



PUBLIC SCHOOL FACILITIES

10



DRAFT

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CHAPTER 10. PUBLIC SCHOOL FACILITIES ELEMENT

I. Introduction

Schools can act as an anchor in the community. They are a symbol of a neighborhood's stability and attract families to the community. They transmit knowledge to new generations, advance knowledge, display the achievements of society, plus bring neighbors together for Parent Teacher Association meetings, school plays, and sporting events. They offer their classrooms and media centers to residents for adult education classes, and community and club meetings. They are key determinants of the quality of life and are valued symbols of community identity and achievement. The entire community benefits from schools. Moreover, the community is often evaluated on the basis of the quality of its schools. The planning process that guides decision-making on school size, location, and programs should therefore be coordinated with the process that guides all community development.

Planning for school facilities is one of the responsibilities of the local School Board. The proper functioning and the best distribution of schools, however, are possible only when school planning is coordinated with the larger process of community planning for growth and change. Even though the Public School Facilities Element is not a mandatory component of the Comprehensive Plan, the City of Port St. Lucie recognizes the need to collaborate with the St. Lucie County School District to address the impacts of growth on school facilities. This Element outlines the current state of school facilities and the future plans of the St. Lucie County School District. .

The data and analysis included in this document are designed to inform future decisions and policy adjustments needed to accommodate public school facilities to serve future population growth. It includes an inventory of public schools (high schools, middle schools, and elementary schools) serving city residents, an evaluation of current and future capacity of the facilities, and planned improvements to the school system. Furthermore, the Element emphasizes opportunities for aligning the City's goals, objectives, and policies with the St. Lucie County School Board's plans.

The City of Port St. Lucie and St. Lucie Public Schools have agreements in place for the shared use of facilities. This collaboration supports the mutual use of their facilities and services, benefiting local communities by addressing geographic, economic, and population factors that impact development and public needs. The District and the City own and manage various recreational facilities, including gymnasiums, playgrounds, pools, athletic fields, and recreational areas. This collaboration strengthens the connection between land use planning, development, and the planning for public schools.



II. Inventory & Analysis of the Public School System

This element focuses on the public school system, which includes **traditional** tuition-free schools such as elementary, middle, and high; **charter** schools, which are also tuition-free, public schools but operate under a contract with a school district, granting them more flexibility than traditional public schools in exchange for higher accountability standards; **magnet** schools, which are free, public schools with specialized curricula or programs, focusing on themes like STEM, performing arts, and more, allowing students to choose a school aligned with their interests.; and **virtual** schools which are K-12 schools that meet online. The Florida Department of Education keeps detailed capacity and enrollment data only for the traditional public schools. St. Lucie County maintains data for all other school types.

A. The St. Lucie School System

The public school system in St Lucie County has expanded to meet the needs of growth. A profile of this system is provided in this section.

The St. Lucie School District currently encompasses a total of 51 schools distributed throughout the county, providing educational services to approximately 49,392 students. Of these schools, 27 are situated within the city limits of Port St. Lucie. The distribution of schools across the district and their respective locations are shown in **Map 10-1**. **Table 10-1** lists the schools, their location, the types of institutions, and the grade levels served.

Table 10 - 1: St. Lucie School District Schools

	ADDRESS	CITY
ELEMENTARY SCHOOLS		
1. Bayshore Elementary	1661 Bayshore Blvd	PSL
2. Chester A Moore Elementary	827 N 29th St	FP
3. Fairlawn Magnet Elementary	3203 Rhode Island Ave	FP
4. Floresta Elementary	1501 Floresta Dr	PSL
5. Frances K Sweet Elementary	1400 Ave Q	FP
6. Garden City Elementary	2202 Avenue Q	FP
7. Lakewood Park Elementary	7800 Indrio Rd	FP
8. Lawnwood Elementary	1900 S 23rd St	FP
9. Manatee Elementary	1450 Heatherwood Blvd	PSL
10. Mariposa Elementary	2620 Mariposa Ave	PSL
11. Morningside Elementary	2300 Gowin Dr	PSL
12. Parkway Elementary	7000 Selvitz Rd	PSL
13. Rivers Edge Elementary	5600 St James Dr	PSL
14. Savanna Ridge Elementary	6801 Lennard Rd	PSL
15. St Lucie Elementary School	2020 S 13th St	FP
16. Village Green Environmental Studies School	1700 Lennard Rd	PSL
17. Weatherbee Elementary	800 E Weatherbee Rd	FP
18. White City Elementary	905 W 2nd St	FP
19. Windmill Point Elementary	700 Darwin Blvd	PSL
K THROUGH 8 SCHOOLS		
20. Allapattah Flats K-8	12051 NW Copper Creek Dr	PSL



	ADDRESS	CITY
21. Creative Arts Academy of St. Lucie	1100 Delaware Ave	FP
22. Manatee Academy K-8	1450 SW Heatherwood Blvd	PSL
23. Northport K-8 School	250 Floresta Dr	PSL
24. Oak Hammock K-8 School	1251 California Blvd	PSL
25. St Lucie West K-8 School	1501 Cashmere Blvd	PSL
26. West Gate K-8 School	1050 Cashmere Blvd	PSL
MIDDLE SCHOOLS		
27. Dan McCarty Middle School	1201 Mississippi Ave	FP
28. Forest Grove Middle School	3201 S 25th St	FP
29. Southern Oaks Middle School	5500 St James Dr	PSL
30. Southport Middle School	2420 Morningside Dr	PSL
HIGH SCHOOLS		
31. Anglewood Center	1809 Panther Ln	FP
32. College Preparatory Academy of the Treasure Coast	501 NW University Blvd	PSL
33. Delaware Avenue School	2909 Delaware Ave	FP
34. Ft Pierce Central High School	4101 S 25th St	FP
35. Ft Pierce Westwood High School	1801 PantherLn	FP
36. Marine Oceanographic Academy	5801 N Old Dixie Hwy	FP
37. Port St Lucie High School	1201 Jaguar Ln	PSL
38. St Lucie West Centennial High School	1485 Cashmere Blvd	PSL
39. Treasure Coast High School	1000 Darwin Blvd	PSL
MAGNET SCHOOLS		
40. Francis K Sweet Magnet Elementary	1400 Avenue Q	FP
41. Lincoln Park Academy Magnet	1806 Avenue I	FP
42. Samuel S. Gaines Academy of Emerging Technologies	2250 S Jenkins Rd	FP
CHARTER SCHOOLS		
43. Palm Pointe Educational Research School	10680 Academic Way	PSL
44. Imagine Charter School - NAU Campus	4402 SW Yamada Dr	PSL
45. Renaissance Charter K-8	300 NW Cashmere Blvd	PSL
46. Renaissance Charter School at Tradition	10900 Sw Tradition Pkwy	PSL
ALTERNATIVE SCHOOLS		
47. Agriscience Education Center	11261 Picos Rd	FP
48. Indian Hills School	1901 S 11th St	FP
49. Dale Cassens School	1905 S 11thSt	FP
50. Mosaic Digital Academy	12051 NW Copper Creek Dr	PSL
51. Performance Based Preparatory Academy	2909 Delaware Ave	FP

Source: St. Lucie County Schools District, 2024

Although the County is divided into enrollment areas, students have the option to apply for schools outside their designated districts. According to Policy 5120 of the St. Lucie County Public Schools Policy Manual, students can request to attend schools in other districts through a waiver of attendance area. This request



is submitted through forms to the Student Assignment Office, with the Superintendent responsible for approving or denying these requests.

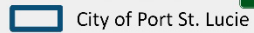
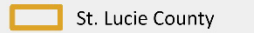

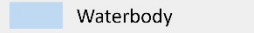
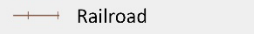
Outside of the public and private schools mentioned above, there is also a local community of homeschool students. The population of these students is significant, influencing the demand for resources, educational programs, and gathering spaces such as parks, libraries, and other community services.

PUBLIC SCHOOLS

COMPREHENSIVE PLAN 2050

MAP
10-1

LEGEND

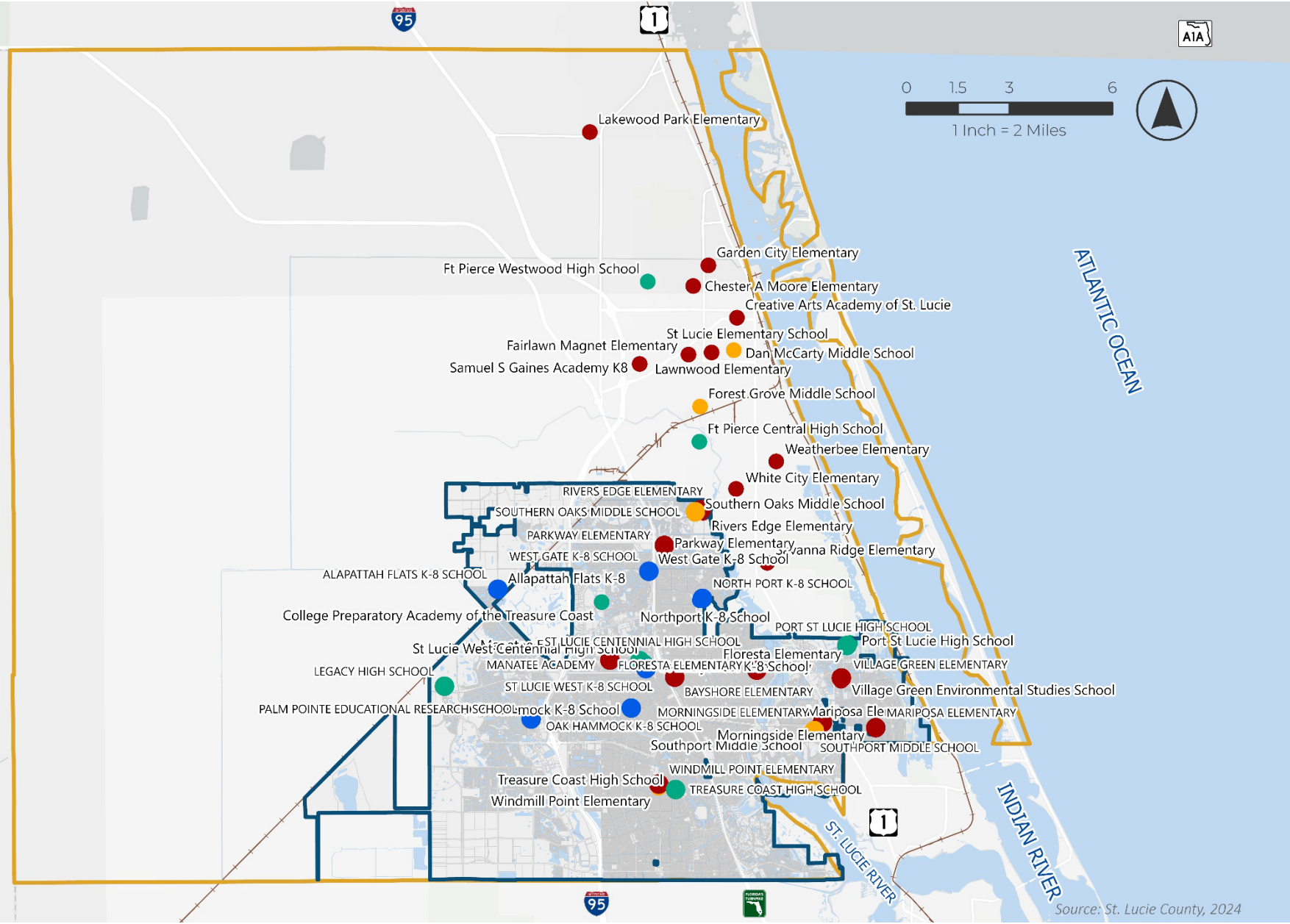
-  City of Port St. Lucie
-  St. Lucie County
-  Parcel
-  Waterbody
-  Railroad

Public Schools

-  Elementary School
-  Middle School
-  High School
-  K-8

Public School

-  Elementary School
-  Middle School
-  High School
-  K-8 School



Source: St. Lucie County, 2024



B. School Enrollment and Capacity

This section outlines the current enrollment and capacity at the various schools serving the city residents. The following terms are used in this section.

- **Florida Inventory of School Houses (FISH)** is the number that the Department of Education/Office of Educational Facility uses to report the capacity of public schools.
- **School capacity** is the total number of students that a school can accommodate, including both permanent and relocatable (temporary) facilities. The calculation considers the number and size of classrooms, the type of educational programs, and the utilization rates of the spaces (FL DEO, FISH, 2025). The St. Lucie County School Board is responsible for annually updating the Florida Inventory of School Houses capacity, which is applied consistently across all municipalities in St. Lucie County and the School District.
- **Permanent capacity** refers to the number of students that can be accommodated in the permanent (non-relocatable facilities) of a school. It excludes any temporary or portable classrooms and focuses on the permanent structures.
- **Year-round capacity** refers to the number of students that a school can accommodate throughout the entire year, considering the use of facilities during all seasons. This includes adjustments for any variations in student attendance patterns and the utilization of spaces during different times of the year.
- **Utilization factor** is a measure of how efficiently a school’s physical space is being used. It is calculated by comparing the actual number of students enrolled to the school’s capacity. This factor helps determine whether a school is underutilized, overutilized, or operating at optimal capacity.
- **Percentage utilization** is the ratio of the actual number of students enrolled to the school’s capacity, expressed as a percentage. This metric helps determine how effectively a school’s physical space is being used.
- **Capital Outlay Full-time Equivalent (COFTE)** is a measure used to project the number of students for whom capital outlay funds are needed. This metric helps plan and allocate resources for school construction, renovation, and maintenance based on current and anticipated student enrollment.
- **Available capacity (surplus)** is the difference between the school’s total capacity and the actual student enrollment. This metric indicates how many additional students a school can accommodate without exceeding its capacity.

Table 10-2 shows the capacity and utilization factors for public schools in St. Lucie County as presented in the School District’s 2024-2025 Work Plan. The data reveals that Village Green Environmental Studies, Oak Hammock K-8 School, Fort Pierce Central High School, and Treasure Coast High School are currently facing overcrowding, with utilization rates over 100%.

The School Board's projections for the 2028-2029 school year indicate that Bayshore Elementary, Weatherbee Elementary, and West Gate K-8 will also exceed capacity.

There are several new schools planned to open in the near future. Legacy High School is scheduled to open in August 2025 at 14505 SW Crosstown Parkway in Port St. Lucie’s Tradition neighborhood. The \$80 million construction project will include an extension of Crosstown Parkway, providing direct access to the school. This will be the first new high school in the area in 20 years, and it is expected to ease overcrowding at Fort



Pierce Central High School and St. Lucie West Centennial Senior High. The capacity of Legacy, once it opens, will be 2,000. **Map 10-2** depicts the current and proposed high school proximity zones once Legacy High School opens in the Fall of 2025.

Western Grove and Southern Grove, both K-8 schools, are expected to open in the upcoming years. Western Grove is scheduled to open in the 2026-2027 school year, while Southern Grove is planned to open in the 2030-2031 school year. Additionally, the School District is expanding Village Green Environmental Studies from an elementary school to a K-8 school, with an estimated completion of 2029.

The St. Lucie County School District operates five non-traditional schools, as listed in **Table 10-1**. These schools and programs are available to students countywide. The Mosaic Digital Academy is a virtual program. The Performance-Based Preparatory Academy and Dale Cassens Education Complex are in-person schools located in Fort Pierce, Florida.

St. Lucie County also offers Magnet School programs countywide, although none are located within the City. These programs include the Creative Arts Academy of St. Lucie (K-8), Fairlawn Elementary (K-5), F.K. Sweet Elementary (K-5), Fort Pierce Westwood Academy, Lincoln Park Academy (6-12), and Samuel S. Gaines Academy of Emerging Technologies (K-8).

The non-traditional schools have adequate capacities.

Table 10 - 2: Inventory of St. Lucie County Public Schools

Location	2024-25 Satisfactory Student Stations	Actual 2024-25 FISH Capacity	Actual 2023-24 COFTE	Actual 2024-25 Utilization	Projected 2028-29 COFTE	Projected 2028-29 Utilization
White City Elementary	637	637	499	78%	528	83%
Fairlawn Elementary	713	713	644	90%	681	96%
Creative Arts Academy of St. Lucie	985	886	470	53%	497	56%
Lawnwood Elementary	825	825	776	94%	820	99%
Saint Lucie Elementary	818	818	615	75%	650	79%
Dan McCarty School	1,401	1,260	716	57%	757	60%
Frances K Sweet Elementary	777	777	370	48%	391	50%
Garden City Early Learning Academy	727	727	43	6%	45	6%
Chester A Moore Elementary School	805	805	422	52%	446	55%
Lincoln Park Academy	2,218	1,996	1,543	77%	1,631	82%
Fort Pierce Westwood Senior High	2,004	1,903	1,548	81%	1,637	86%
Morningside Elementary	752	752	673	89%	711	95%
Lakewood Park Elementary	961	961	639	66%	676	70%
Floresta Elementary	741	741	653	88%	691	93%
Bayshore Elementary	891	891	845	95%	893	100%
Northport K-8 School	1,851	1,665	1,213	73%	1,282	77%
Windmill Point Elementary	1,206	1,206	1,010	84%	1,068	89%
Village Green Environmental Studies	545	545	566	104%	598	110%
Port Saint Lucie Senior High	2,377	2,258	1,641	73%	1,736	77%
Parkway Elementary	765	765	526	69%	556	73%
Dale Cassens Educational Complex	500	500	174	35%	183	37%
Southport Middle	1,334	1,200	869	72%	919	77%
Mariposa Elementary	1,002	1,002	753	75%	796	79%
Manatee Academy K- 8	2,055	1,849	1,719	93%	1,818	98%

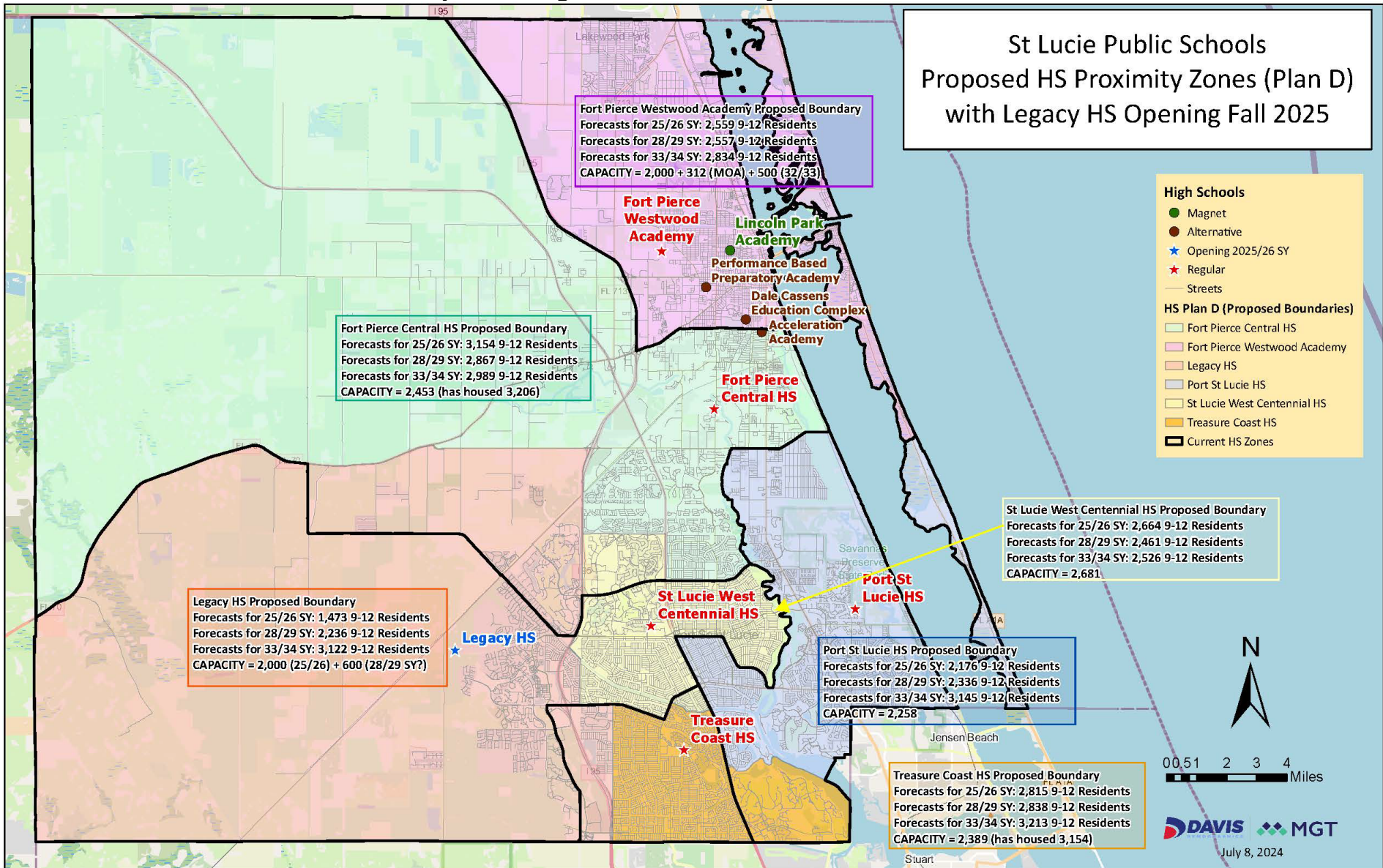
PUBLIC SCHOOL FACILITIES



Location	2024-25 Satisfactory Student Stations	Actual 2024-25 FISH Capacity	Actual 2023-24 COFTE	Actual 2024-25 Utilization	Projected 2028-29 COFTE	Projected 2028-29 Utilization
Forest Grove Middle	1,186	1,067	862	81%	912	85%
Rivers Edge Elementary	890	890	725	81%	766	86%
Southern Oaks Middle	1,283	1,154	922	80%	975	84%
Weatherbee Elementary	739	739	703	95%	743	101%
Saint Lucie West Centennial Senior High	2,823	2,681	2,431	91%	2,570	96%
Saint Lucie West K-8 School	2,040	1,836	1,684	92%	1,781	97%
Savanna Ridge Elementary	739	739	444	60%	470	64%
Performance Based Preparatory Academy	216	151	138	91%	146	97%
Performance Based Preparatory Academy	216	151	138	91%	146	97%
Oak Hammock K-8 School	1,882	1,693	1,711	101%	1,810	107%
Treasure Coast High School	2,515	2,389	2,770	116%	2,929	123%
West Gate K-8 School	1,900	1,710	1,614	94%	1,707	100%
Fort Pierce Central High School (New)	2,583	2,453	2,786	114%	2,946	120%
Samuel S. Gaines Academy of Emerging Technologies	1,852	1,666	704	42%	745	45%
Allapattah Flats K-8 School	1,943	1,748	1,285	73%	1,359	78%
Palm Pointe Educational Research School At Tradition	1,784	0	0	0%	0	0%
	51,265	46,598	37,702	80.91%	39,869	85.56%

Source: St. Lucie County School District, 2025

Map 10 -2. High School Proximity Zones



Source: St. Lucie County Schools, January 2025.



C. Relocatable Classrooms (Portables)

The Florida Department of Education requires school boards to include plans for relocatable classrooms as part of their 5-year work program. The most recent 2024-2025 Work Plan details the total number of relocatable classrooms for the St. Lucie County School District as shown in **Table 10-3**. The District outlines the total number of students in relocatable classrooms by year, the projected total number of COFTE students by year, and the percentage of students in relocatable classrooms each year.

Table 10 - 3: Relocatable Classrooms

Site	2024-25	2025-26	2026-27	2027-28	2028-29	5 Year Average
Forest Grove Middle	154	154	154	154	0	123
Windmill Point Elementary	0	0	0	0	0	0
Village Green Environmental Studies	22	22	22	22	0	18
Port Saint Lucie Senior High	0	0	0	0	0	0
Parkway Elementary	0	0	0	0	0	0
Dale Cassens Educational Complex	97	97	97	97	0	78
Southport Middle	220	220	220	220	0	176
Saint Lucie Elementary	62	62	62	62	0	50
Dan McCarty School	0	0	0	0	0	0
Frances K Sweet Elementary	0	0	0	0	0	0
Floresta Elementary	166	166	166	166	0	133
Bayshore Elementary	0	0	0	0	0	0
Northport K-8 School	22	22	22	22	0	18
Allapattah Flats K-8 School	0	0	0	0	0	0
Treasure Coast High School	0	0	0	0	0	0
White City Elementary	180	180	180	180	0	144
Fairlawn Elementary	0	0	0	0	0	0
Creative Arts Academy of St. Lucie	132	132	132	132	0	106
Lawnwood Elementary	18	18	18	18	0	14
Lakewood Park Elementary	18	0	0	0	0	4
Lincoln Park Academy	0	0	0	0	0	0
Fort Pierce Westwood Senior High	142	0	0	0	0	28
Morningside Elementary	191	191	191	191	0	153
Fort Pierce Central High School (New)	0	0	0	0	0	0
Samuel S. Gaines Academy of Emerging Technologies	0	0	0	0	0	0
Oak Hammock K-8 School	0	0	0	0	0	0
Garden City Early Learning Academy	0	0	0	0	0	0
Chester A Moore Elementary School	0	0	0	0	0	0



Site	2024-25	2025-26	2026-27	2027-28	2028-29	5 Year Average
Saint Lucie West Centennial Senior High	19	0	0	0	0	4
Saint Lucie West K-8 School	0	0	0	0	0	0
Savanna Ridge Elementary	0	0	0	0	0	0
Performance Based Preparatory Academy	0	0	0	0	0	0
West Gate K-8 School	0	0	0	0	0	0
Rivers Edge Elementary	162	162	162	162	0	130
Southern Oaks Middle	135	135	135	135	0	108
Weatherbee Elementary	0	0	0	0	0	0
Mariposa Elementary	0	0	0	0	0	0
Manatee Academy K-8	0	0	0	0	0	0
Palm Pointe Educational Research School at Tradition	0	0	0	0	0	0
Totals For St. Lucie County School District						
Total Students in Relocatables by Year.	1,740	1,561	1,561	1,561	0	1,285
Total Number of COFTE Students Projected by Year	39,315	39,222	39,125	39,480	39,870	39,402
Percent in Relocatables by Year	4 %	4 %	4 %	4 %	0 %	3 %

Source: St. Lucie County School District, 2025

D. Level of Service Standards

The City of Port St. Lucie coordinates with the St. Lucie County School Board and neighboring municipalities to establish School Concurrency Service Areas (SCSAs). This collaboration ensures the availability of school capacity in accordance with the Level of Service (LOS) standards.

III. Coordinated Planning Techniques

Section 163.31777(1), Florida Statutes (F. S.), requires the county and municipalities located within the geographic area of a school district to enter into an interlocal agreement with the district school board, which jointly establishes the specific ways in which the plans and processes of the district school board the local governments are to be coordinated.

Sections 163.31777(2) and (3) require local governments and school boards to collaborate on planning for population growth and student enrollment, ensuring coordinated efforts in school construction, closures, and renovations. It mandates sharing information on school facilities, improvements, and (re)development plans, as well as involving local governments in school district planning.

In 2008, St. Lucie County, the City of Fort Pierce, the City of Port St. Lucie, and the St. Lucie County School Board adopted the Interlocal Agreement for Public School Facility Planning. In 2012, a separate agreement was



enacted between the St. Lucie County School Board and local governments to allow for the mutual use of their facilities for the benefit of the public. Most recently, in 2022, a revised Interlocal Agreement was signed to ensure alignment with Sections 163.31777(2) and (3). Coupled together, these agreements provide a coordinated approach to meeting the community’s educational needs while effectively managing growth and resources. The City collaborates with the St. Lucie School Board to implement school concurrency as required by the interlocal agreements and in compliance with state statutes.

A. Shared Use Agreements

The quality of schools plays a significant role in shaping residential growth patterns. Co-locating schools alongside public facilities, such as parks, libraries, and recreational centers, can support education and community needs, as well as promote shared uses to enhance community life and minimize the cost of services. Section 1013.101, F. S., authorizes shared use agreements to increase public access to recreation and sports facilities, reducing the impact of chronic health diseases, such as obesity and diabetes, and healthcare expenditures.

B. Emergency Shelters

Florida Statutes, Section 1013.372 requires the Department of Education to work with emergency management offices to develop guidelines for designing public shelters. These guidelines will be added to the Florida Building Code, allowing new educational facilities to serve as emergency shelters, unless exempt due to location or size. The Division of Emergency Management is responsible for submitting a statewide shelter plan every two years, identifying shelter needs and funding recommendations.

In Port St. Lucie, schools designated as emergency shelters must meet specific criteria related to structural integrity, accessibility, capacity, utilities, resources, and location to ensure they can safely accommodate individuals during emergencies. Shelters are activated at the request of local Emergency Management Officials and are opened on an "as needed" basis. **Table 10-4** provides a list of schools that serve as emergency shelters. In addition to list of school identified as emergency shelter, the new Western Grove K-8 will be designated as a Tier 2 shelter upon its opening in 2026.

The tier numbers indicate the order in which shelters will open. Tier 1 shelters are the first to open during an emergency and are typically the main shelters, offering the largest capacity and most resources. Tier 2 shelters open if Tier 1 shelters reach capacity or if more shelter space is needed. Tier 3 shelters are opened last, only if both Tier 1 and Tier 2 are full or if there is a high demand for shelter space.

Table 10 - 4: Port St. Lucie Schools as Emergency Shelters

Tier Opening	Schools as Emergency Shelter	Building Number
3	Bayshore Elementary	1
3	CA Moore Elementary	1
3	Floresta Elementary	1
1	Fort Pierce Central High School	3
1	Fort Pierce Westwood High School	1
1	Lakewood Park Elementary	1
3	Morningside Elementary	1



Tier Opening	Schools as Emergency Shelter	Building Number
2	Oak Hammock Elementary	4
3	Parkway Elementary	1
2	Samuel A. Gaines Academy	4
1	Treasure Coast High School	3
2	West Gate K-8	4

Source: St. Lucie County Public Schools 2024-2025 Hurricane, Sheltering, & Facility Emergency Preparedness and Response Plan, p. 12

C. Future School Sites

The City has been requiring Development of Regional Impact (DRI) developers to set aside land for schools as part of the development process. The City will continue this practice when reviewing future large-scale annexations.

D. School Impact Fees

St. Lucie County has an educational facilities impact fee ordinance outlined in the St. Lucie County Code, Chapter 24, Article II. The ordinance aims to ensure that new developments contribute a proportionate share of the costs required to fund capital expenditures for educational facilities. In Port St. Lucie, school impact fees vary between \$713 and \$2,564, depending on the type of dwelling unit, which includes categories such as single-family homes, multi-family units with 1-3 stories, multi-family units with 4 or more stories.

IV. Projected Enrollment & Capacity

The City is projected to have 151,306 dwelling units by 2050, suggesting a need for 46,324 additional dwellings. Assuming that the single-family (SF), multi-family (MF), and mobile home units continue to constitute the same proportions of the additional, 40,498 of these dwellings will be single-family (including manufactured homes) and 5,826 will be multifamily buildings.

The student population projections for elementary, middle, and high schools over the next two decades shown in **Table 10-5** are based on the population projections produced by the City and generation rates provided by St. Lucie County Schools. Those projections show that by 2050, there will be 25,742 children in elementary school, 13,760 in middle school, and 15,669 in high school. Based on the data outlined in **Table 10-5**, the City estimates there will be 45,923 students by 2035 and 55,171 by 2050. As noted earlier, the School Board is planning to open four new schools in the near future that can help accommodate the growing student population.

Table 10 - 5: Projected Student Generation

School Type	Unit Type	Generation Rate	2030	2035	2040	2045	2050
Elementary	SF	0.189	18,930	20,810	22,401	23,765	25,000
	MF	0.039	562	618	665	705	742
Middle	SF	0.101	10,116	11,121	11,971	12,700	13,360



School Type	Unit Type	Generation Rate	2030	2035	2040	2045	2050
	MF	0.021	303	333	358	380	400
High	SF	0.115	11,518	12,662	13,630	14,460	15,212
	MF	0.024	346	380	409	434	457
Total Additional Students			41,775	45,923	49,435	52,446	55,171

Source: City of Port St. Lucie, St. Lucie County, 2024 Future School Improvements

The St. Lucie Public Schools Board's Five-Year Strategic Plan outlines four key objectives for the period from 2024 to 2029. The first objective focuses on establishing a K-12 roadmap to success. The second objective aims to empower teachers as creators of both learning experiences and conducive learning environments. The third objective emphasizes engaging and supporting the St. Lucie community through vital infrastructure improvements. The fourth objective is centered on addressing the needs of 2030 with innovative, future-ready projects.

The St. Lucie County School District 5-Year Facilities Work Program is another key document that serves as a primary reference for multiple government agencies involved in areas such as funding, planning, and oversight of school facilities. Key stakeholders who depend on this program include the Department of Education, the Legislature, the Governor’s Office, the County Division of Community Planning (Growth Management), local governments, and other relevant organizations.

Annually, the School Board is required to prepare a preliminary facilities work program prior to the adoption of the St. Lucie County School District’s budget. This program outlines the available revenue and expenditures for new construction, remodeling, renovation projects, and major repairs aimed at preserving and maintaining educational facilities within the County. For the 2023-2024 fiscal year, the budget allocated for maintenance and repairs at St. Lucie County schools was \$27,561,125, representing a notable decrease from the previous year's budget of \$38,176,048. Per the 2023-2024 work plan, there are no plans for major renovations, remodeling, or additions in any of the Port St. Lucie schools.

As aforementioned, three new schools will be opening in the next few years – Legacy High School, Southern Grove, and Western Grove. Opening in the 2025-2026 school year at 14505 SW Crosstown Parkway in Port St. Lucie’s Tradition neighborhood, **Legacy High School** will be home to 2,000 students in grades 9-12. The \$80 million construction project will include an extension of Crosstown Parkway, providing direct access to the school. This will be the first new high school in the area in 20 years, and it is expected to ease overcrowding at Fort Pierce Central High School and St. Lucie West Centennial Senior High, both of which are approaching or exceeding their capacity.

Western Grove and **Southern Grove**, both K-8 schools, are expected to open in the upcoming years. Western Grove is scheduled to open in the 2026-2027 school year, while Southern Grove is planned to open in the 2029-2030 school year.

V. Future Considerations

The Interlocal Agreement for Public School Facility Planning and School Concurrency established the schools level of service standards and the school concurrency program. As the City continues to grow, ongoing collaboration with the St. Lucie County Public School District remains important, especially regarding development and growth. While no new agreements or coordination efforts are anticipated in the immediate

future, to the City is committed to regularly reviewing and updating the existing agreement to address any evolving needs of both the City and School District.

- **Adapting to Evolving Educational Needs with Technology.** As Port St. Lucie continues to grow and educational needs evolve, it will be increasingly important to regularly update data and projections to assess the condition, capacity, and utilization of school facilities. As discussed in the St. Lucie Public Schools District's 5-year Strategic Plan, a goal is to engage and support the St. Lucie Community with physical, digital, and social infrastructure. With the growing demand for technology-enhanced learning environments, the City will consider implementing high speed internet citywide, security systems, and smart building technologies. With more people relying on digital platforms for education, having high-speed internet access across the city would ensure that all students, regardless of their location or socioeconomic status, can fully participate in online learning. Citywide high-speed internet could also support educators in using advanced tools and resources, leading to a more dynamic and interactive learning experience.
- **Planning for Future School Development and Infrastructure.** The City anticipates future school development and will work with St. Lucie Schools to ensure that roads and infrastructure are in place to serve the new schools. One way the City can assist with future school development is mapping all sites that have been dedicated to St. Lucie Schools by the DRI developers.
- **Integrating Schools into the Community Fabric.** Development applications will continue to be shared with the St. Lucie Public School District and other stakeholders to ensure that public schools effectively support the community's growth. The role of schools is especially important in larger developments and will be integrated into community planning. Ideally, schools will be centrally located within residential areas, within walking distance, and serve as community hubs. Improving pedestrian infrastructure and expanding transportation options around schools will enhance accessibility and safety, promoting more sustainable and walkable neighborhoods.
- **Building Strong Partnerships and School Design.** Building and maintaining strong partnerships with the School District and local government agencies will be essential for maintaining a coordinated approach to new developments, school site planning, and capital improvement projects. Incorporating new technologies and sustainable building practices into school design will improve the longevity and efficiency of school facilities, while addressing the evolving needs of students and educators. Ultimately, future planning for public schools will focus on creating safe, accessible, and community-centered spaces that promote educational excellence and enhance the overall quality of life in the region.



PUBLIC SCHOOL FACILITIES

10



DRAFT
GOALS, OBJECTIVES,
& POLICIES

June 2026



~~GOALS, OBJECTIVES, AND POLICIES~~

GOAL 10.1 PUBLIC SCHOOL FACILITIES

~~Goal 1:~~ The City of Port St. Lucie shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the ~~five-year~~ five-year, ~~ten-year~~ ten-year, and ~~twenty-year~~ twenty-year planning periods

OBJECTIVE 10.1.1.

OBJECTIVE PSFE 1.1: LAND USE AND SCHOOL CAPACITY COORDINATION [9J-5.025(3) (B) (4) (5), AND (6) F.A.C.]

~~It is the objective of Port St. Lucie to c~~Coordinate land use decisions ~~[see definition]~~ with school capacity planning, recognizing. ~~This objective will be accomplished recognizing~~ the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use decisions, ~~including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.~~

Policy 10.1.1.1. ~~Policy PSFE 1.1.1: Coordinated Map Series [9J-5.025(3) (c) (6), (4) (a) and (4) (b) F.A.C.]:~~ The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning; ~~and will coordinate with the~~ The St. Lucie County School Board as they prepare their ~~shall coordinate with each local government in the preparation of the~~ annual Educational Facilities plan. The City shall use ~~Based upon~~ the final adopted Educational Facilities plan to, ~~the City and other local governments, shall~~ annually update and maintain a public school facilities map series, as supporting data and analysis. This map series ~~including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period,~~ will be coordinated with the City's Future Land Use Map ~~or Map Series~~. The public school facilities mMap sSeries shall include at a minimum:

- a. ~~MA map or maps that~~ which identify existing location of public school facilities by type and existing location of ancillary facilities ~~plants~~.



- b. ~~A future conditions map or map series which that~~ depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the ~~five-year~~ five-year planning period, and for the ~~end of the~~ long-range planning period of the ~~host~~ City.
- c. ~~Maps that A map or map series which~~ depicts School Capacity Planning Areas (SCPA) for high schools, middle schools, and elementary schools.
- d. ~~Maps that A map or map series which~~ depicts School Concurrency Service Areas (SCSA) for high schools, middle schools, and elementary schools.

Policy 10.1.1.2. ~~Policy PSFE 1.1.2: Coordinating School Capacity with Growth.~~ The City shall coordinate land use decisions with the St. Lucie County School Board's ~~Long Range~~ Long-Range Facilities Plans over ~~the~~ 5-year, 10-year, and 20-year periods.

Policy 10.1.1.3. ~~Policy PSFE 1.1.3: Geographic Basis for School Capacity Planning.~~ For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSA) that are established for high, middle and elementary schools as part of the Interlocal Agreement (ILA) for Public School Facility Planning shall continue to be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be continuously assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s) for purposes of this planning assessment. ~~Existing or planned capacity in adjacent SCSA(s) shall not be considered.~~

Policy 10.1.1.4. ~~Policy PSFE 1.1.4: Local Government Notice of Development Proposals [ILA Section 9.3].~~ The City ~~agrees to~~ shall notify give the St. Lucie County School Board ~~notification~~ of land use applications and development proposals ~~pending before them~~ that may affect student enrollment, enrollment projections, or school facilities. ~~Notice to the St. Lucie County School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities. Notice to the St. Lucie County School Board will be provided simultaneously with provision of such materials to the~~ Local Planning Agency (LPA), Site Plan Review Committee (SPRC), or City Commission. This notice requirement applies to any amendment to the comprehensive plan, future land use map, rezoning, development of regional impact, or major residential or mixed-use development project that proposes: [ILA Section 9.3]

- a. ~~to~~ An increase ~~the~~ in density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level.
- b. ~~or to construct or develop~~ The development of non-age-restricted dwelling units or lots that will produce more than one (1) student in any grade level.

Policy 10.1.1.5. ~~Policy PSFE 1.1.5: ST. LUCIE COUNTY SCHOOL BOARD Report to City [ILA Section 9.4].~~ ~~The City shall give~~ Within 15 days after notification by the City, the St. Lucie County School Board 15 days to ~~will~~ advise the ~~local government~~ City of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts. [ILA Section 9.4]

Policy 10.1.1.6. ~~Policy PSFE 1.1.6: School Capacity Shortfalls [ILA Section 9.5].~~ If sufficient school capacity is not available or planned to serve the development at the time of impact, the St. Lucie County School Board ~~shall~~ will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the St. Lucie County School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity



will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements. [\[ILA Section 9.5\]](#)

~~**Policy 10.1.1.7. Policy PSFE 1.1.7: Criteria for Evaluating Land Use and Development Applications**~~ ~~[ILA Section 9.6] [Section 163.3177(6) (a) F.S.]~~—In reviewing and approving comprehensive plan amendments, developments of regional impact, rezonings, and development proposals, the City ~~shall~~**will** consider the following factors: [\[ILA Section 9.6\]](#)

- a. St. Lucie County School Board comments;
- b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- c. The provision of school sites and facilities within planned neighborhoods;
- d. Compatibility of land uses adjacent to existing schools and reserved school sites;
- e. The collocation of parks, recreation, and neighborhood facilities with school sites;
- f. The linkage of schools, parks, libraries, and other public facilities with bikeways, trails, and sidewalks for safe access;
- g. Traffic circulation plans which serve schools and the surrounding neighborhood;
- h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and
- i. The inclusion of school bus stops and turnarounds.

~~**Policy 10.1.1.8. Policy PSFE 1.1.8: Capacity Enhancement Agreements**~~—Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions, and the applicant, Capacity Enhancement Agreements shall be ~~encouraged~~**considered** to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the five year, 10-year, and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

OBJECTIVE 10.1.2.

**~~OBJECTIVE PSFE 1.2: COMMUNITY DEVELOPMENT PLANS~~
[ILA SECTION 9.7]**

The City shall consider school capacity in the formulation of community development plans.

~~**Policy 10.1.2.1. Policy PSFE 1.2.1: Factors Considered in Formulating Community Development Plans**~~—In formulating community development plans and programs, the City ~~shall~~**will** consider the following factors: [\[ILA Section 9.7\]](#)

- a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the St. Lucie County School Board District educational facilities plan;
- b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- c. Targeting community development improvements in older and distressed neighborhoods near schools; and



d. Working to address and resolve multi-jurisdictional public school issues.

OBJECTIVE 10.1.3.

~~OBJECTIVE PSFE 1.3:~~ EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA SECTION 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans and corresponding Plan updates. [ILA Section 9.8].

Policy 10.1.3.1. ~~Policy PSFE 1.3.1:~~ Evaluation and Appraisal of Comprehensive Plans [ILA Section 9.8]

- ~~a. In accordance with Section 163.3191, F.S., the Local Planning Agency (LPA) for each Local Government must prepare an EAR on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of Community Affairs.~~
- ~~b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the St. Lucie County School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.~~
- ~~c. The City shall provide the St. Lucie County School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Council.~~
- a. ~~d.~~ Whenever a meeting or hearing before the City Council includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the St. Lucie County School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.
- b. ~~e.~~ The St. Lucie County School Board may submit written comments to the City about the possible effect upon the St. Lucie County School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

The City may request that the St. Lucie County School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible effect upon the St. Lucie County School Board, and the St. Lucie County School Board shall endeavor to provide such assistance as time and resources permit.



GOAL 10.2 PUBLIC SCHOOL CAPACITY

~~Goal 2:~~ Provide adequate public school capacity to accommodate enrollment demand within a financially feasible five-year district facilities work program ~~[9]-5.025(3)(b)(1) F.A.C.~~

OBJECTIVE 10.2.1.

OBJECTIVE PSFE 2.1: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

~~Policy 10.2.1.1. RESERVED~~ Policy PSFE 2.1.1: Amendment of Interlocal Agreement. By July 1, 2008, the City shall amend the Interlocal Agreement for Public School Facility planning to implement school concurrency in concert with the St. Lucie County School Board, the County, and the City of Ft. Pierce. The Interlocal Agreement shall be consistent with the goals, objectives, and policies of the Element

~~Policy 10.2.1.2. Policy PSFE 2.1.2: Ordinance Implementing School Concurrency [9]-5.025(3)(c)(4) F.A.C.~~ No later than May 1, 2008, the City shall adopt, or commence proceedings for the adoption of, a Comprehensive Plan amendment to address school concurrency. The signed Interlocal Agreement for Public School Facility Planning between the City of Port St. Lucie and the School Board of St. Lucie County shall be used for school capacity planning and the School Concurrency Service Areas (SCSA).

OBJECTIVE 10.2.2.

OBJECTIVE PSFE 2.2: LEVEL OF SERVICE (LOS) STANDARDS

The City shall ensure that new residential development is not approved unless there is sufficient capacity to support new residential subdivisions, plats, and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long-range planning period. After the first ~~five-year~~five-year schedule of capital improvements, capacity shall be maintained within each year of subsequent ~~five-year~~five-year schedules of capital improvements.

~~Policy 10.2.2.1. RESERVED~~ Policy PSFE 2.2.1: Uniform Application of LOS Standards. The LOS standards established herein shall be applied consistently by all the local governments within St. Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.



~~**Policy 10.2.2.2. RESERVED.** Policy PSFE 2.2.2: LOS Standards for High, Middle, and Elementary Schools [9J-5.025(3) (c) (7)F.A.C.]. The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the ST. LUCIE COUNTY SCHOOL BOARD annually to account for measurable programmatic changes. No later than February 1, 2011, the School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.~~

~~**Policy 10.2.2.3. Policy PSFE 2.2.3: Amendment of LOS Standards.** If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. ~~The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed.~~ Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard is financially feasible, and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.~~

OBJECTIVE 10.2.3.

~~OBJECTIVE PSFE 2.3. SCHOOL CONCURRENCY SERVICE AREAS [9J-5.025(3)(C)(1) F.A.C.~~

The City shall, in coordination with the St. Lucie County School Board and municipalities, establish School Concurrency Service Areas (SCSA), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

~~**Policy 10.2.3.1. Policy PSFE 2.3.1: School Concurrency Service Area (SCSA) Maps.** SCSA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. ~~SCSA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.~~~~

~~Policy PSFE 2.3.2: Criteria for School Concurrency Service Areas. SCSA shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St. Lucie County development approvals within the SCSA and contiguous SCPA.~~

~~Policy PSFE 2.3.3: Modifying School Concurrency Service Areas [9J-5.025(3)(c)(1) F.A.C.]. The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCSA, the following standards will be met:~~

- ~~a. Potential modifications to the SCSA may be considered annually. Supporting data and analysis for modified SCSA shall be included in the annual update to the St. Lucie County School Board's 5-Year Work Program.~~



- ~~b. Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy PSFE 2.3.2.~~
 - ~~c. SCSA boundaries shall be modified based on supporting data and analysis showing that the amended SCSA's are financially feasible within the five year period described by the five year schedule of capital improvements.~~
 - ~~d. Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.~~
 - ~~e. At such time as the St. Lucie County School Board determines that a SCSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.~~
 - ~~f. The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the St. Lucie County School Board.~~
- ~~Modifications to a SCSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.~~

OBJECTIVE 10.2.4.

OBJECTIVE PSFE 2.4 SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City ~~shall~~**will** establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 10.2.4.1. ~~Policy PSFE 2.4.1: Development Review.~~ The issuance of final subdivisions ~~or~~ plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 10.2.4.2. ~~Policy PSFE 2.4.2: Exemptions.~~ The following residential developments are exempt from the school concurrency requirements:

- ~~1.a.~~ Single-family lots of record that received final plat approval prior to May 1, 2008;
- ~~2.b.~~ Single-family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) ~~had~~ received preliminary subdivision approval prior to such date, and (iii) ~~have~~ had no lapse in the development approval status;
- ~~3.c.~~ Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;
- ~~4.d.~~ Multi-family site plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;
- ~~5.e.~~ An amendment to a residential subdivision plat or site plan that was approved prior to May 1, 2008, so long as the amendment does not increase the number of students generated by the development.
- ~~6.f.~~ Age restricted developments that prohibit permanent occupancy by persons of school age, where enforceable age restrictions are recorded, irrevocable, and lawful under applicable state and federal housing statutes.

~~7.g.~~ Group quarters in public facilities, including residential facilities, that do not generate students, such as jails, prisons, hospitals, bed and breakfasts, motels, hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dormitories (exclusive of married student housing), and religious non-youth facilities.

~~8.h.~~ Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed applications for development approval prior to May 1, 2005.

Policy 10.2.4.3. ~~Policy PSFE: 2.4.3: Student Generation Rates and Costs per Student Station.~~ Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the ~~five-year~~ five-year Work Program.

Policy 10.2.4.4. ~~Policy PSFE 2.4.4: School Capacity and Enrollment.~~ The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

Policy 10.2.4.5. ~~Policy PSFE 2.4.5: Determination of Adequate Capacity [9J-5.025(3)(c)(8) F.A.C.]~~ The St. Lucie County School Board shall conduct a concurrency review for all development plan approvals subject to school concurrency. This review shall include findings and recommendations to the City on whether there is adequate school capacity to accommodate the proposed development.

- a. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.
- b. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective ~~10.2.5~~ 2-5.

The City ~~shall~~ will issue a concurrency determination based on the St. Lucie County School Board's written findings and recommendations.

Policy 10.2.4.6. ~~Policy PSFE 2.4.6: Concurrency Availability Standard.~~ School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE). The City shall amend the concurrency management system in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat, or final site plan. The City shall not deny a final subdivision, final plat, or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

- a. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat, or final site plan for residential development; or



- b. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years after the issuance of the final subdivision, final plat, or final site plan approval; or,
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat, or site plan (or functional equivalent) as provided in this element.
- d. For SCSAs that do not have any school type (elementary, middle, or high), then the capacity would be assigned as indicated in Table PSFE 2.4.6.d.

PSFE Table 2.4.6.d. SCSA Capacity for SCSAs without School Type

SCSA Location of Project without School Type	Capacity for Project is if Located in the Following SCSA
A	B, F
F	A, B, D
G	B, D, E

- e. All school types exist in any SCSA not included in PSFE Table 2.4.6.d. -The location of the SCSAs can be found in the Consolidated Concurrency Service Area Map in Appendix A of the Interlocal Agreement.

Policy 10.2.4.7. ~~Policy PSFE 2.4.7: Reservation of Capacity [9] 5.025(3)(c)(1).~~ The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.
- b. The City shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

Policy 10.2.4.8. ~~Policy PSFE 2.4.8: Subdivision and Site Plan Standards.~~ In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply:

- a. The site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective ~~10.2.5 PSFE 2.5~~; or;
- b. The final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or;

- c. A condition of approval of the site plan or final subdivision shall be that the project’s development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

~~Policy 10.2.4.9. Policy PSFE 2.4.9. Capacity Availability.~~ In evaluating a subdivision plat or site plan for concurrency any relevant programmed improvements in years 2 or 3 of the ~~five-year~~ five-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the ~~five-year~~ five-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation; or some other means of assuring adequate capacity will be available within 3 years. The St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

Policy 10.2.4.10. In accordance with Section 163.3180(6)(h)(2), F.S., school concurrency shall be deemed satisfied upon confirmation by the St. Lucie County School Board that adequate school capacity exists or will be in place through a legally binding commitment. Upon receipt of such a commitment from a developer, the Board has 30 days to notify the City whether adequate capacity is available to support the proposed development.

<p><u>OBJECTIVE 10.2.5.</u></p>	<p>OBJECTIVE PSFE 2.5: PROPORTIONATE SHARE MITIGATION</p> <p>The City, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board to be financially feasible and will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's financially feasible Five-Year Work Program.</p>
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Policy 10.2.5.1. Policy PSFE 2.5.1: Mitigation Options. Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes responsibility through incorporation in the adopted St. Lucie County School Board’s financially feasible Five-Year Work Program and which will maintain adopted LOS standards.

- a. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
- b. The creation of a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with SREF, of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to recover the reasonable cost of such facility, reimbursement from future educational facilities impact fees received by the School Board from collections within the same CSA or adjacent CSAs;



- c. The establishment of a charter school with educational facilities that are both (i) constructed in accordance with SREF and (ii) subject to enforceable assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;
- d. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board, in accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and
- e. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need, and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

Policy 10.2.5.2. ~~Policy PSFE 2.5.2: Mitigation Must Enhance Permanent Capacity.~~ Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's financially feasible Five-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

Policy 10.2.5.3. ~~Policy PSFE 2.5.3: Mitigation to Meet Financial Feasibility.~~ Mitigation shall be directed to projects on the St. Lucie County School Board's financially feasible Five-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Work Program.

Policy 10.2.5.4. ~~Policy PSFE 2.5.4: Calculating Proportionate Share.~~ The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

Number of Student Stations (by School Type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by Housing Type and School Type)

Proportionate Share Amount = Number of Student Stations (by School Type) X Cost per Student Station for School Type.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle, or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review. The St. Lucie County School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable. The applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.



OBJECTIVE 10.2.6.

OBJECTIVE 2.6: ADOPTION OF ST. LUCIE COUNTY SCHOOL BOARD FIVE-YEAR PROGRAM [9J-5.025(3)(B)(1) AND (3)F.A.C.]

Effective July 1, 2008, and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board’s annually updated Five-Year Work Program.

~~Policy 10.2.6.1. Policy PSFE 2.6.1: Development, Adoption, and Amendment of the St Lucie County School Board Five-Year Work Program. The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the LOS standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the five year schedule. After the first five year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent five year schedule of capital improvements. The City shall annually adopt the Five-Year district Facilities Plan by reference. The City shall by adopting the St. Lucie County School Board’s Five-Year Work Program by reference into the Capital Improvements Element. The However, the City shall have neither obligation nor responsibility for funding that the Five-Year Work Program by adopting the St. Lucie County School Board’s Five-Year Work Program into the Capital Improvements Element.~~

OBJECTIVE 10.2.7.

OBJECTIVE 2.7: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall, in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning (SCPA) areas, as the areas within which long range capacity is planned and used for evaluation of comprehensive plan amendments.

~~Policy 10.2.7.1. Policy PSFE 2.7.1: School Capacity Planning Area (SCPA) Maps. SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.~~

~~Policy 10.2.7.2. Policy PSFE 2.7.2: Criteria for School Capacity Planning Areas. SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSPA or the adjacent SCSPA, it is the goal to place schools in proximity of to the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school~~

capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for “developer agreements” designed to preserve school sites and assure the timely commitment of school construction.

Policy 10.2.7.3. ~~Policy PSFE 2.7.3: Modifying School Concurrency Planning Areas [9J-5.025(3)(c)(1) F.A.C.]~~ The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

- a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board’s 5--Year Work Program;
- b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy [10.2.7.2](#) ~~PSFE 2.7.2.~~;
- c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;
- d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group;
- e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.



GOAL 10.3 SCHOOL SAFETY AND COMMUNITY DESIGN

~~Goal 3:~~ Provide safe and secure schools sited within well designed communities.

OBJECTIVE 10.3.1.

~~OBJECTIVE PSFE 3.1 SCHOOL LOCATION [FLUE OBJECTIVE 1.1.17]~~

The City shall work with the St. Lucie County School Board to provide adequate school location.

~~Policy 10.3.1.1. Policy PSFE 3.1.1: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted.~~ Traditional educational facilities serving students in grades K-12, regardless of grade level configuration, generally should be permitted in any institutional, residential, or ~~mixed-use~~ mixed-use future land use classification. [ILA Section 5.2]

~~Policy 10.3.1.2. Policy PSFE 3.1.2: Future Land Use Designation for Public Schools.~~ To aid the City in categorizing land use for future purposes, the School Board agrees to cooperate with the City to change the Future Land Use designation of schools at such time the City deems appropriate.

Policy 10.3.1.3. The City shall coordinate with the St. Lucie County School Board to document and map all school sites dedicated through approved Development of Regional Impact (DRIs).

Policy 10.3.1.4. The City shall encourage the siting of public schools within walking distance of residential areas and shall prioritize pedestrian and bicycle infrastructure improvements around existing and proposed school sites.

OBJECTIVE 10.3.2.

~~OBJECTIVE PSFE 3.2: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. [9]-5.025(3)(B)(4), (5) AND (6)]~~

The City shall work with the St. Lucie County School Board to make schools central focal points of the community.

~~Policy 10.3.2.1. Policy PSFE 3.2.1: Enhance Community/Neighborhood Design.~~ The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

OBJECTIVE 10.3.3.

OBJECTIVE 3.3 STANDARDS FOR SCHOOL SITE DESIGN.

The City ~~shall~~ **will** establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

Policy 10.3.3.1. ~~Policy PSFE 3.3.1: Compatibility of Adjacent Uses.~~ The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

Policy 10.3.3.2. ~~Policy PSFE 3.3.2: School Accessibility.~~ Bicycle and pedestrian facilities should be established around schools, especially areas near schools that are not served by the school bus system.

Policy 10.3.3.3. ~~Policy PSFE 3.3.3: Bus Stops.~~ The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

Policy 10.3.3.4. ~~Policy PSFE 3.3.4: Safe Ways to School.~~ To reduce hazardous walking conditions consistent with Florida’s Safe Ways to School Program, Port St Lucie, in coordination with the St. Lucie County School Board, shall implement the following strategies:

- a. New developments adjacent to school properties shall be required to provide a right-of way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood’s existing pedestrian network;
- b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;
- c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, F.S., and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each
- d. Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including:
 1. Schools with high numbers of pedestrian and bicycle injuries or fatalities; or,
 2. Schools requiring courtesy busing for hazardous walking conditions; or,
 3. Schools with significant walking populations, but poor pedestrian and bicycle access; and,
 4. Schools needing safety improvements

Policy 10.3.3.5. ~~Policy PSFE 3.4.1: Evaluation of Potential School Sites [ILA Section 6.3].~~ Potential school sites shall be consistent with the following school siting standards, to the extent practicable: [\[ILA Section 6.3\]](#)

- a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and collocation with other community facilities:-;

- b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
- c. Elementary schools should be located on local or collector streets;
- d. Middle and high schools should be located near arterial streets;
- e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;
- f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
- g. Site acquisition and development costs;
- h. Safe access to and from the school site by pedestrians, bicyclists, and motor vehicles;
- i. Existing or planned availability of adequate public facilities and services to support the School;
- j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
- k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
- l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;
- m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
- n. The proposed site can accommodate the required parking, circulation, and queuing of vehicles; and,
- o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

OBJECTIVE 10.3.4.

**~~OBJECTIVE PSFE 3.4: SCHOOL SITE STANDARDS~~RESERVED
~~OBJECTIVE PSFE 3.4: SCHOOL SITE STANDARDS. THE CITY
WILL ESTABLISH SITE STANDARDS FOR SCHOOLS.~~**



OBJECTIVE 10.3.5.

OBJECTIVE PSFE 3.5:- SCHOOL DEVELOPMENT STANDARDS

The City shall coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities and are integrated into the community fabric by promoting as central, multifunctional focal points within neighborhoods.

Policy 10.3.5.1. ~~Policy PSFE 3.5.1:~~ As provided in Chapter 1013, F.S., the Land Development Code may include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statutes, so long as those standards and conditions are not in conflict with Chapter 1013, F.S., or the State Building Code.

- a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property.
- b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site.
- c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site.
- d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.
- e. Access to school sites shall be governed by the City’s and FDOT’s access management regulations, including installation by the St. Lucie County School Board, or other party as determined by The City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads.
- f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.
- g. Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

OBJECTIVE 10.3.6.

RESERVED

OBJECTIVE 10.3.7.

~~OBJECTIVE PSFE 3.7: COORDINATION OF SUPPORTING INFRASTRUCTURE [9J-5.025(3)(C)(5)]~~

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

Policy 10.3.7.1. ~~Policy PSFE 3.7.1: Coordination of Planned Improvements.~~ The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's ~~five-year~~five-year Work Program to reflect the infrastructure required to support new school facilities.



GOAL 10.4 INTERGOVERNMENTAL COORDINATION

~~Goal 4.~~ Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.

OBJECTIVE 10.4.1.

~~OBJECTIVE PSFE 4.1~~ SCHOOL BOARD REPRESENTATION

The City shall ensure coordination and active representation with the St. Lucie County School Board in local planning and development review processes.

~~**Policy 10.4.1.1. Policy PSFE 4.1.1: St. Lucie County School Board Representation on LPAs [Section 163.3174(1) F.S.] [ILA Section 9.1].**~~ The City ~~shall~~**will** include a nonvoting representative appointed by the St. Lucie County School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the St. Lucie County School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA. [\[ILA Section 9.1\]](#)

~~**Policy 10.4.1.2. Policy PSFE 4.2.2: Development Review Representative [ILA Section 9.2].**~~ The St. Lucie County School Board will appoint a representative to serve on the staff Site Plan Review Committee (SPRC) of the City. The St. Lucie County School Board representative will be provided agenda for review and invited to participate in each meeting of the SPRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment of school facilities. [\[ILA Section 9.2\]](#)

OBJECTIVE 10.4.2.

~~OBJECTIVE 4.2~~ JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

~~**Policy 10.4.2.1. Policy PSFE 4.2.1: Staff Working Group [ILA Section 2.1].**~~ A staff working group of the Local Governments and St. Lucie County School Board will meet on a semiannual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, [capacity, condition assessments of facilities,](#) development trends, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access [\[ILA Section 2.1\]](#). Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [\[ILA Section 2.2\]](#)

~~Policy PSFE 4.2.2: Joint Workshop Sessions [ILA Section 2.2]. One or more representatives of the County, each City, and the St. Lucie County School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the local governments and the St Lucie County School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]~~

OBJECTIVE 10.4.3.

OBJECTIVE PSFE 4.3: STUDENT ENROLLMENT AND POPULATION PROJECTIONS [ILA SECTION 3].

The City ~~shall~~**will** coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

~~**Policy 10.4.3.1. Policy PSFE 4.3.1: Review of Projections [ILA Section 3.1].** In fulfillment of their respective planning duties, the City ~~shall~~**will** cooperate with the Local Governments and St. Lucie County School Board to agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. ~~Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the St. Lucie County School Board shall be revised annually and provided at the first staff working group meeting described in Policy PSFE 4.2.1.~~~~

~~**Policy 10.4.3.2. Policy 4.3.2: Basis of Projections. [ILA Section 3.2]** The St. Lucie County School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, F.S., where available, as modified by the St. Lucie County School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The St. Lucie County School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the St. Lucie County School Board will coordinate with the Local Governments regarding development trends and future population projections. [\[ILA Section 3.2\]](#)~~

~~**Policy PSFE 4.3.3: Allocation of Enrollment [ILA Section 3.3].** The St. Lucie County School Board, working with the Local Governments, will use the information described in Section 4.3 to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the St. Lucie County School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in~~

~~**Policy PSFE 4.3.4: Provision of Reports [ILA Section 3.4].** The Local Governments shall provide the St. Lucie County School Board with a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The St. Lucie County School Board shall provide the Local Governments with a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the St. Lucie County School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such~~

report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

~~Policy PSFE 4.3.5: The School District's Five-Year Facilities Work Program [ILA Section 4.1]. On August 1st of each year, the St. Lucie County School Board shall submit to the Local Governments the tentative District Educational Facilities Plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, F.S., and include~~

- ~~a. projected student populations apportioned geographically,~~
- ~~b. an inventory of existing school facilities,~~
- ~~c. projections of facility space needs,~~
- ~~d. information on relocatables,~~
- ~~e. general locations of new schools for the 5-, 10-, and 20-year time periods,~~
- ~~f. and options to reduce the need for additional permanent student stations.~~
- ~~g. The plan will also include a financially feasible District facilities work program for a five year period.~~
- ~~d. The Local Governments shall review the plan and comment to the St. Lucie County School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.~~

~~Policy PSFE 4.3.6: Educational Plant Survey [ILA Section 4.2]. At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy PSFE 4.2.1 will assist the St. Lucie County School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S., and include at least:~~

- ~~a. an inventory of existing educational facilities,~~
- ~~b. recommendations for new and existing facilities,~~
- ~~c. and the general location of each in coordination with the land use plan.~~
- ~~d. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.~~

~~Policy PSFE 4.3.7: Growth and Development Trends [ILA Section 4.3]. On November 15 of each year, the Local Governments will provide the St. Lucie County School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:~~

- ~~a. The type, number, and location of residential units which have received zoning or site plan approval;~~
- ~~b. Information regarding comprehensive land use amendments which have an impact on school facilities;~~
- ~~c. Residential building permits and/or certificates of occupancy issued for the preceding year and their location;~~
- ~~d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and~~
- ~~e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.~~

OBJECTIVE 10.4.4.

OBJECTIVE PSFE 4.4: SCHOOL SITE SELECTION, EXPANSIONS, AND CLOSURES [ILA SECTION 6].

The City, in conjunction with the St Lucie County St. Lucie School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

~~**Policy 10.4.4.1. -RESERVED** Policy PSFE 4.4.1: Public Schools Advisory Committee [ILA Section 6.1] The St. Lucie County School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools.~~

- ~~a. The St. Lucie County School Board and each Local Government shall appoint a citizen member to serve on the Committee.~~
- ~~b. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent.~~
- ~~c. The Public Schools Advisory Committee will be a standing committee and will meet on an as-needed basis.~~
- ~~d. In addition to citizen members, the Committee will include appropriate members of St. Lucie County School Board staff and at least one staff member from each of the Local Governments.~~

~~**Policy 10.4.4.2. RESERVED** Policy PSFE 4.4.2: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]. When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including:~~

- ~~a. Environmental suitability, transportation, and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues.~~
- ~~b. The issues identified in Policy PSFE 4.4.3 of this Agreement will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated.~~
- ~~e. Based on the information gathered during this review for new schools, the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee make appropriate recommendations.~~

~~**Policy 10.4.4.3. RESERVED** Policy PSFE 4.4.3: Factors Considered [ILA Section 6.3]. The Public Schools Advisory committee, the St. Lucie County School Board, and the City will consider the factors established in Policy PSFE 3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.~~

~~**Policy 10.4.4.4.** Policy PSFE 4.4.4: Notice of Proposed Educational Facility Site Acquisition [ILA Section 6.4]. At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility~~



site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S. [\[ILA Section 6.4\]](#)

~~**Policy 10.4.4.5. Policy PSFE 4.4.5: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5].**~~ When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy [10.4.4.2](#) ~~PSFE 4.4.2~~ and Policy [10.4.4.3](#) ~~PSFE 4.4.3~~ with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. [\[ILA Section 6.5\]](#)

~~**Policy 10.4.4.6. Policy PSFE 4.4.6: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].**~~ Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform to the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable Land Development Regulations (LDR), or otherwise nonconforming. [\[ILA Section 6.6\]](#)

~~**Policy 10.4.4.7. Policy PSFE 4.4.7: Supporting Infrastructure Agreement [ILA Section 6.7].**~~ In conjunction with the preliminary consistency determination in accordance with Policy [10.4.4.4](#) ~~PSFE 4.4.4~~ and Policy [10.4.4.5](#) ~~PSFE 4.4.5~~, the St. Lucie County School Board and the City ~~shall~~ **will** jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements. [\[ILA Section 6.7\]](#)

- a. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City.
- b. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), F.S.

OBJECTIVE 10.4.5.

OBJECTIVE PSFE 4.5: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA SECTION 7].

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facilities and site development.

~~**Policy 10.4.5.1. Policy PSFE 4.5.1: Ancillary Facilities Deemed Consistent with LDR [ILA Section 7.1].**~~ All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the LDR.

~~Policy 10.4.5.2. Policy PSFE 4.5.2: Notice of Proposed Facility and Request for Consistency Review~~

~~[[LA Section 7.2].~~ At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the St. Lucie County School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City with jurisdiction that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, shall include, at a minimum, the following: [\[\[LA Section 7.2\]](#)

- a. Site boundary;
- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed staff population so that traffic impacts may be evaluated.

~~Policy 10.4.5.3. Policy PSFE 4.5.3: Consistency Determination [[LA Section 7.3]~~—Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities, and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this element. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the St. Lucie County School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply: [\[\[LA Section 7.3\]](#)

- ~~1)a.~~ Within 45 days of receiving from the St. Lucie County School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to St. Lucie County School Board staff.
- ~~2)b.~~ All comments and recommendations of the Local Government with jurisdiction shall be set forth in writing specifying the basis for the recommendation.
- ~~3)c.~~ To the extent practicable, the St. Lucie County School Board shall incorporate the comments and recommendations of the City into the Site Plan, and the St. Lucie County School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.
- ~~4)d.~~ Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the city with respect to a new ancillary facility proposed for construction within the City.
- ~~5)e.~~ Following receipt of a consistency determination and upon request of the St. Lucie County School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the St. Lucie County School Board has obtained all development approvals required by the City.
- ~~6)f.~~ No site plan review fee shall apply but the St. Lucie County School Board shall reimburse the City for the actual cost of any required publication or other notification expense.



OBJECTIVE 10.4.6.

OBJECTIVE PSFE 4.6: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA SECTION 8].

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

Policy 10.4.6.1. ~~Policy PSFE 4.6.1: Educational Facilities Deemed Consistent with LDR [ILA Section 8.1].~~ All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the LDR. [\[ILA Section 8.1\]](#)

Policy 10.4.6.2. ~~Policy PSFE 4.6.2: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2].~~ At least 120 days prior to commencing construction of a new educational facility proposed for construction, the St. Lucie County School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, shall include, at a minimum, the following: [\[ILA Section 8.2\]](#)

- a. Site boundary;
- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

Policy 10.4.6.3. ~~Policy PSFE 4.6.3: The City shall comply with the following process for~~ Consistency Determinations: [\[ILA Section 8.3\]](#)

- a. *Scope of Review:* The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the St. Lucie County School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the LDR, shall focus upon but not be limited to the following:
 - 1. ~~1.~~ Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the LDR;
 - 2. ~~2.~~ Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;
 - 3. ~~3.~~ Whether the drainage and storm water management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

4. ~~4.~~ Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the LDR;
 5. ~~5.~~ Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and
 6. ~~6.~~ If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDR governing such overlay zone.
- b. Concurrency: Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.
- c. *Procedure for Review*: As provided in Section 1013.33(14), Florida Statutes, when the St. Lucie County School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:
1. Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to St. Lucie County School Board staff.
 2. Any City staff -comments and recommendations shall be set forth in writing specifying the basis for the recommendations.
 3. To the extent practicable, the St. Lucie County School Board -shall incorporate the comments and recommendations of the City into the Site Plan, and the St. Lucie County School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.
 4. Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.
 5. Following receipt of a consistency determination and upon request of the St. Lucie County School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the ST. LUCIE COUNTY SCHOOL BOARD has obtained all local government development approvals required by the City.
 6. No site plan review fee shall apply but the St. Lucie County School Board shall reimburse the City for the actual cost of any required publication or other notification expense.
- d. *Exceptions*: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), F.S., no consistency determination or site plan review shall be required for:
1. The placement of temporary or portable classroom facilities; or

2. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

OBJECTIVE 10.4.7.

~~OBJECTIVE PSFE 4.7: CAPITAL FUNDING MANAGEMENT~~

The County ~~shall~~**will** support St. Lucie County School Board in its efforts to effectively and efficiently manage capital funds and resources.

Policy 10.4.7.1. ~~Policy PSFE 4.7.1: Alternative Funding Strategies.~~ The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

Policy 10.4.7.2. ~~Policy PSFE 4.7.2: Private Partnering.~~ The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

Policy 10.4.7.3. ~~Policy PSFE 4.7.3: Support for Creative Partnerships.~~ The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation, or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

OBJECTIVE 10.4.8.

~~OBJECTIVE PSFE 4.8: MAXIMIZE COLLOCATION, AND SHARED USE OPPORTUNITIES, AND SCHOOL SITE IDENTIFICATION~~

The City shall maximize collocation and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

Policy 10.4.8.1. ~~Policy PSFE 4.8.1: Collocation and Shared Use of Facilities [ILA Section 10.1].~~ Collocation and shared use of facilities are important to both the St. Lucie County School Board and the City. The St. Lucie County School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered. As part of the annual update of the Annual Facilities Work Plan, the City ~~shall~~**will** provide the School Board with planned parks, libraries and community centers anticipated to be

planned or constructed within the next five years. The School Board will review potential for collocation with schools. [\[ILA Section 10.1\]](#)

~~**Policy 10.4.8.2. Policy PSFE 4.8.2: Separate Agreement [ILA Section 10.2].**~~ A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use. [\[ILA Section 10.2\]](#)

~~**Policy 10.4.8.3. Policy PSFE 4.8.3: Emergency Preparedness.**~~ To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, F.S.; The City ~~shall~~will coordinate with the St. Lucie County School Board and adjacent municipalities on requirements for such efforts.

~~**Policy 10.4.8.4. Policy PSFE 4.9.1: School Site Identification.**~~ The St. Lucie County School Board shall coordinate with the City to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning, or approval of projects generating new students

~~**Policy 10.4.8.5. Policy PSFE 4.9.2: Use of Dedicated Property.**~~ The City shall require within any developer agreement, zoning condition, or development order condition, that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition, or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board

~~**Policy 10.4.8.6. Policy PSFE 4.9.3: Use of Surplus Property.**~~ Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

~~**Policy 10.4.8.7. Policy PSFE 4.9.5: Conveyance of School Sites.**~~ The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system

OBJECTIVE PSFE 4.9: SCHOOL SITE IDENTIFICATION

~~The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.~~

~~**Policy PSFE 4.9.1: School Site Identification.**~~ The St. Lucie County School Board shall coordinate with the City to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning, or approval of projects generating new students.

~~**Policy PSFE 4.9.2: Use of Dedicated**, that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition, or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or~~

~~without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.~~

~~Policy PSFE 4.9.3: Use of Surplus Property. Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.~~

~~Policy PSFE 4.9.5: Conveyance of School Sites. The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.~~

Goal PSFE 5. Monitoring and evaluation of public school facilities element

OBJECTIVE PSFE 5.1: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS ON AN ONGOING BASIS,

The City shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the comprehensive plan.

~~Policy PSFE 5.1.1: Coordination of Plan Amendments. The City and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for St. Lucie County School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the St. Lucie County School Board's adopted Work Program and shall occur prior to December 1st of each year.~~

~~Policy PSFE 5.1.2: Annual Meeting of the School Working Group. Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.~~

~~Policy PSFE 5.1.3: St. Lucie County School Board to Report to the Elected Officials Group. The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.~~

~~Policy PSFE 5.1.4: Annual Meeting of the City and the St. Lucie County School Board. On an annual basis, the City and the St. Lucie County School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.~~