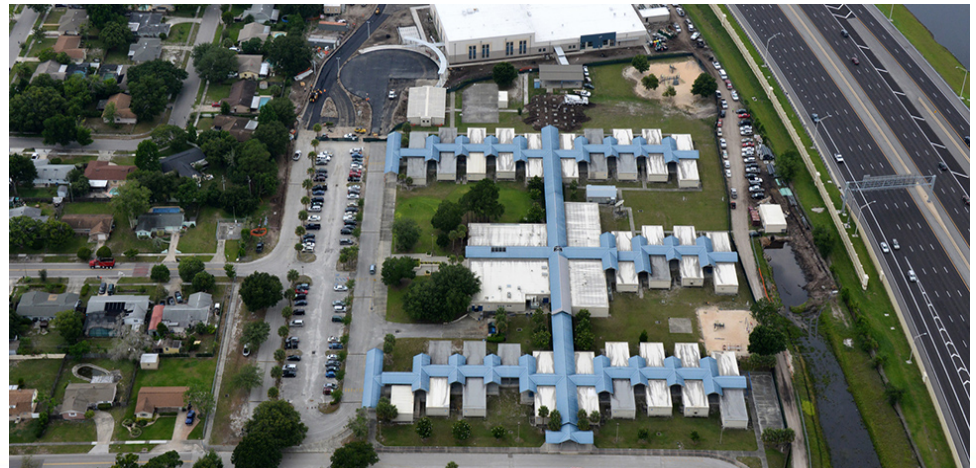
- Case Studies/Examples
- Recent Initiatives and Legislation
- Questions and Discussion

About Orange County Public Schools

- 4th largest school district in Florida
- 10th largest school district in the country
- 188 traditional K-12 schools
- 185,208 K-12 students* (2016-17 enrollment)
*Traditional public schools, does not include charters
- Expected to grow by 3,600 children in the 2017-18 school year

Frequently Asked Questions

- Why aren't neighborhood schools built anymore?
- Why are school sites so big?
- Why are schools so far from the children they serve?
- Why are there so many portables?
- Are charter schools subject to the same siting standards?



Planning Challenges

- Growth
 - How much, and where?
 - When to build the school?
- Money
 - Reliance on local capital funding
 - State Legislature controls operational funding
- Land Availability

Coordination with Local Governments

Two Key Areas of Land Use Coordination:

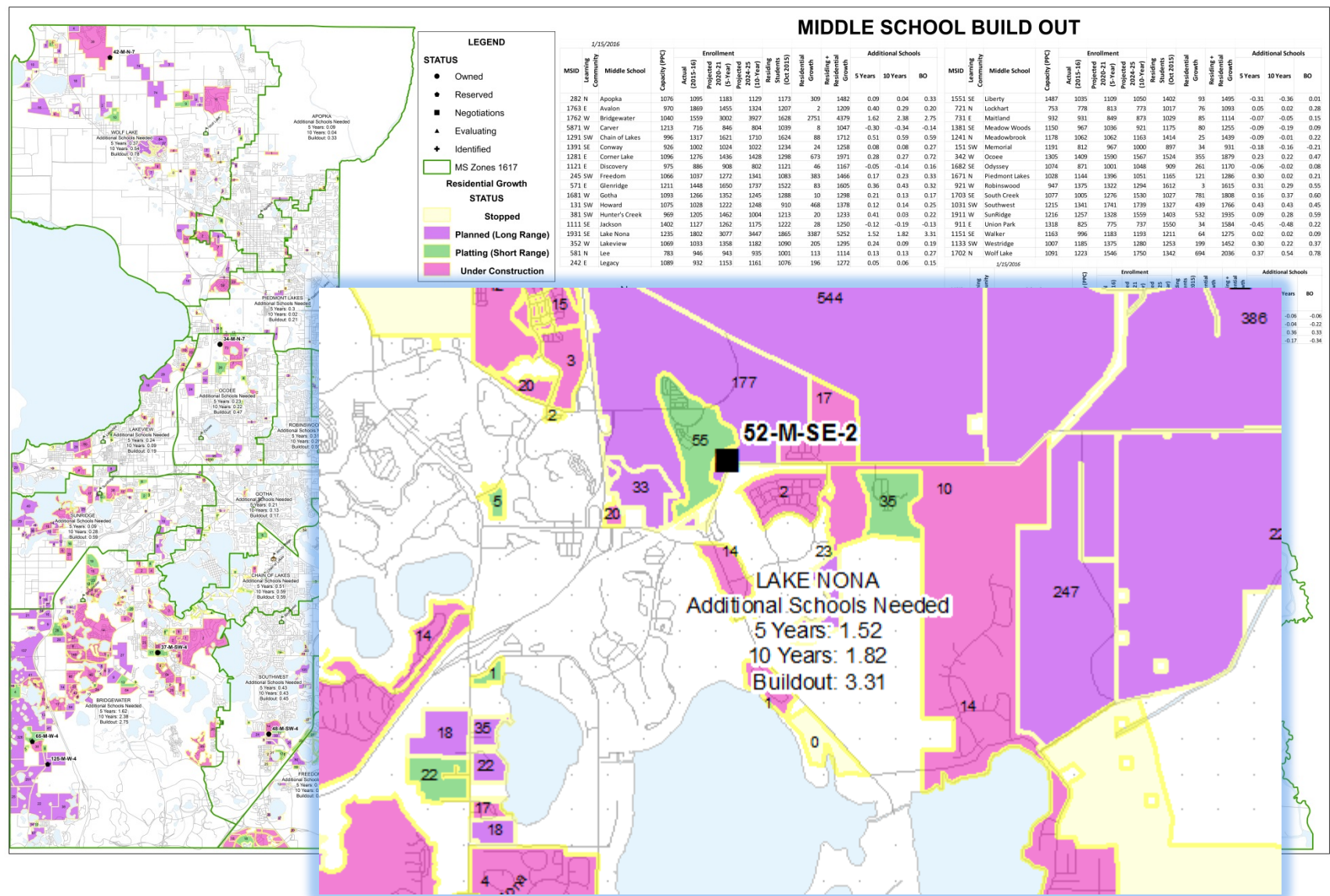
1. Entitlements for School Sites
 - Future land use, zoning, site plan, etc.
2. Impact Assessments of Proposed Residential Developments
 - Is school capacity available to serve this subdivision?

Coordination with Local Governments

- Martinez Doctrine (2000)
- Orange County Charter Amendment (2004, 2012)
- Interlocal Agreement (ILA) (2006, 2008, 2011)
 - Quarterly meetings with Orange County and City of Orlando
 - Annual Interlocal Planners Meetings
 - Annual City Manager Meetings
 - Student Pedestrian Safety Committee
 - Annual Joint Meeting between BCC and School Board Officials
 - Staff Serves as Non-Voting Member of all Development Review Committees and Planning & Zoning Commissions



PLANNING FOR FUTURE NEEDS



LEGEND

- Owned
- Reserved
- Negotiations
- ▲ Evaluating
- ◆ Identified

MS Zones 1617

Residential Growth STATUS

- Stopped
- Planned (Long Range)
- Platting (Short Range)
- Under Construction

MIDDLE SCHOOL BUILD OUT

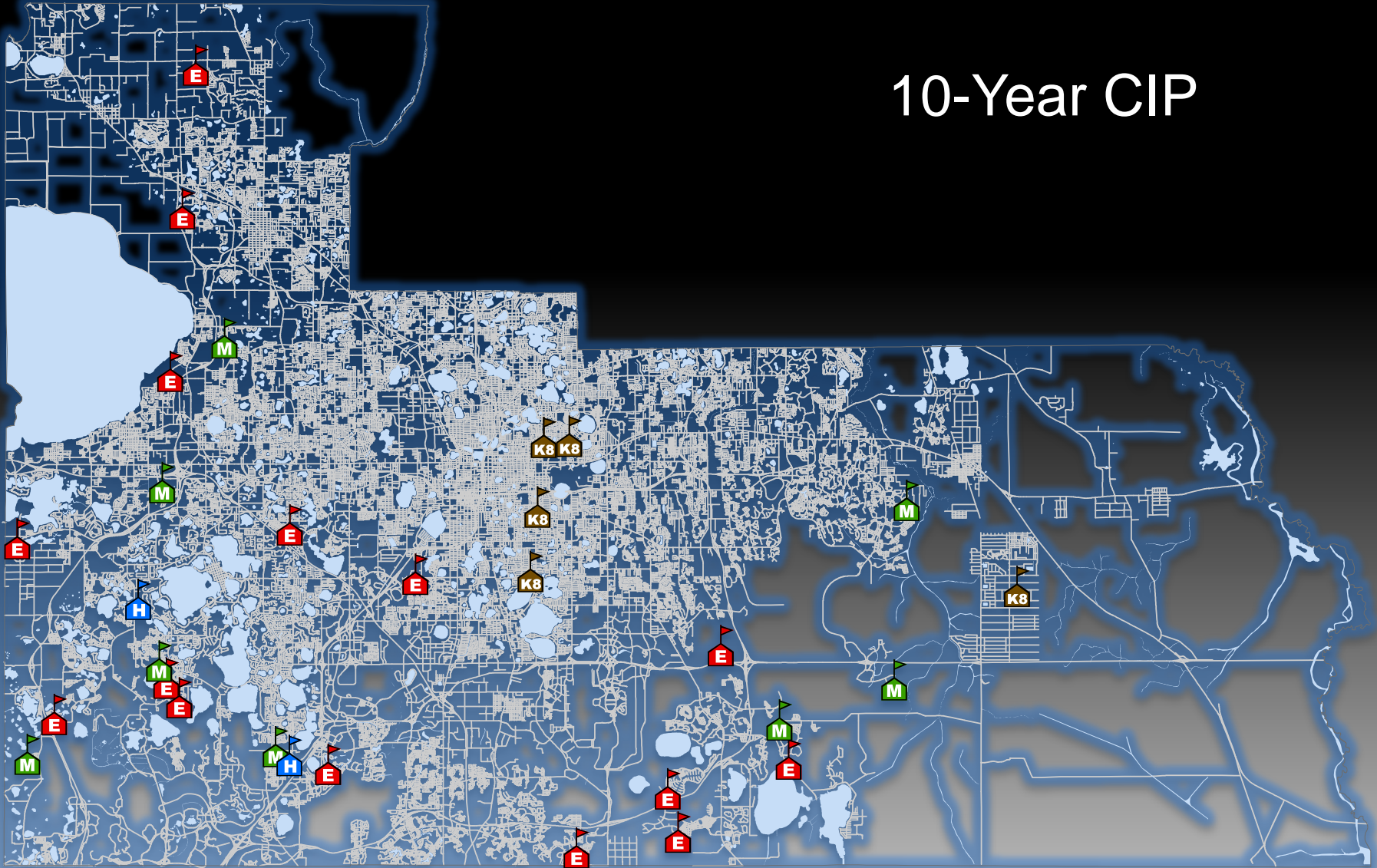
1/15/2016										1/25/2016																		
MSID	Learning Community	Middle School	Capacity (FPC)	Actual (2015-16)	Enrollment Projected (5-Year)	2020-25 (10-Year)	2025-30 (15-Year)	Students	Residential Growth (DOT 2015)	Residing + Residential Growth	Additional Schools	MSID	Learning Community	Middle School	Capacity (FPC)	Actual (2015-16)	Enrollment Projected (5-Year)	2020-25 (10-Year)	2025-30 (15-Year)	Students	Residential Growth	Residing + Residential Growth	Additional Schools					
											5 Years	10 Years	BO										5 Years	10 Years	BO			
282 N	Apopka	1076	1095	1183	1129	1173	309	1482	0.09	0.04	0.33	1551 SE	Liberty	1487	1035	1109	1050	1402	93	1495	-0.31	-0.36	0.01					
1763 E	Avalon	970	1869	1455	1324	1207	2	1209	0.40	0.29	0.20	721 N	Lockhart	753	778	813	773	1017	76	1093	0.05	0.02	0.28					
1762 W	Bridgewater	1040	1559	3002	3927	1628	2751	4379	1.62	2.38	2.75	731 E	Maitland	932	931	849	873	1039	85	1114	-0.07	-0.05	0.15					
5871 W	Carver	1213	716	846	804	1039	8	1047	-0.30	-0.34	-0.14	1381 SE	Meadow Woods	1150	967	1036	921	1175	80	1255	-0.09	-0.19	0.59					
1291 SW	Chain of Lakes	996	1317	1621	1710	1624	88	1712	0.51	0.59	0.59	1241 N	Meadowbrook	1178	1062	1062	1163	1414	25	1439	-0.09	-0.01	0.22					
1391 SE	Conway	936	1002	1024	1022	1234	24	1258	0.08	0.08	0.27	151 SW	Memorial	1191	812	967	1000	897	34	931	-0.18	-0.16	-0.21					
1281 E	Corner Lake	1096	1276	1436	1428	1298	673	1971	0.28	0.27	0.72	342 W	Ocoee	1305	1409	1500	1567	1524	355	1879	0.23	0.22	0.47					
1121 E	Discovery	975	886	908	802	1121	46	1167	-0.05	-0.14	0.16	1682 SE	Odyssey	1074	871	1001	1048	909	261	1170	-0.06	-0.02	0.08					
245 SW	Freedom	1066	1037	1272	1341	1083	383	1486	0.17	0.23	0.33	1671 N	Piedmont Lakes	1028	1144	1396	1051	1185	121	1286	0.30	0.02	0.21					
571 E	Glenridge	1211	1448	1650	1737	1522	83	1605	0.36	0.43	0.32	921 W	Robinwood	947	1375	1322	1264	1612	3	1615	0.31	0.29	0.55					
1681 W	Gotha	1093	1266	1352	1245	1288	10	1298	0.21	0.13	0.17	1703 SE	South Creek	1077	1005	1276	1530	1027	781	1808	0.16	0.37	0.60					
131 SW	Howard	1075	1028	1222	1248	910	468	1378	0.12	0.14	0.25	1031 SW	Southwest	1215	1341	1741	1739	1327	439	1766	0.43	0.43	0.45					
381 SW	Hunter's Creek	969	1205	1462	1004	1213	20	1233	0.41	0.05	0.22	1911 W	Sunridge	1216	1257	1328	1559	1403	532	1955	0.09	0.28	0.59					
1113 SE	Jackson	1402	1137	1262	1175	1222	28	1250	-0.12	-0.19	-0.13	911 E	Union Park	1318	825	775	737	1550	34	1584	-0.45	-0.48	0.22					
1391 SE	Lake Nona	1235	1802	3077	3447	1865	3387	5252	1.52	1.82	3.31	1151 SE	Walker	1163	996	1183	1193	1211	64	1275	0.02	0.02	0.09					
352 W	Lakeview	1069	1033	1358	1182	1090	205	1295	0.24	0.09	0.19	1133 SW	Westridge	1007	1185	1375	1280	1253	199	1452	0.30	0.22	0.37					
581 N	Lee	783	946	943	935	1001	113	1114	0.13	0.13	0.27	1702 N	Wolf Lake	1091	1223	1546	1750	1342	694	2036	0.37	0.54	0.78					
242 E	Legacy	1089	932	1153	1161	1076	196	1272	0.05	0.06	0.15																	

52-M-SE-2

LAKE NONA
Additional Schools Needed
5 Years: 1.52
10 Years: 1.82
Buildout: 3.31

MSID	Learning Community	Middle School	Capacity (FPC)	Actual (2015-16)	Enrollment Projected (5-Year)	2020-25 (10-Year)	2025-30 (15-Year)	Students	Residential Growth	Residing + Residential Growth	Additional Schools		
											5 Years	10 Years	BO
544											-0.06	-0.06	
386											-0.04	-0.22	
177											0.36	0.33	
17											-0.17	-0.34	

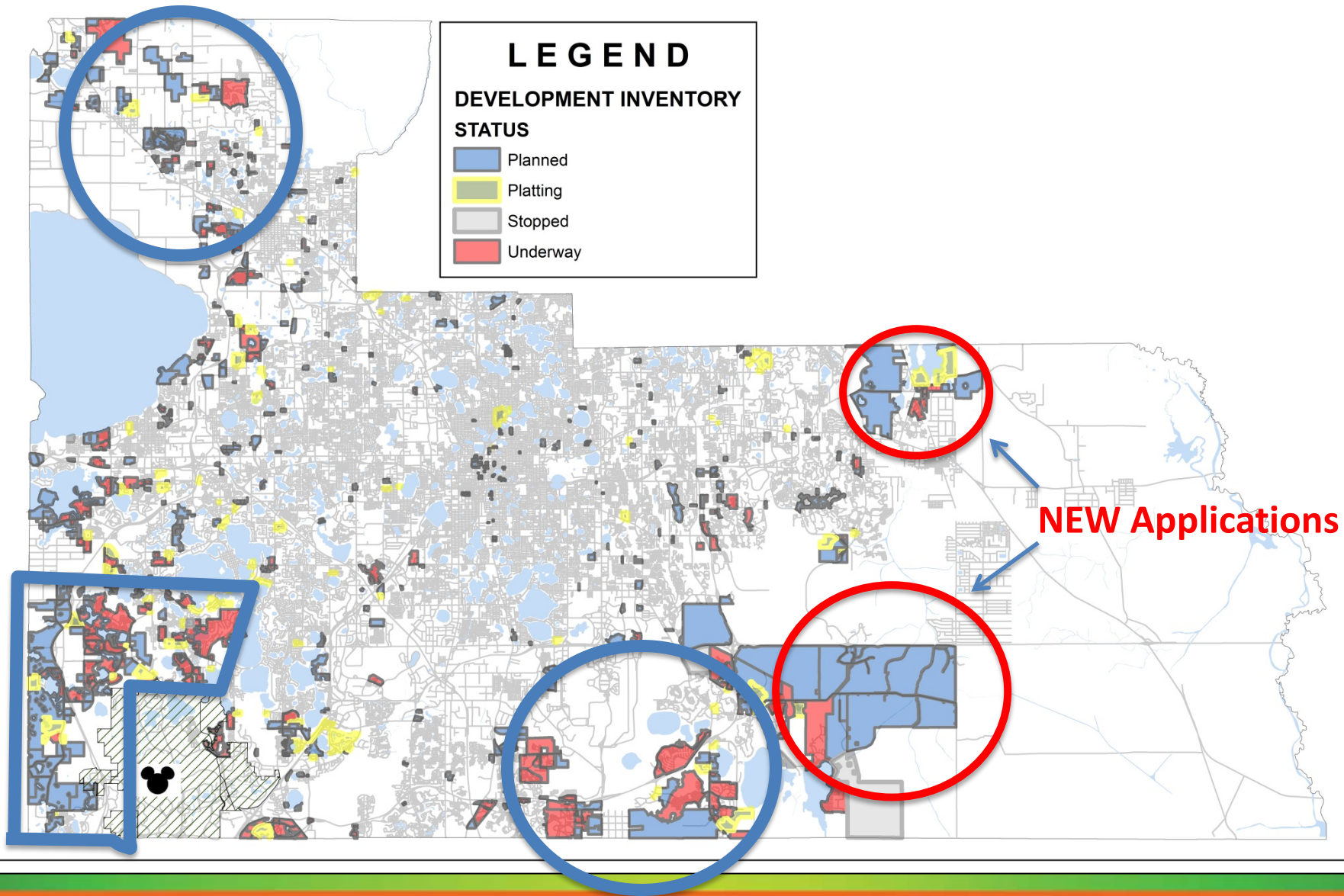
10-Year CIP



LEGEND

DEVELOPMENT INVENTORY STATUS

-  Planned
-  Platting
-  Stopped
-  Underway



NEW Applications

Student Generation Rates



Single Family (detached)=0.417
~2.5 homes = 1 child



Multi-Family (apartments, condos)=0.281
~4 units = 1 child



Townhomes (attached residential)=0.329
3 units = 1 child

Student Generation Rates



Single Family (detached)
4,500 Homes = 1 elementary
12,500 Homes = 1 middle
21,000 Homes = 1 high school

Multi Family (attached)
5,700 Homes = 1 elementary
19,500 Homes = 1 middle
40,000 Homes = 1 high school

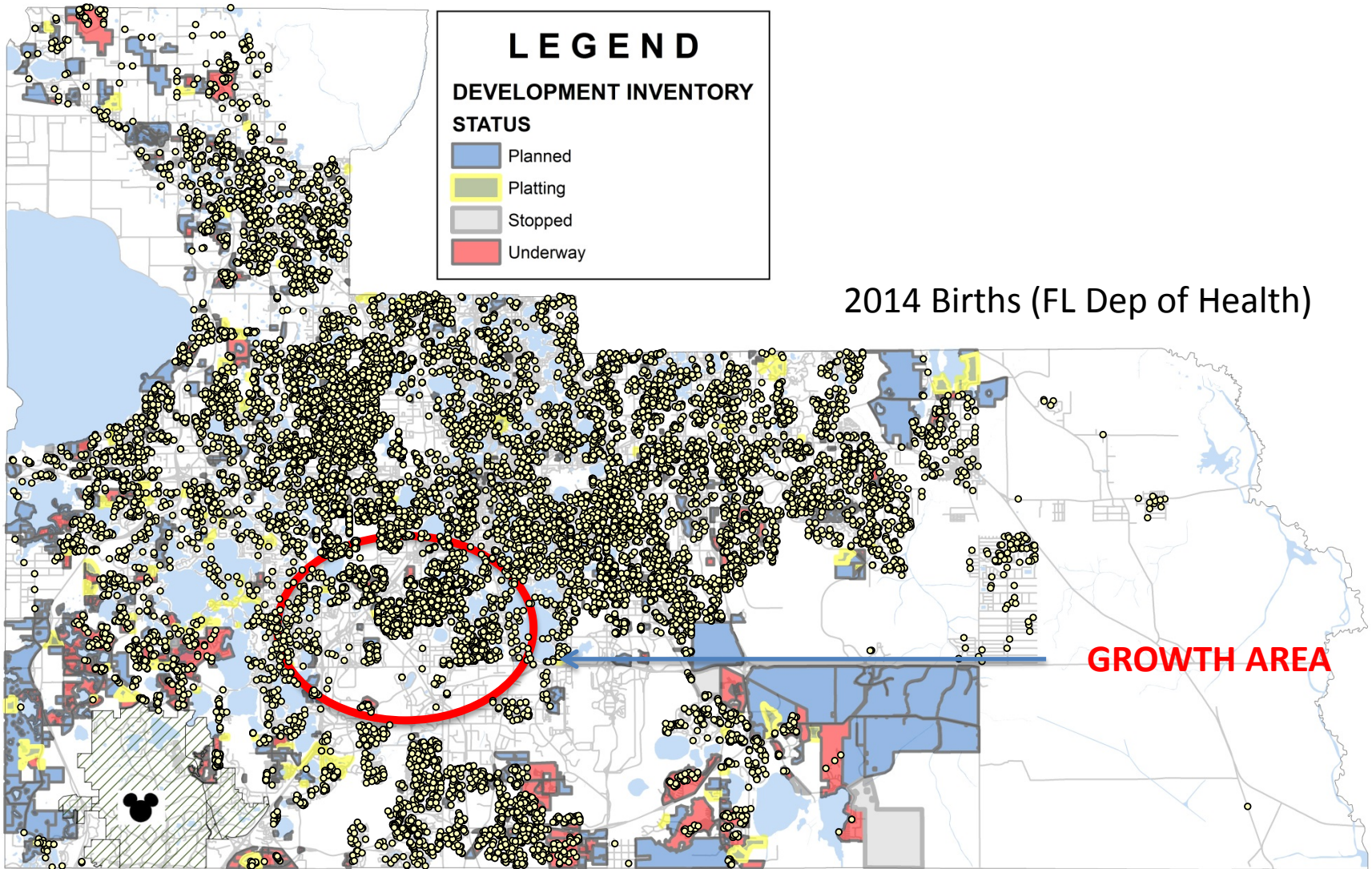
LEGEND

DEVELOPMENT INVENTORY STATUS

- Planned
- Platting
- Stopped
- Underway

2014 Births (FL Dep of Health)

GROWTH AREA



Enrollment Projection Inputs:

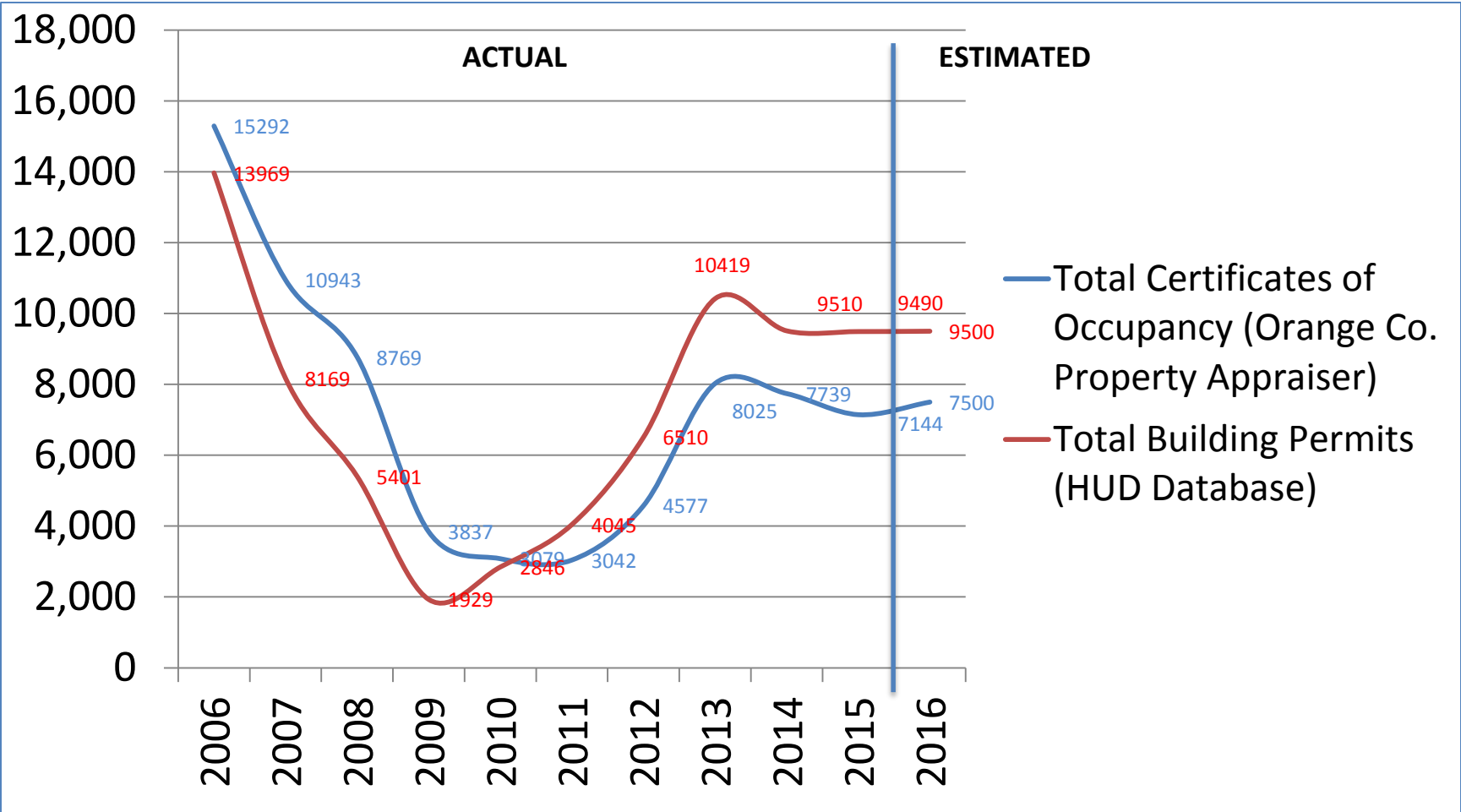
- 1) Cohort Survival Methodology
- 2) New Residential Construction
- 3) Natural Growth (Birth Data)

School	Type	Historical Enrollment									
		2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Elementary		81,773	80,671	80,816	80,931	82,690	83,186	84,226	86,001	87,115	87,780
Middle		37,745	38,383	37,623	38,102	38,616	39,388	39,523	40,034	40,662	41,492
High		49,527	48,915	48,241	48,954	49,344	50,037	50,902	52,071	54,739	55,936
Special Schools		7,248	6,716	8,702	11,053	11,641	13,071	14,696	16,169	17,301	18,240
TOTAL		176,293	174,685	175,382	179,040	182,291	185,682	189,347	194,275	199,817	203,448

School	Type	Projections										
		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary		88,507	89,034	88,802	89,577	91,523	93,804	96,598	100,410	103,264	106,932	110,415
Middle		43,236	44,349	46,217	45,875	46,054	45,336	45,260	45,345	46,765	47,765	49,196
High		57,078	58,002	58,579	61,502	62,935	65,062	66,559	65,574	66,180	65,823	66,124
Special Schools		18,930	19,433	19,727	19,938	20,073	20,194	20,270	20,368	20,368	20,368	20,368
TOTAL		207,751	210,818	213,325	216,892	220,585	224,396	228,687	231,697	236,577	240,888	246,103

Orange County Public Schools

New Residential Construction



Relief Schools and Portables

- *Why and how does OCPS use portable classrooms? Why not just build another school?*
 - Educational Framework:
 - Elementary School Prototype = 830 student stations/\$20 Million
 - Middle School Prototype = 1,215 student stations/\$35-40 Million
 - High School Prototype = 2,776 student stations/\$90 Million
 - Revenue/Cash Flow
 - Operational Efficiency
 - Relief school timing must be correct so the school does not open half empty, resulting in operational inefficiencies



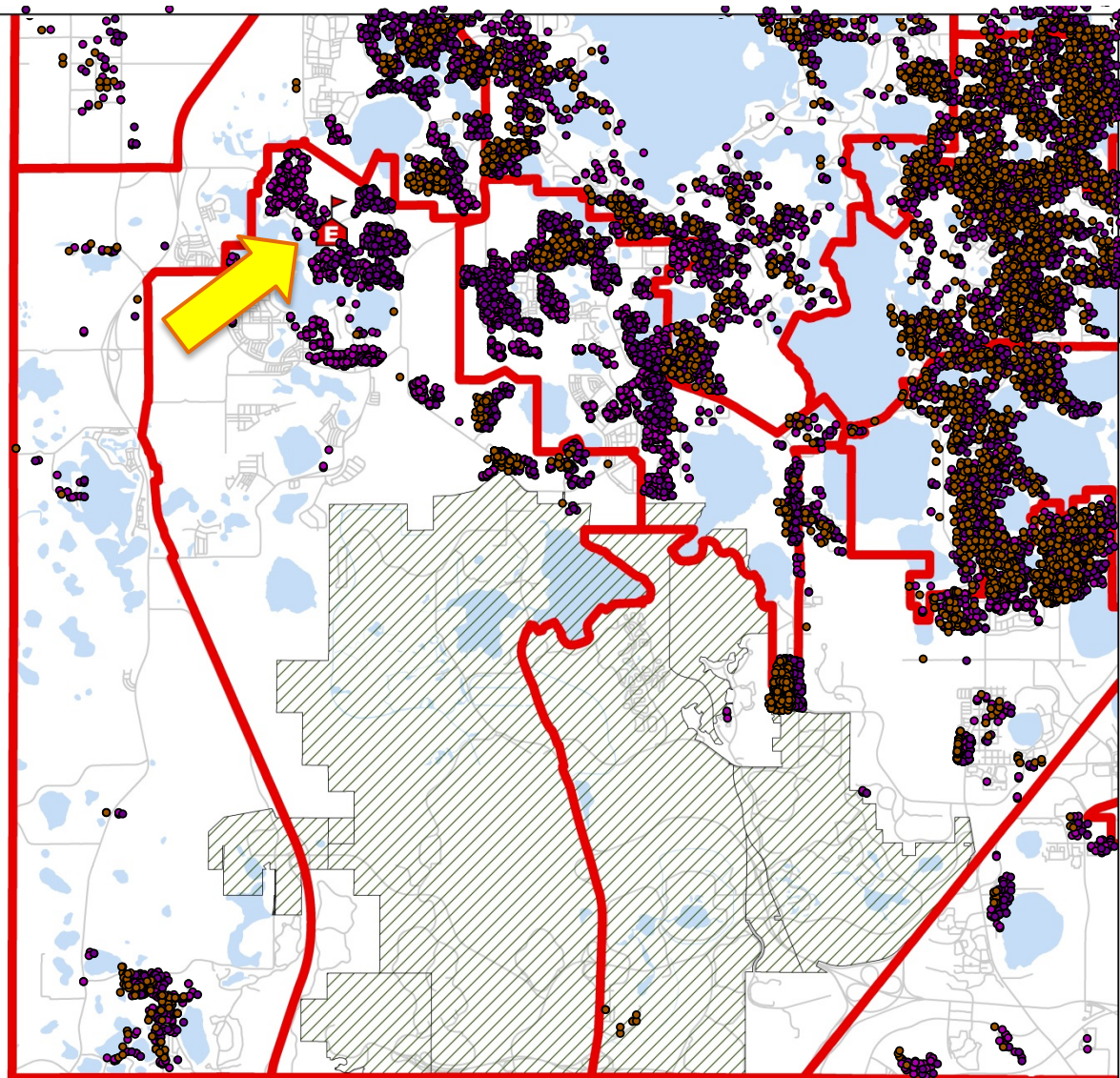
Independence Elementary

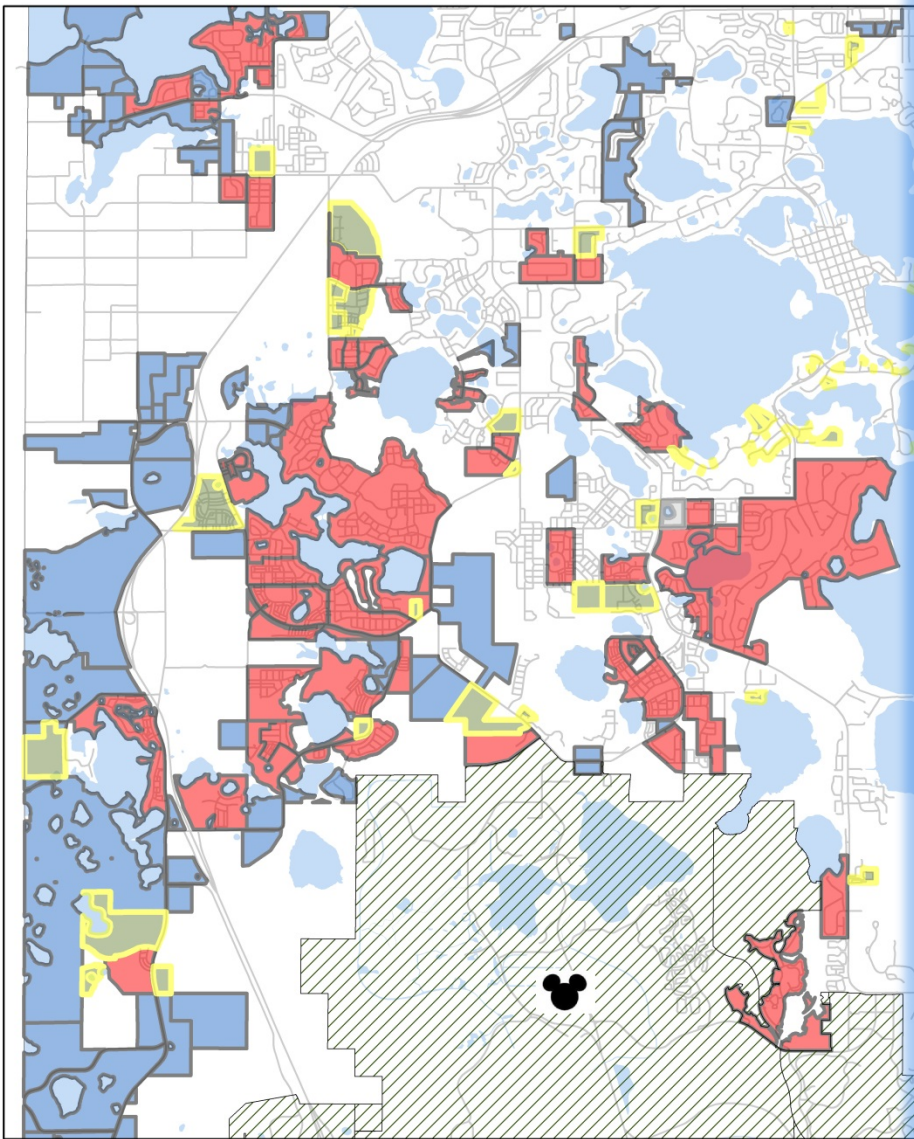
Opening Year: 2015-16

Opening Enrollment: 786

2010-11 – 348 Residing Students

2005-06 – 119 Residing Students





Identify

Identify from: OCPSSDE.PGR.DEVELOPI

OCPPSSDE.PGR.DEVELOPMENT_INVENTORY
Mattamy Homes Reams Road

Location: 467,005.314 1,491,834.697 Feet

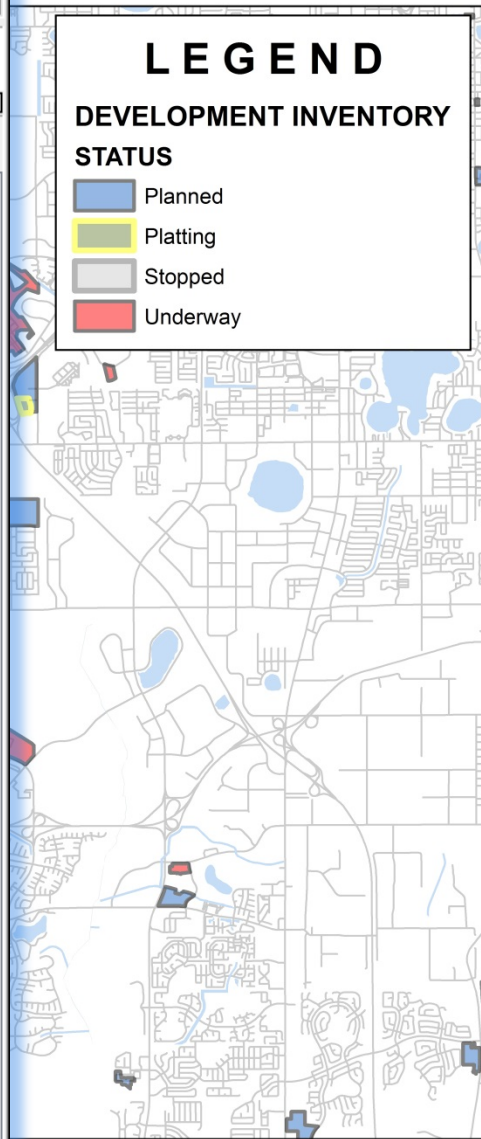
Field	Value
OBJECTID	544
AREA	<null>
PERIMETER	<null>
ACREAGE	18.041
PRJCT_NAME	Mattamy Homes Reams Road
OID	<null>
APPLICANT	Mattamy Homes of Orlando
ELEMENTARY	BAY LAKE
MIDDLE	BRIDGEWATER
HIGH	WEST ORANGE
OCPS_ID	OC-15-020
Source	
COMMENTS	
STATUS	Platting
PER_COMPLE	0
STATUS_DAT	11/13/2015
SF_Units	60
TH_Units	0
MF_Units	110
TOTAL_Unit	170
ES_BO	28
MS_BO	13
HS_BO	16
TOTAL_BO	57
Shape	Polygon
Shape.STArea()	4301580.297363
Shape.STLength()	11884.677052
SB_District	4

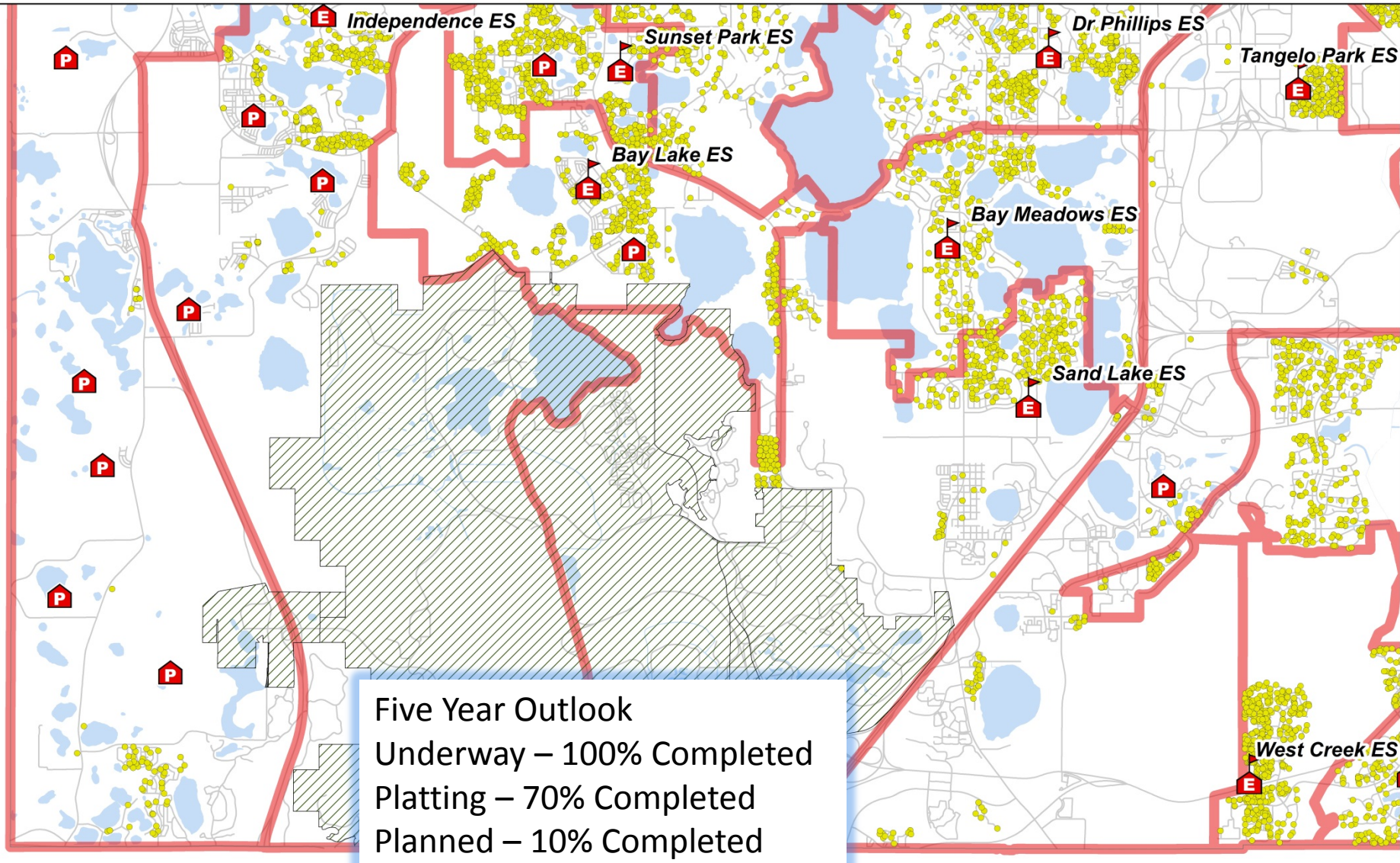
Identified 1 feature

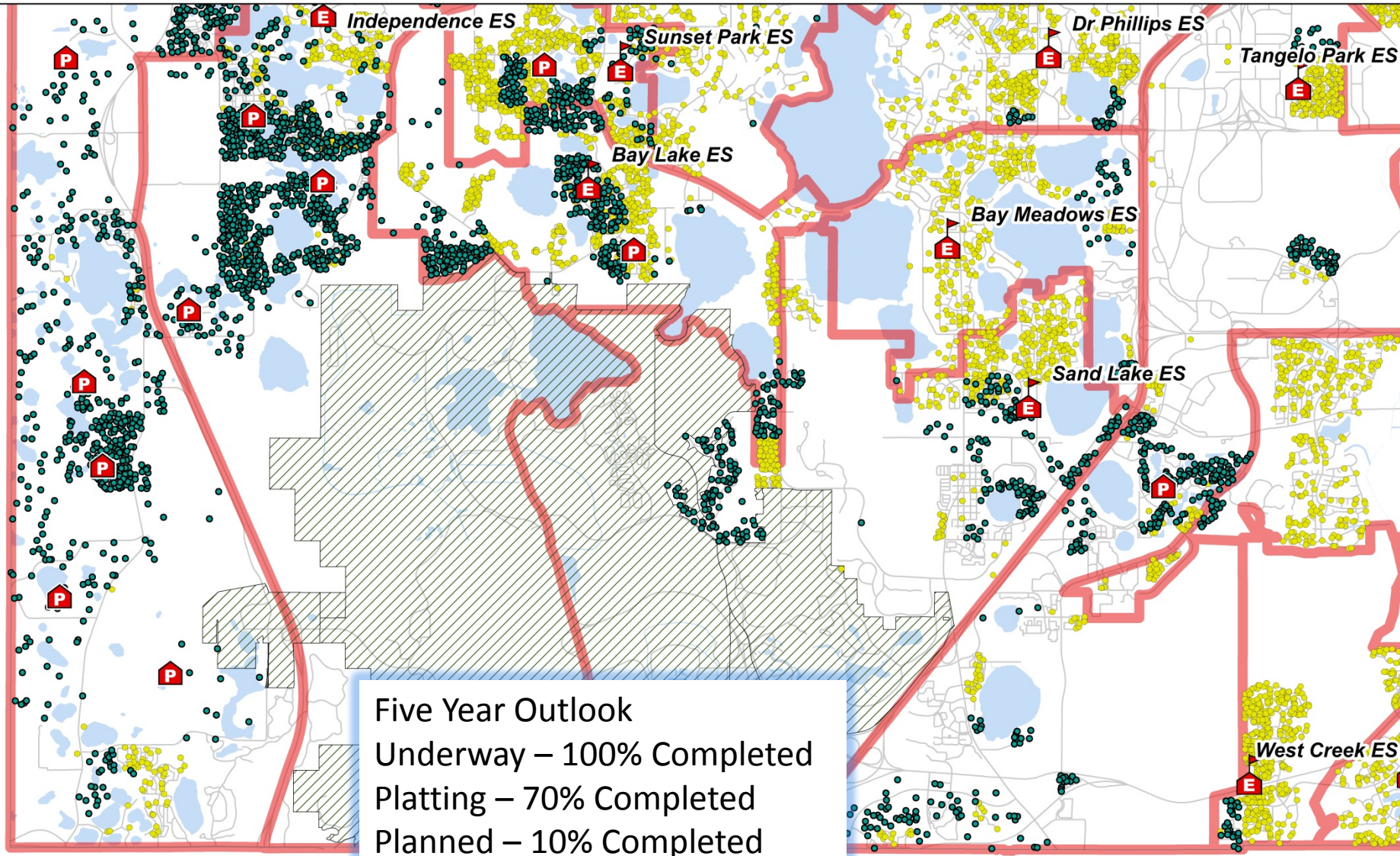
LEGEND

DEVELOPMENT INVENTORY STATUS

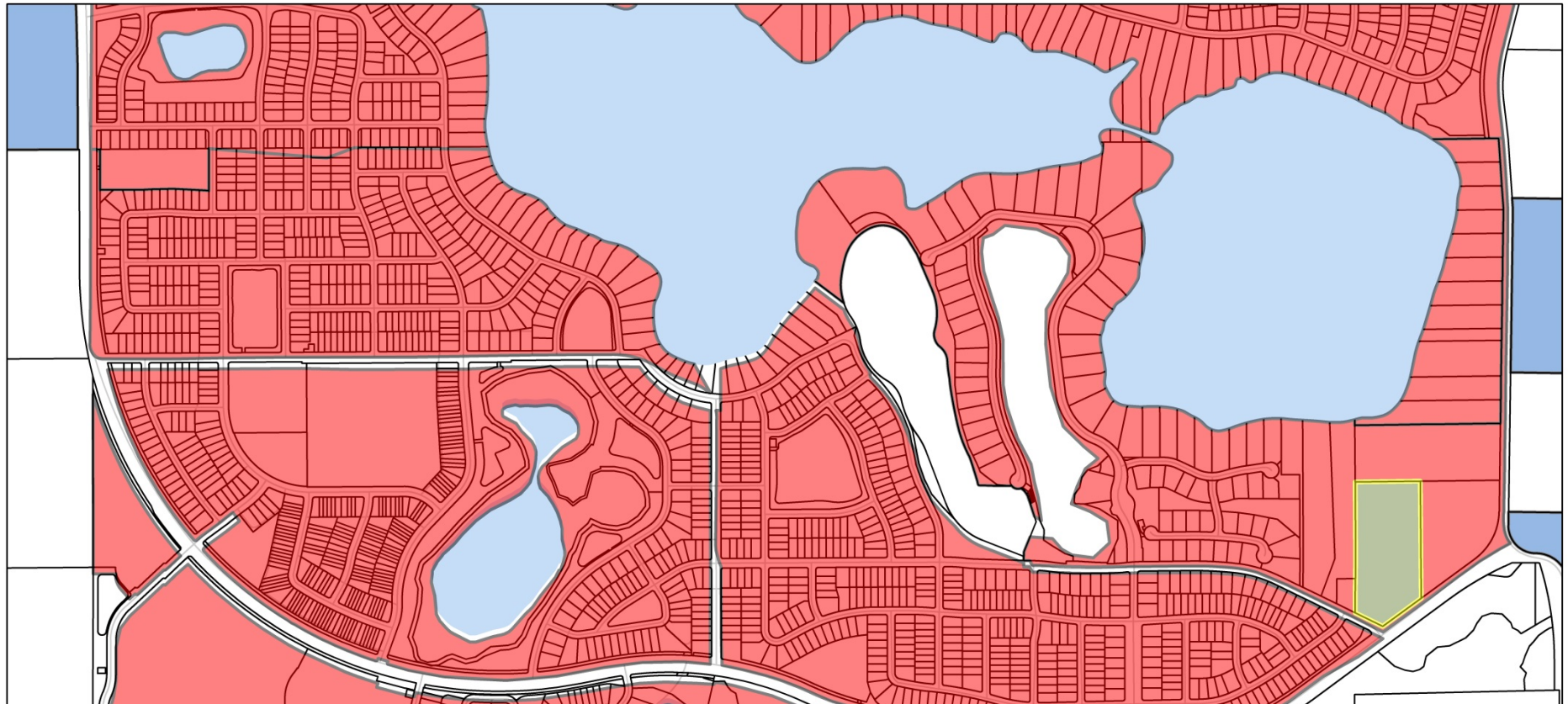
- Planned
- Platting
- Stopped
- Underway







Five Year Outlook
Underway – 100% Completed
Platting – 70% Completed
Planned – 10% Completed



ID	ACRE_CODE	X_COORD	Y_COORD	MKTIDX	AYB	EYB	SALE_DATE	SALE_ADJ_VALUE	CITY	STAT
8	AI	606395.11	1522016.16	0103-0	2006	2006	11/14/2014	205000	ORLANDO	FL
14	AI	604467.12	1522129.67	0103-0	2006	2006	11/29/2011	290000	ORLANDO	FL
5	AI	604642.69	1522122.71	0103-0	2006	2006	12/28/2006	425000	ORLANDO	FL
3	AI	606692.85	1521997.75	0103-0	2006	2006	5/9/2006	336500	ORLANDO	FL
16	AI	607113.34	1529089.81	0120-04	2006	2006	2/6/2009	135000	ORLANDO	FL

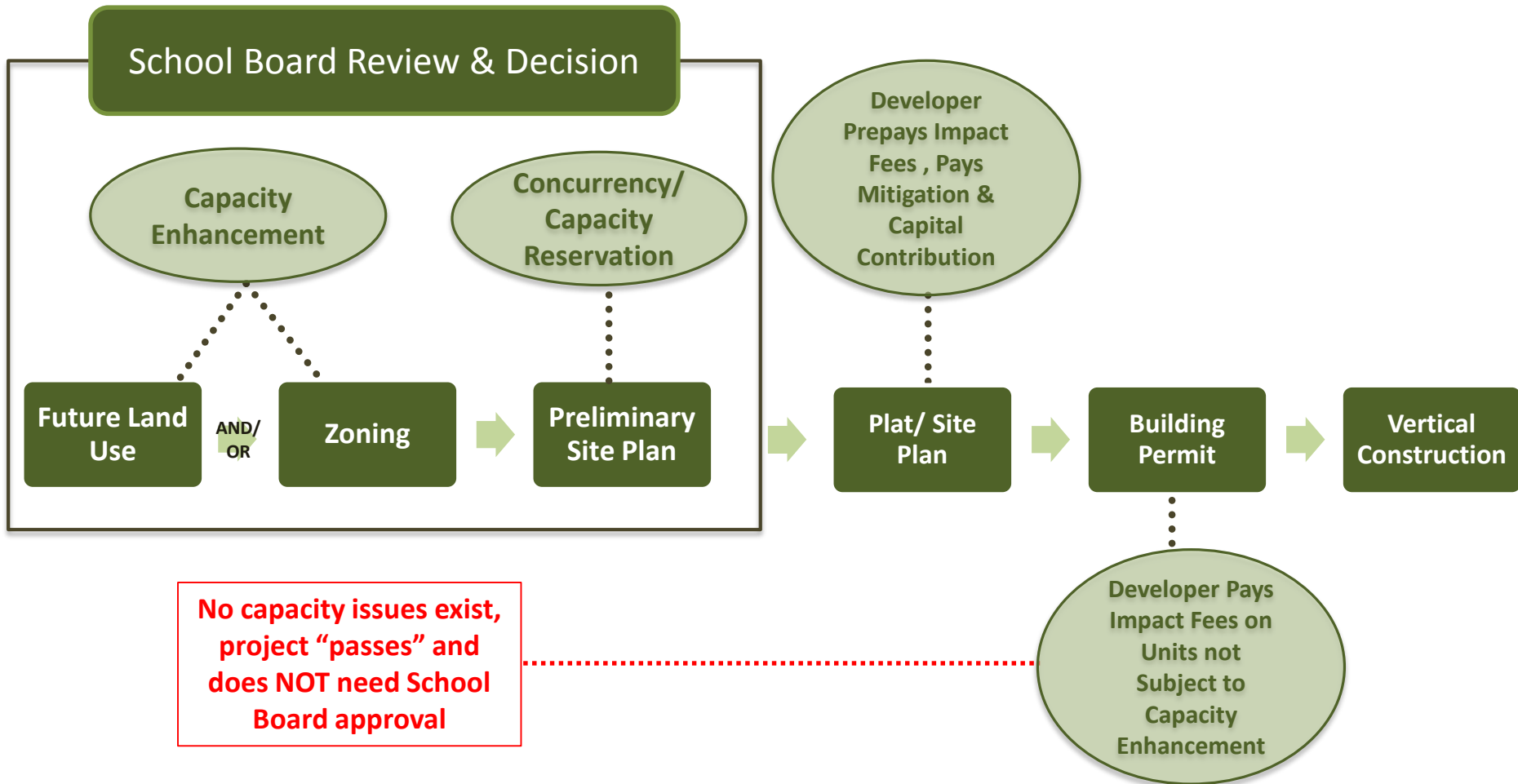
10-Year School Enrollment Projections

Real Estate ID	Priority Number per A	Location-Num	Name	Permanent Program Capacity	Enrollment 2015-16	Difference	FY 2016-17	Difference	FY 2017-18	Difference	FY 2018-19	Difference	FY 2019-20	Difference	FY 2020-21	Difference	FY 2021-22
37-M-SW-4 (1)	1	1762	Bridgewater MS	1,040	1,559	520	1,868	829	2,148	1,109	2,472	1,432	2,826	1,786	3,002	1,962	3,204
University Func. Equity		1001	University HS	2,590	3,165	575	3,153	563	3,365	776	3,245	655	3,197	607	3,318	728	3,436
72-E-W-7	2	141	Lakeville ES	536	848	312	829	293	786	250	730	194	716	180	695	159	714
		1321	Maxey ES	500	297	(203)	309	(191)	290	(210)	293	(207)	301	(199)	302	(198)	307
		941	Prairie Lake ES	809	1,014	205	1,000	191	1,052	243	1,089	280	1,136	327	1,220	411	1,295
		1361	Wheatley ES	445	448	3	462	17	463	18	462	17	453	8	449	4	458
Blankner Func. Equity		631	Blankner K8	891	1,079	188	1,095	204	1,088	197	1,074	183	1,065	174	1,053	162	1,048
Chain of Lakes Func. Equity		1291	Chain of Lakes MS	996	1,317	321	1,360	364	1,464	468	1,608	611	1,694	697	1,621	624	1,503
25-E-SW-4	3	1392	117-E-SW-4	786			904	118	1,061	275	1,200	414	1,259	473	1,343	557	1,377
114-E-W-4	4	1482	Independence	786	786	0	644	(142)	855	69	948	162	1,053	267	1,148	362	1,188
		1791	Keene's Crossing	812	893	81	982	170	1,076	264	1,130	318	1,174	362	1,254	442	1,320
Lee MS Func. Equity		581	Lee MS	783	946	163	865	82	993	210	1,175	392	1,223	440	1,236	453	1,208
90-E-N-7	5	1011	Rock Springs	803	824	21	820	17	853	50	823	20	785	(18)	750	(53)	737
		1751	Wolf Lake ES	744	1,180	436	1,205	461	1,174	430	1,172	428	1,144	400	1,145	401	1,159
		461	Zellwood ES	569	627	58	646	77	626	57	626	57	637	68	676	107	728
Avalon ES Func. Equity		222	Avalon ES	601	952	351	925	324	940	339	901	300	860	259	848	247	845
20-E-SW-4	6	811	Tangelo Park	650	427	(223)	556	(94)	566	(84)	585	(65)	577	(73)	571	(79)	559
		1051	Waterbridge	814	1,174	360	1,189	375	1,257	443	1,275	461	1,263	449	1,268	454	1,279
Pineloch ES Relief	7	1492	81-E-SW-5	786	0	(786)	908	122	931	145	967	181	993	207	1,001	215	1,010
		1553	Millennia	732	1,102	370	912	180	970	238	1,046	314	1,116	384	1,118	386	1,160
		231	Pineloch ES	770	893	123	925	155	993	223	1,026	256	1,085	315	1,109	339	1,153
		1621	Shingle Creek	752	1,133	381	834	82	779	27	769	17	791	39	809	57	828

School Review Process

	Capacity Enhancement	Concurrency
What?	Changing of Land Use Entitlements	Prior to Vertical Construction
	Land Rezoning & Future Land Use Map Amendments	Site Plan or Pre-plat (All Post-2008 Residential Projects)
	Covers “New” Units	All Units in Project
When?	Early in Development Process	Later in Development Process
How?	Local, Charter Amendment, ILA	Optional/ State Statute, ILA
Timing?	Long Range	Short Range
	Used for Planning Purposes, Incorporated into Background Growth, Does Not Encumber or Reserve Capacity	Requires a Capacity Encumbrance and Reservation

Residential Development Process

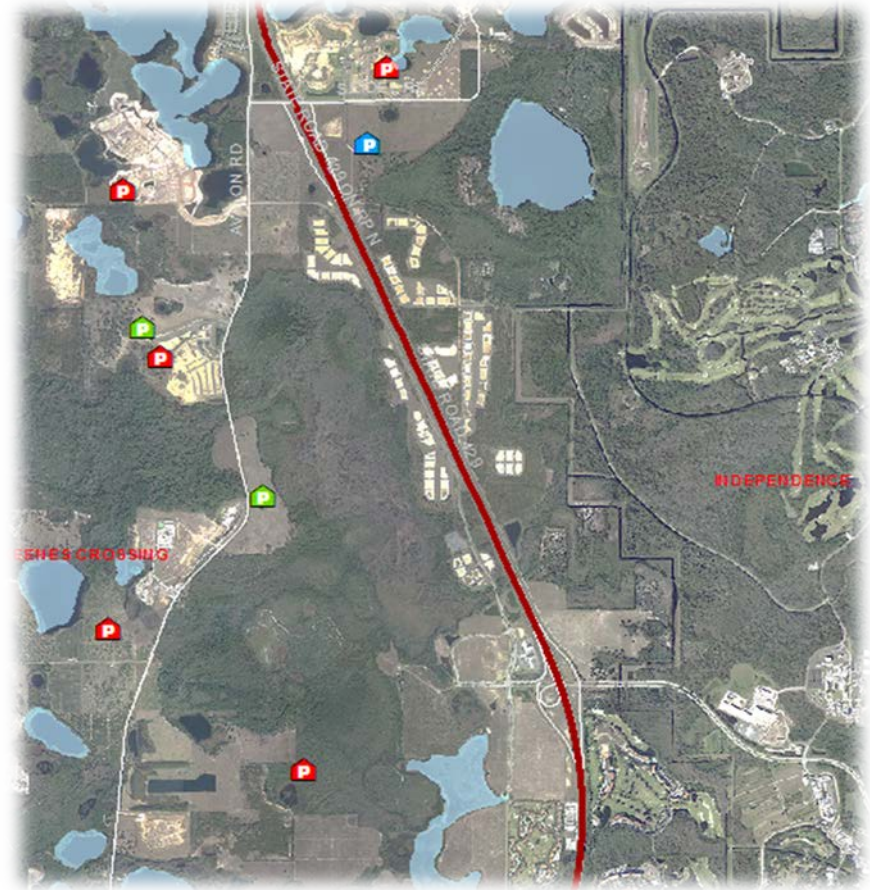




ACQUISITION OF SCHOOL SITES

Acquisition Methods

- Outright purchase
- Eminent domain
- Site reservations in large developments

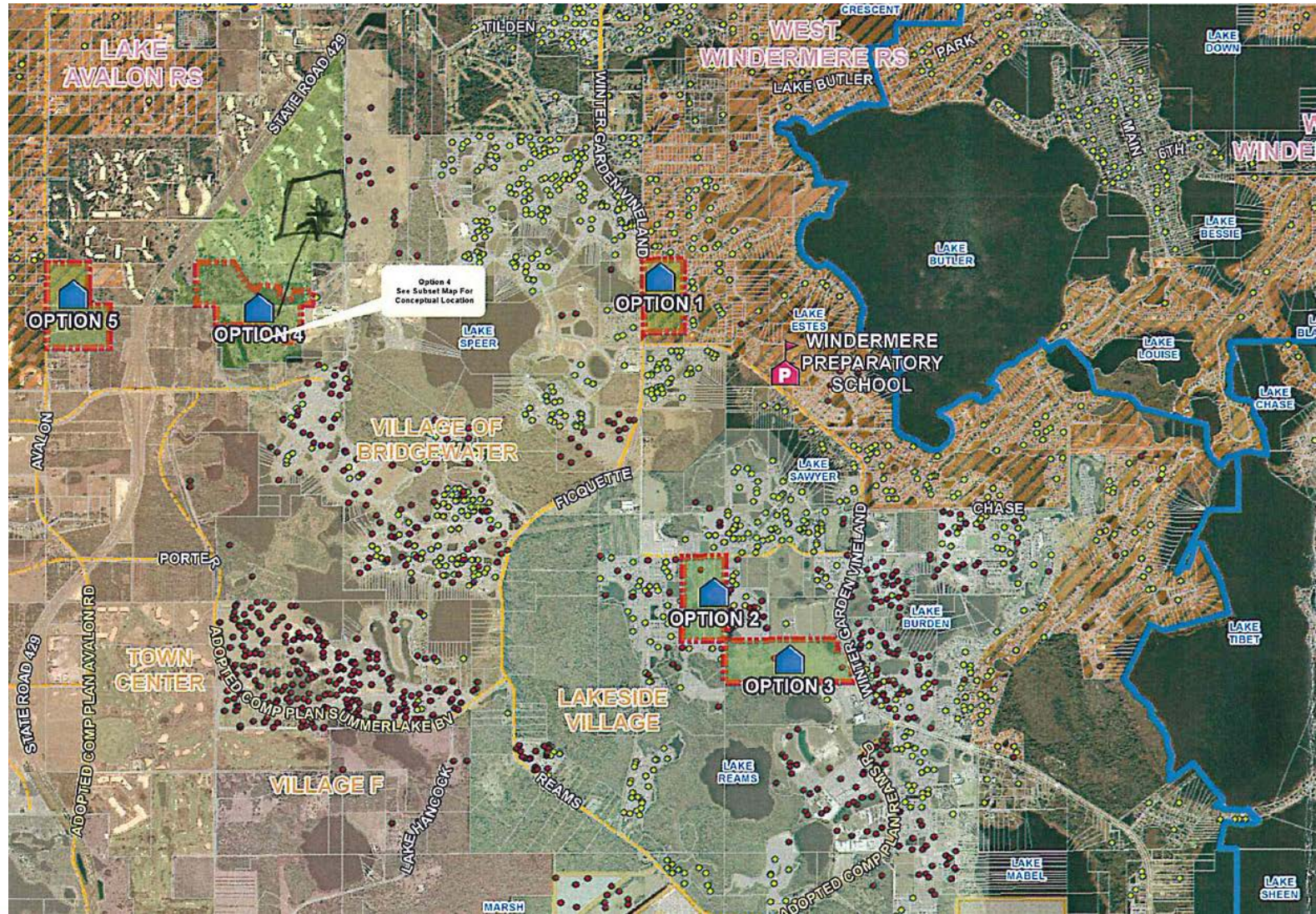


Match Need with Availability

- Pinpoint deficiencies based on data, OR
- Track growth to identify future needs
- Identify potential sites that meet the state and local regulations
 - Minimum size requirement
 - Cost
 - Flat & dry / shape & size
 - Connectivity to infrastructure
 - Compatibility
 - Opportunities for joint use
 - Future Land Use and Zoning



Orange County Public Schools



Orange County Public Schools

CATEGORY	FEASIBILITY	REMARKS
OPTION # 1 (Existing Site/Beck Property)		
Total Acreage = 65.49	GOOD	• Usable Acreage = 65.49
Land Cost	GOOD	• No additional land or improvements needed. • Currently owned by OCPs. • 40 acres purchased on 7/2/04 for \$2,800,000. • 28.24 acres acquired on 3/23/06 thru eminent domain proceeding for \$4,377,200. • Re-sale issues as it is located in low density rural settlement.
Compatibility	FAIR	• 18 adjacent homeowners to the east and 7 to the north impacted. • Recently approved Commercial/Mixed use to the south. • Rezoning as PD or special exception required. • No Comp Plan amendment needed.
Utilities	GOOD	• Available, adjacent to property.
Site Adaptation	GOOD	• Site will accommodate prototype high school design. • Site is flat and dry.
Bus Service Cost	GOOD	• Centrally located with easy access to north and south. • 353 Students are projected to be residing within two miles. • Projected bus savings \$333,450
Environmental Issues	GOOD	• No environmental issues. • Phase 1 report completed when site acquired.
Traffic	GOOD	• Adjacent to four lane arterial designed with school traffic in mind. • Access via signalized intersection. • Access points coordinated with county staff. • County acquired land to expand right of way on CR 535.
OPTION # 2 (Overstreet Road Property)		
Total Acreage = 77.9	FAIR	• Usable Acreage = 61.22
Land Cost	POOR	• Estimated land costs = \$10.5 million. • Some roadway construction commitments attached to land. • Currently roadway improvement costs not calculated.
Compatibility	POOR	• Site is surrounded by residential development. • Likely to directly impact 100+ residents on all sides. • SAP/Comp Plan amendment and rezoning required.
Utilities	GOOD	• Available, easy access.
Site Adaptation	FAIR	• Site will accommodate prototype high school design. • Wetlands on site. • Mitigation likely.
Bus Service Cost	GOOD	• Access to arterial roadways would be through residential neighborhoods. • 261 Students are projected to be residing within two miles. • Projected bus savings \$400,140
Environmental Issues	GOOD	• No environmental issues.
Traffic	FAIR	• County staff recommended OCPs not pursue this site due to inadequate access. • Insufficient roads to support high volume of traffic generate by high school. • Four lane roadway is on north (Overstreet Rd), short side of property. • Road ROW to east would need to be developed. • Likely to create congestion in surrounding residential neighborhoods. • All traffic would need to enter and exit to the east on Overstreet Rd, no western access to Fiquette Rd is available. • Insufficient roads to support high volume of traffic generate by high school.

OPTION # 4 (SportsPlex Site)		
Total Acreage = 115	GOOD	Usable Acreage = 65
Land Cost	POOR	• Estimated cost with needed improvements = \$8.65 million (less mitigation costs). • Land Costs = \$0, Utilities = \$900,000, Site Development Cost = \$2.8 million, Primary Roadway = \$3.4 million, Secondary Roadway = \$750,000, Soft Cost = \$800,000. • Potential \$1 per year for 100 year lease. • Additional cost for potential sand skink mitigation estimated at \$45,000 per acre. • Site is undeveloped, will require SAP/Comp Plan Amendment.
Compatibility	POOR	• No residential development directly adjacent or planned. • Within close proximity (may be adjacent) to proposed sewer plant to north. • Comp Plan Amendment and rezoning required.
Utilities	POOR	• Utilities have to be brought in from the south at OCPs expense. • Utilities from sewage and water plant not expected prior to construction of the school.
Site Adaptation	POOR	• Site will accommodate prototype high school design. • Significant elevation changes on site would require extensive earthwork. • Northern portion of site is unusable due to wastewater processing. • Property has significant wetland issues requiring creative design. • Southern portion of property very wet and would require relocation of school north of existing middle school. Usable but some wetlands mitigation would be needed. • Sewer plant to north.
Bus Service Cost	FAIR	• Not close to majority of student population. • Site can't easily be accessed from a majority of the service area. • If Tiny Rd is used, it is a substandard roadway for student driver traffic. • 271 Students are projected to be residing within two miles. • Projected bus savings \$266,760
Environmental Issues	POOR	• Site was previously a spray field for private utility. • Suspect some level of environmental pollution on site. • Sand skinks on property along with gopher tortoises requiring significant mitigation. • Sand Skink mitigation estimated at more than \$45,000 per acre.
Traffic	POOR	• Access to Tiny Rd or to the south on roadway yet to be built. • Construction of access roadway which will serve others likely to be the responsibility of the school district.

Option # (Name)
 Acreage
 Compatibility
 Utilities
 Site Conditions
 Transportation Costs
 Environmental Issues
 Traffic

Siting and Acquisition Challenges

- Regulations
 - Size requirements
 - “Safe Harbors”
 - Internal design guidelines
- Funding
- Availability of infrastructure
- Site conditions
- Politics
- Density & design of surrounding neighborhoods



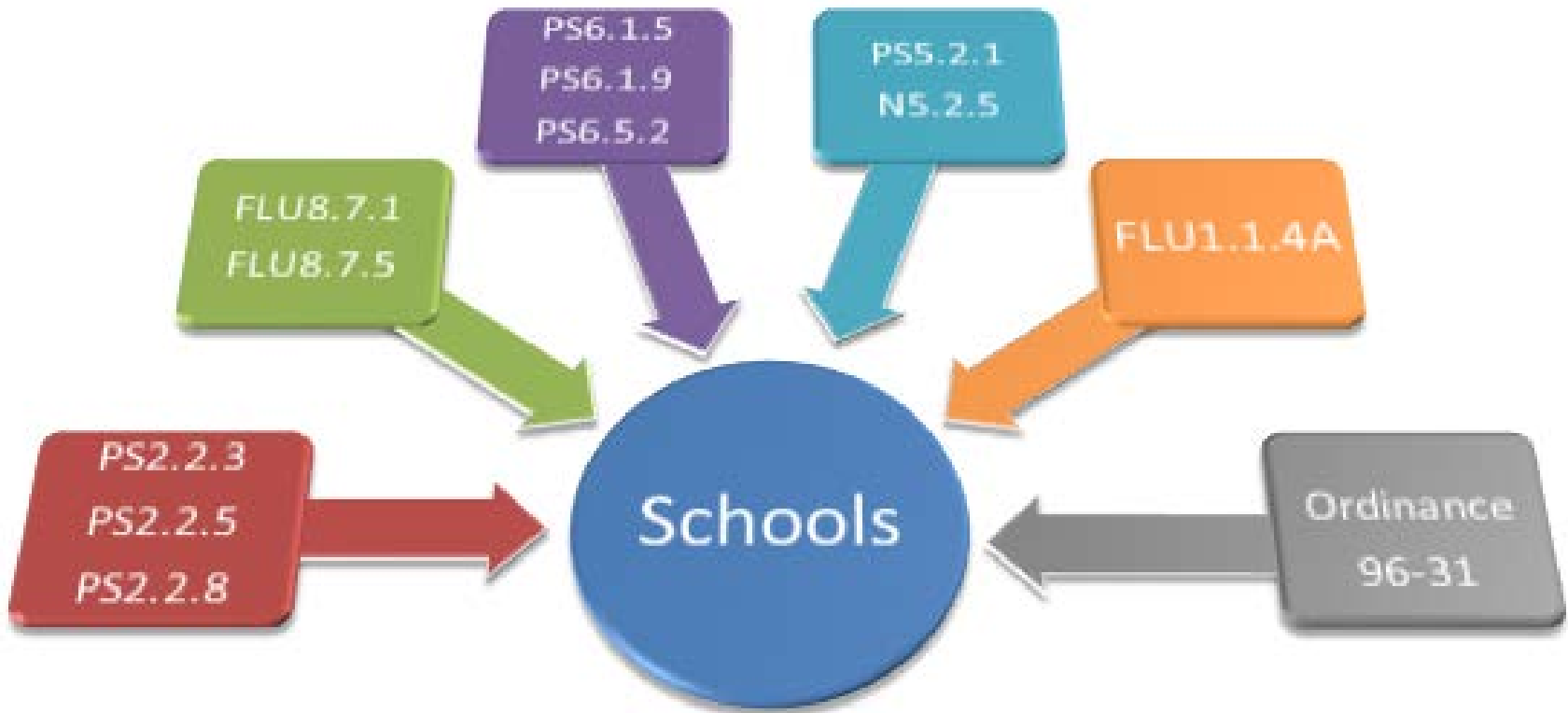


ENTITLE SCHOOL SITES

Regulatory Tools

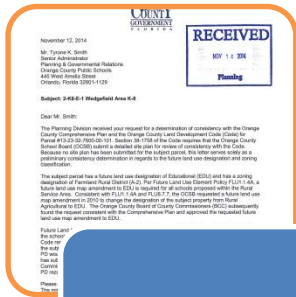
- Comprehensive Plan
- Land Development Code/School Siting Ordinance
- Interlocal Agreement
- Ch.1013.33 (4) *The location of educational facilities shall be consistent with the comprehensive plan of the appropriate local governing body developed under part II of chapter 163 and consistent with the plan's implementing land development regulations.*
- Ch.1013.33 (7) allows local governments to impose reasonable development standards and conditions to achieve compatibility.
 - Examples:
 - Extra landscaping/buffering
 - Parking structure decorative wall
 - Architectural enhancements
 - Road improvements

Comprehensive Plan Support for Schools



Orange County, FL, policies that support schools

Local Government: Development Review Process



Consistency
Determination

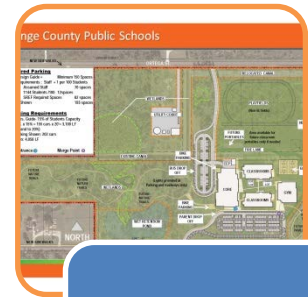


Land Use
Amendment

and/or



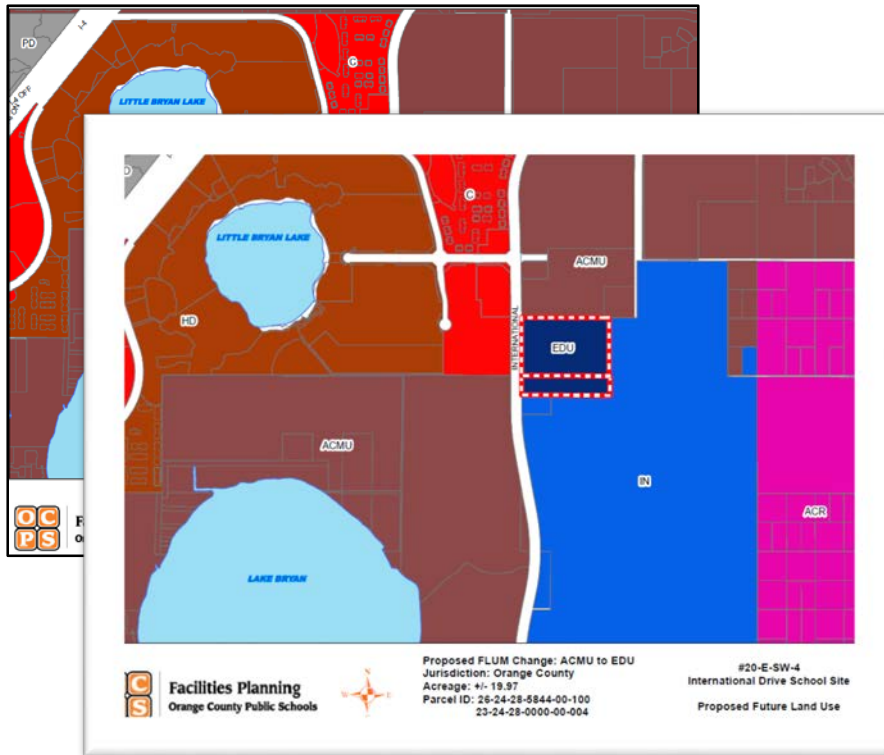
Zoning
Change



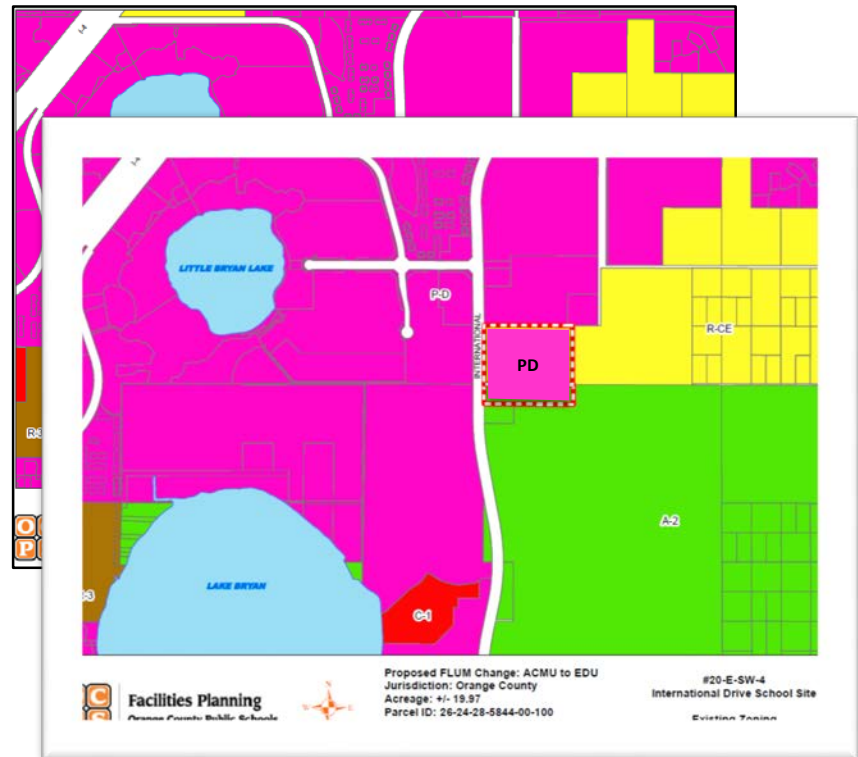
Site Plan
Review

Land Use Planning

Future Land Use Map



Zoning



State Requirements for Educational Facilities (SREF)

Florida Department of Education requirements for

- Property acquisition/disposal
- Finance
- Lease and lease-purchase
- Historic buildings
- Program development
- Professional services
- Inspection services
- Design standards
- Inspection standards



Florida School Planning Requirements

Florida Statutes 1013.33 (7)

- Local government may impose reasonable development standards and conditions

Florida Statutes 1013.51

- Authorizes school boards to pay for infrastructure onsite or contiguous to site
- Allows school board discretion to pay its proportionate share of off-site infrastructure, or full cost, subject to reimbursement of amount above prop share

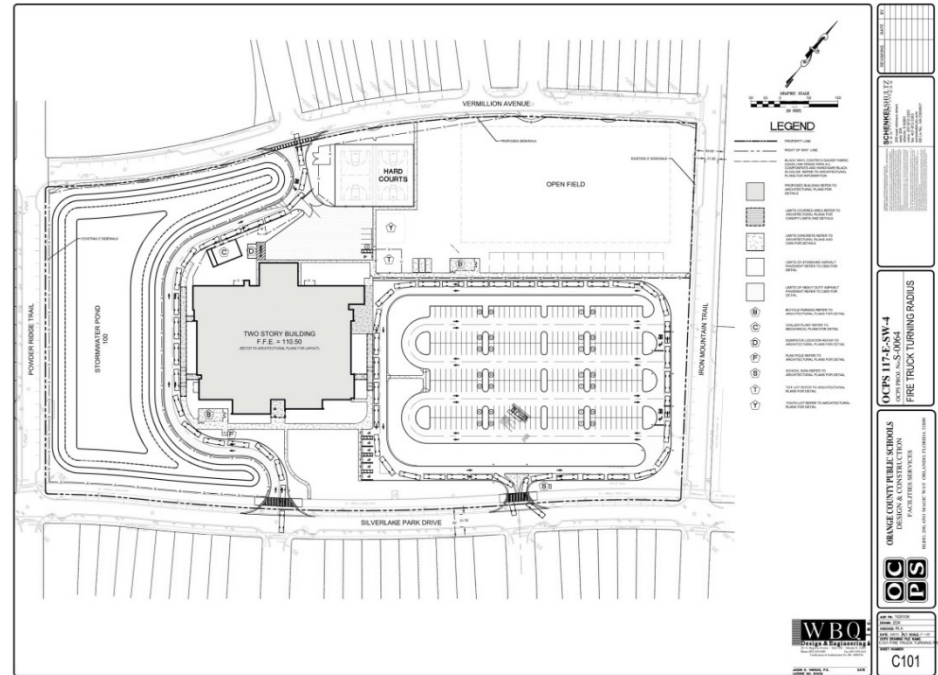
Local Government: Public School Siting Regulations

Public School Siting Regulations (PSSRs) typically contain:

- Minimum parcel size
- Maximum height
- Landscaping requirements
 - *Note: F.S. 1013.64 exempts school boards from local landscaping requirements and prohibits use of PECO*
- Permissible zoning table for school sites
- Guidelines & criteria for compatibility
- Community meeting requirements

School Size Factors

- Large school vs. small school
 - Efficiencies achieved at a certain enrollment
- Equity
- Security
- Growth
- Must accommodate:
 - Setbacks
 - Recreation
 - Stormwater
 - Parking/Stacking
 - Bus loop
 - Instructional space (classroom and core)





ATTENDANCE BOUNDARIES

Attendance Boundary Criteria

- 12-Step Process
- Geographic Factors
 - Promote walkability (2-mile walk zone)
 - Ensure student safety
 - Natural barriers (busy streets, water bodies)
- Equity
 - Avoid “have” and “have not” schools
 - Racial balance



DESIGN & BUILD SCHOOLS

School Construction

- 2016-17 Capital Outlay Budget = \$1.68 Billion
 - Used for new construction, land, and renovation
 - Primary sources include the half penny sales tax, property tax, and impact fees (local funds)
 - Impact fees pay for new schools
 - Sales tax pays for renovations

2017 School Openings

Windermere High School



Windermere High School
Job Number: S0041
05.19.17



Innovation Middle School



Innovation Middle School

Image # 84
Date : 03.27.2017
File 888.542.0231

2017 School Openings

OCPS Academic Center for Excellence (ACE) PS-8



727.520.8181
www.aerophoto.com

Downtown Urban PS8 School

Image # 54
Date 06.09.17

Laureate Park Elementary School



OCPS Site 44-E-SE-2
Elementary School

Image # 38
Date : 05.25.2017
888.542.0231

2017 School Openings

Timber Springs Middle School



Site 21-M-E-2 Middle School Relief
Project Number S-0058
02.21.17



WestPointe Elementary School



OCPS METROWEST ON SITE RELIEF
02.20.17



Current CIP

2018 Openings

- #133-K8-N-6 (Audubon Park)

2019 Openings

- #37-M-W-4 (Horizon West, North of Albert's site)
- #25-E-SW-4 (Horizon West, Lakeside Village)
- #72-E-W-7 (Ocoee, may need to move to a later year)

Wedgefield K-8

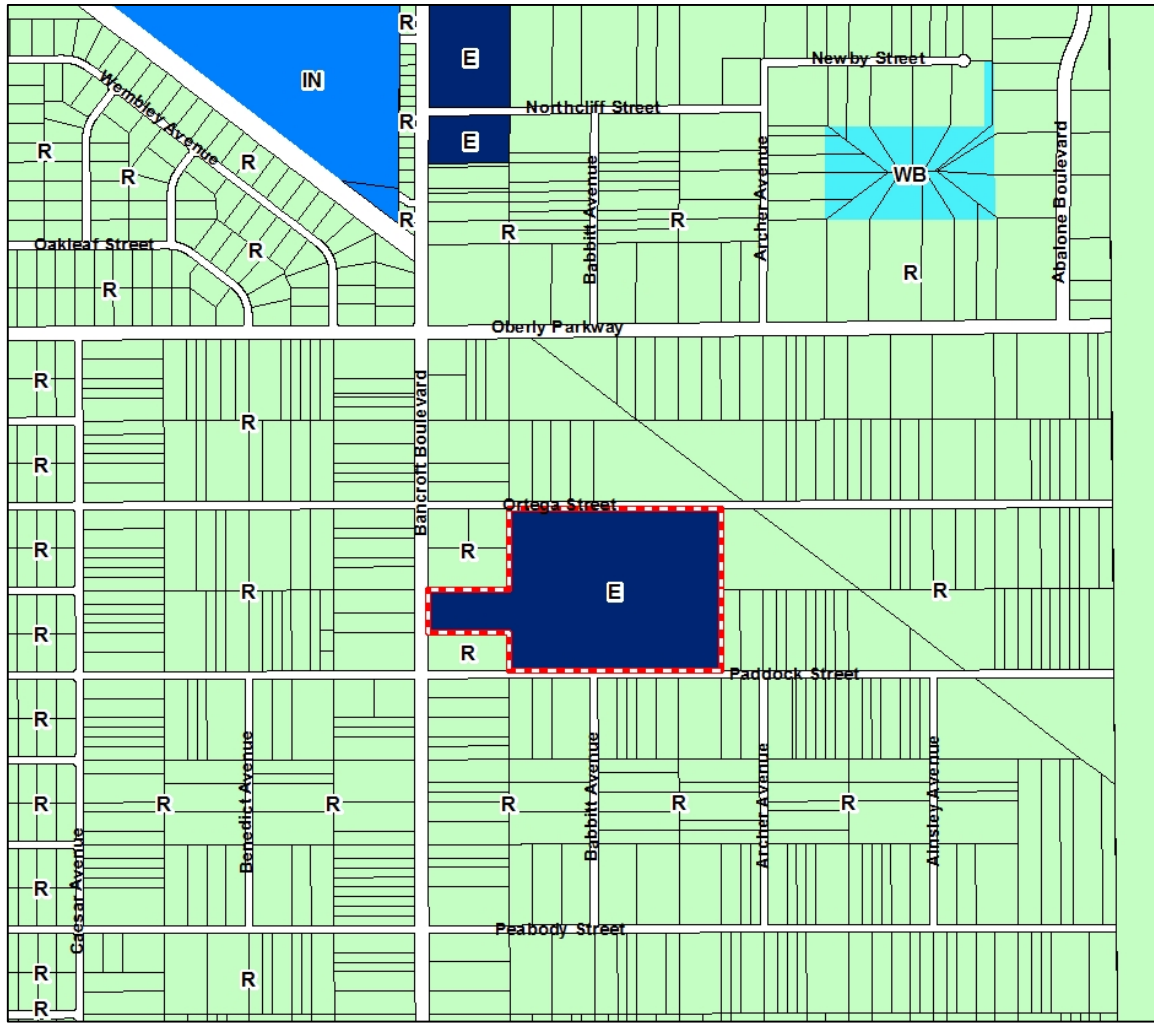
CASE STUDY

Wedgefield Property History

- OCPS completed acquisition & aggregation of the properties in 2009
- Applied for Future Land Use Map (FLUM) amendment in 2009 from Orange County
- One community meeting and four public hearings were held during FLUM application process during 2009-2010
- Received approval for the FLUM amendment in 2010 from Orange County

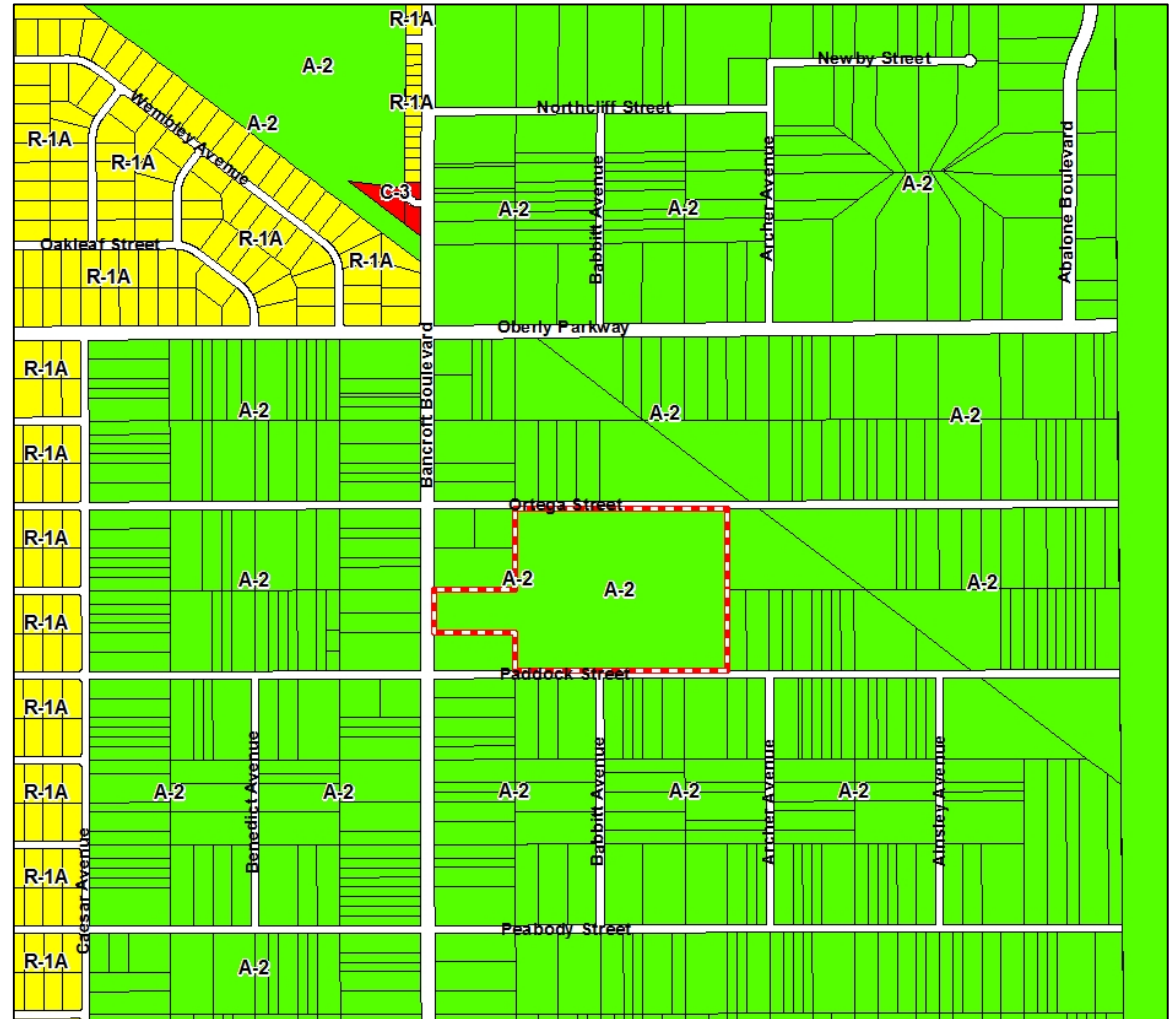
Wedgfield Land Use & Rezoning Process

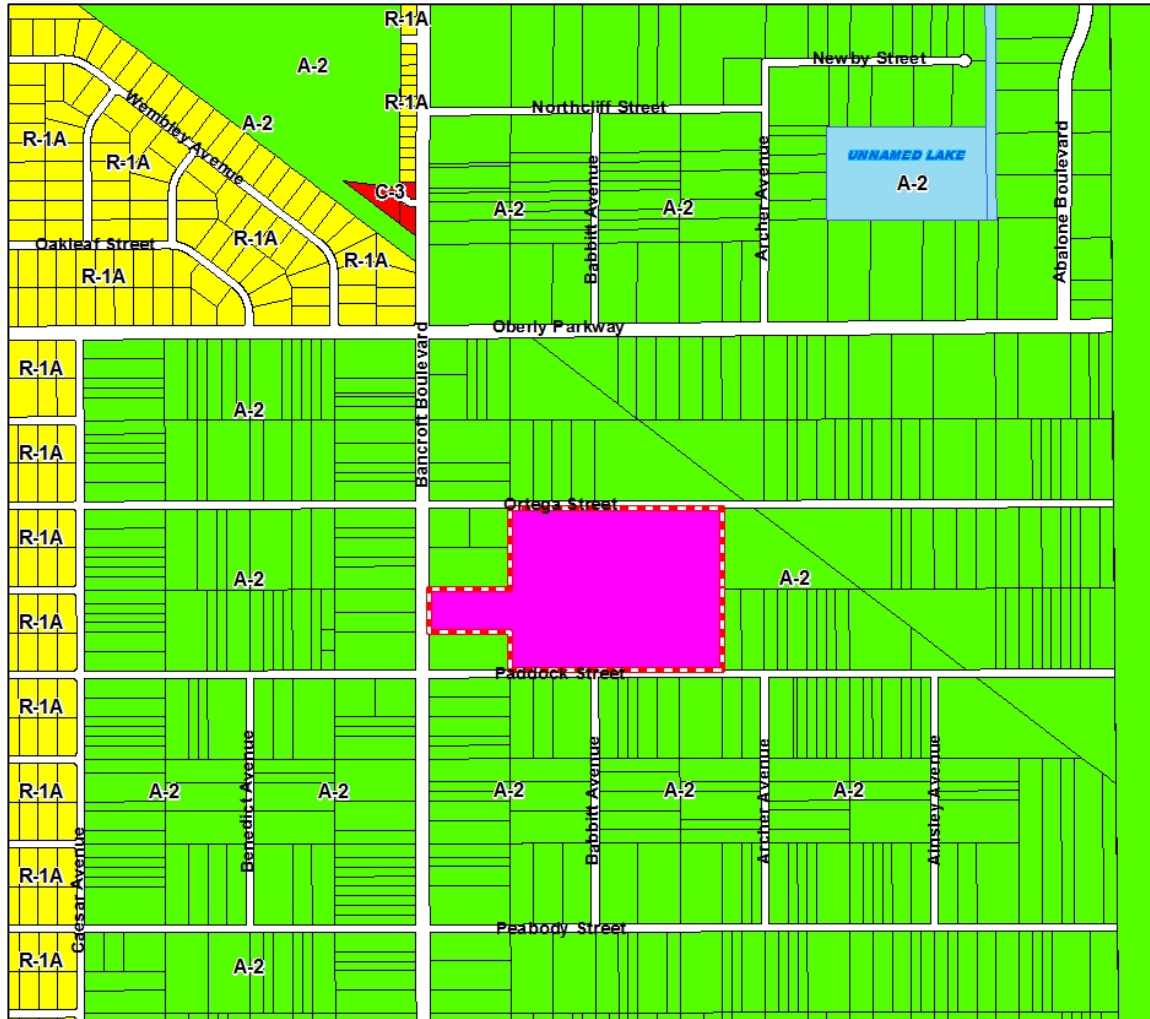
- Land use change from Rural (R) to Educational (EDU)
- Develop site plan & design
- Rezone A-2 (Agricultural) to P-D (Planned Development)



Future Land Use Educational (EDU)

Current Zoning A-2 (Agricultural)





Proposed Zoning P-D (Planned Development)

Proposed Development

- Total Acres: 52.3 ac
- Proposed Building Square Footage: 155,000 sq.ft
- Parking: 193 spaces / Queuing: 228 cars
- Building Height: 35 ft. Max. (2 stories)
- Permanent Student Capacity: 1,030
- No waivers requested from the Orange County School Siting Ordinance
- Sidewalks to be built along Paddock and Ortega Street to Bancroft Boulevard

School Site Standards Comparison

K-8

Acreage: 25 acres
Square Footage: 155,000 sq.ft
Student Stations: 1,144
Capacity: 1,030
Parking Spaces: 112 spaces
Building Height: 35 ft. (2 stories)
Operation: 8:45am - 3:00pm*

Middle School

Acreage: 25 acres
Square Footage: 175,000 sq.ft
Student Stations: 1,350
Capacity: 1,215
Parking Spaces: 225 spaces
Building Height: 55 ft. (3 stories)
Operation: 9:30am – 4:30pm*

*Times are approximate; based on bus routing and school specific bell times.

Outstanding Issues at BCC Public Hearing

- Development Review Committee (DRC) recommended **APPROVAL** of the Planned Development / Land Use Plan (PD/LUP) subject to 10 Conditions of Approval (COA). OCPS objected to COA #9, which required construction of an access road on the property.
- Planning & Zoning Commission (P&ZC) recommended **DENIAL** of the PD/LUP.

Concerns with COA #9

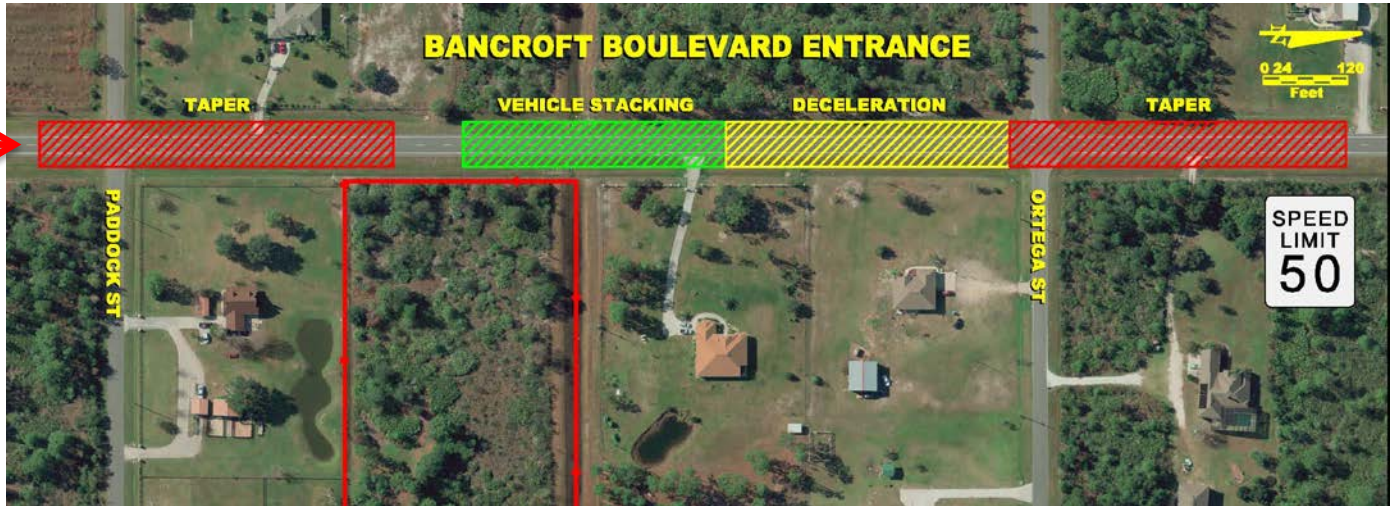
- Current access on Paddock Street meets criteria set forth in school siting ordinance and the existing development trend in the area
- No staff analysis or justification provided for access on Bancroft Boulevard

Concerns with P&ZC Recommendation

P&Z Recommendation seeks to undo
Board of County Commissioners 2010
Future Land Use Designation for the
property

Access Management Comparison

**UNSAFE
CONDITION**



**SAFE
CONDITION**

Pedestrian Access & Safety



- Pedestrian access based on proposed entrance from Paddock Street and Ortega Street.

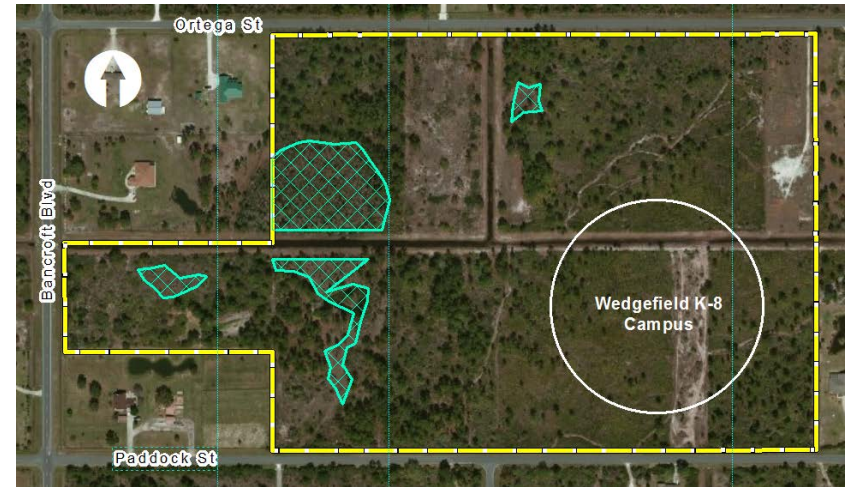
Pedestrian Access & Safety

- Pedestrians access from Paddock Street eliminated.
- Additional 3200 feet (approximately 2/3 mile) to entrance of school campus.
- Pedestrian access from Paddock Street provides “drop off” of students along Paddock Street in order to avoid getting into the queue on the site.
- Parents would also “stack” in the afternoon along the north side of Paddock Street to pick up their students in a similar way.



Environmental Considerations

- Project Site Contains wetlands and surface waters jurisdictional to St. Johns River Water Management District (SJRWMD) & U.S. Army Corps of Engineers (USACOE)
 - Boundaries of onsite wetlands and surface waters have been field-reviewed & approved by SJRWMD



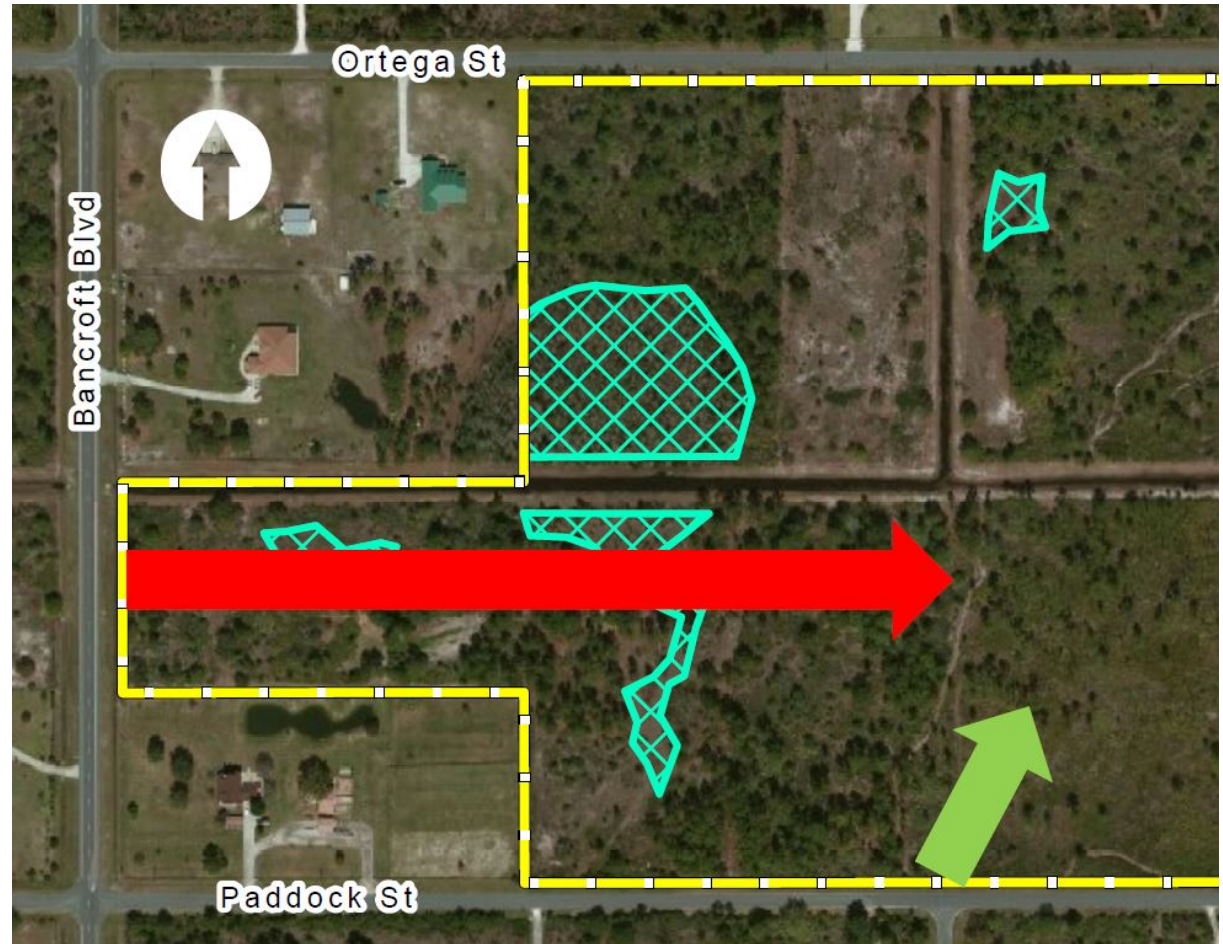
- State-listed, threatened gopher tortoise (*Gopherus polyphemus*) occupies onsite uplands
 - A 100% survey will be completed prior to construction, and permits to relocate any tortoises occurring within the project footprint will be obtained.

Environmental Considerations

- Least damaging/invasive project footprint preferred to minimize impacts to wetlands and gopher tortoise habitat.
- Reduced impacts to wetlands/listed-species habitat will also reduce mitigation costs associated with unavoidable adverse impacts.

Wetland Impacts

- Isolated and less than 1/2-acre: no mitigation required
- More than 1/2-acre: mitigation required for any unavoidable impacts
- Any impacts to southern wetland (0.8 acre) will likely require mitigation for full 0.8-acre impact



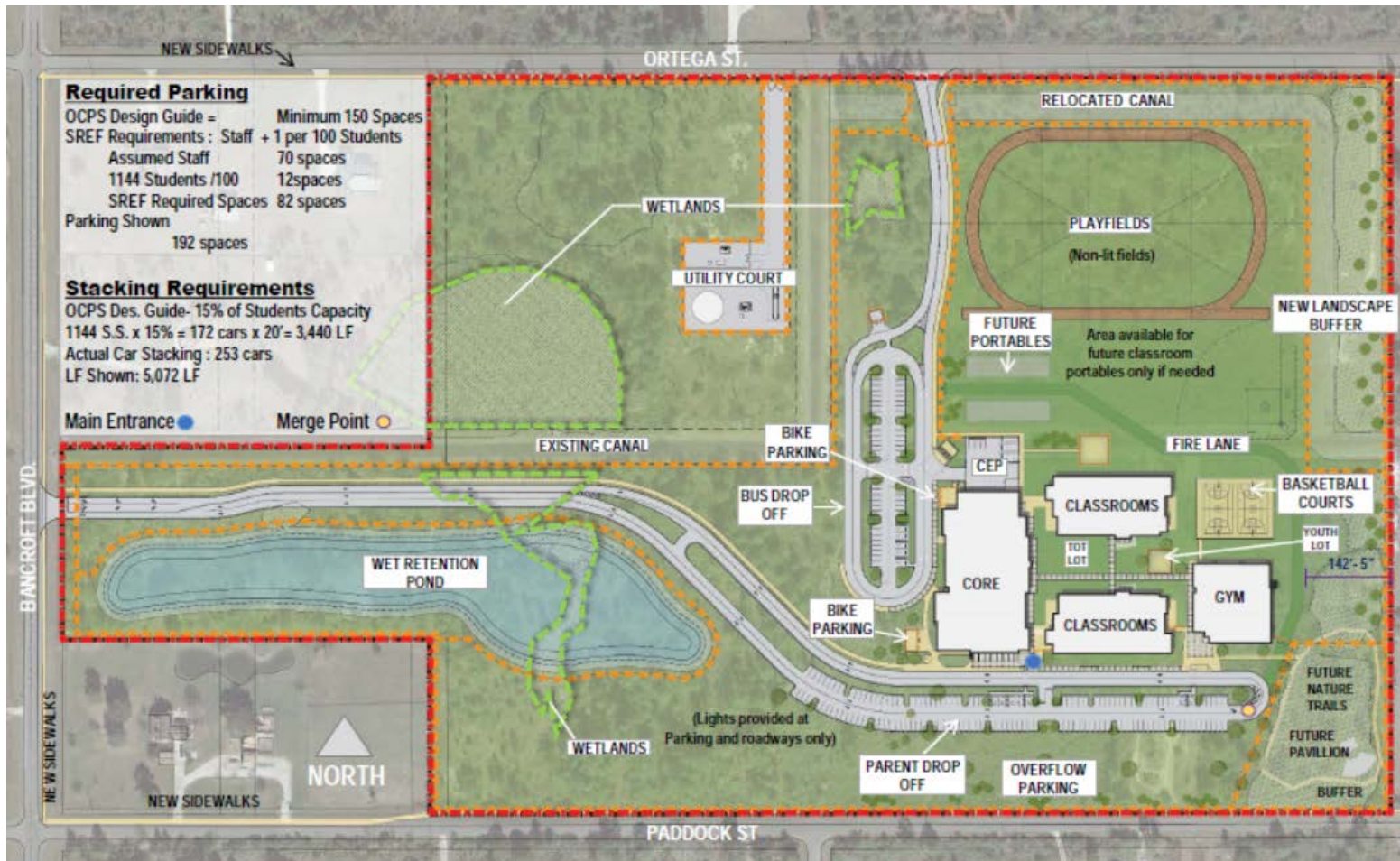
Cost of Bancroft Boulevard Access

- Estimated additional cost of \$876,952.00 due to:
 - Addition of approximately 1,400 linear feet of roadway section
 - Required fill to raise the road
 - Additional environmental impacts and permitting
 - Additional tree and land clearing

OCPS Request of BCC

Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Wedgefield K-8 School Planned Development / Land Use Plan (PD/LUP), subject to the conditions listed in the staff report **excluding** condition #9.

The Outcome: OCPS built the road



Orange County Public Schools



Photo by Florida Aerial Services, Inc

071516-3348

Orange County Public Schools



SCHOOL SITING REGULATIONS, HB 7069, HB 7029

RECENT INITIATIVES & LEGISLATION

Section 38-1755(a): School Site Standards - Acreage Requirements

School Type	Old Standards	New	New
		Rural Service Area	Urban Service Area & Special Land Use
Elementary	15 acres	11 acres	7 acres for 550 capacity
			9 acres for 650 capacity
			10 acres for 830 capacity
Middle/K8	25 acres	16 acres	12 acres
High	65 acres	50 acres	40 acres

Design Techniques

- Manage acreage reduction with the following:
 - Parking structures
 - Joint-Use facilities
 - Co-locate schools
 - Off-site storm water
 - Underground Exfiltration (on-site)
 - Multi-Story buildings (auditoriums and gyms excluded)

- If above options not available, increase acreage by 10%

Internal Siting Considerations

- Enrollment Needs
- Existing Student locations
- Existing Attendance Boundaries
- Access – road network
- Utilities
- Site Configuration
- Purchase Considerations
- Environmental Conditions
- Adjacent land uses
- Transportation Costs
- Entitlement Constraints
- Jurisdictional Boundaries
- Budget Availability

Proposed 38-1755(b): School Site Standards - Building Height Maximums

School Type	Old Standards	New	New
		Rural Service Area	Urban Service Area
Elementary	35 feet	35 feet	45 feet
Middle/K8	35 feet	35 feet	50 feet
High	35 feet	50 feet	90 feet

Charter Schools



- Must meet State Requirements for Educational Facilities (SREF) Standards to use toward mitigation or count toward capacity
 - Not included in district-wide capacity because none meet SREF
- Governing boards of individual charter schools can determine their own capacity
- New County siting regulations address charter schools (not applicable in the cities)
- HB 7069 makes charter schools eligible to collect property tax dollars for construction & maintenance
- “Schools of Hope” – sets aside \$140 million for charters to compete with low rated traditional schools

2016 Legislation

- HB 7029 mandates limits on the cost per student station for new facilities with local funding (e.g., impact fees, sales tax)
 - Effective July 1, 2017, a district school board may not use funds from ANY source for new construction of education plant space with a total cost per student station, including change orders, which equals more than the adjusted amounts provided through the study.
 - Districts who exceed the caps are ineligible for PECO funds for the next 3 years in which the school district would have received allocations had the violation not occurred and will be subject to the supervision of a district capital outlay oversight committee, who is authorized to approve all capital outlay expenditures of the school district for 3 fiscal years following the violation.

2016 Legislation

- Beginning in the 2017-2018 school year, as part of a district's controlled open enrollment process, a parent may enroll their student in any public school in the state , including charter schools, that has not reached capacity.
 - Child may not be subject to a current expulsion or suspension
 - Parent must transport the child
 - School District determines capacity
 - Subject to maximum class size
- Capacity determinations must be current and must be identified on the school district and charter school's websites.
- Students residing in the district may not be displaced by a student from another district.

Open Enrollment Capacity Transfer 2017/2018

OCPS Schools

Elementary	Pending Seats available	Middle	Pending Seats available	K-8	Pending Seats available	High	Pending Seats available
Bay Meadows	139	Jackson**	39	Wedgefield	57	East River	399
Bonneville	121	Liberty**	195			Jones**	10
Camelot	41	Meadowbrook	40			Wekiva**	21
Cheney	96	Memorial**	170				
Chickasaw	142	Union Park	372				
Citrus	47						
Columbia	70						
Forsyth Woods	29						
Hidden Oaks	33						
Hungerford	97						
Lake Weston	28						
Orange Center**	5						
Palmetto	9						
Pinar	131						
Pine Hills	52						
Ridgewood Park	4	Schools on the list for the Controlled Open Enrollment Capacity Transfer are less than 90% of their capacity from the 2017-18 school year through 2021-22 school year. This allows for any unexpected growth or change of program. You may review every school's capacity and the projections on the Controlled Open Enrollment Capacity Transfer page on our website.					
Riverside	35						
Rolling Hills	75						
Three Points	76						
Union Park**	54						

**Magnet School – Seats available may be impacted by students placed in the magnet program

Questions

