

# School Planning and CEAs

Facilities Planning and Student Enrollment

June 18, 2019



**Orange County  
Public Schools**

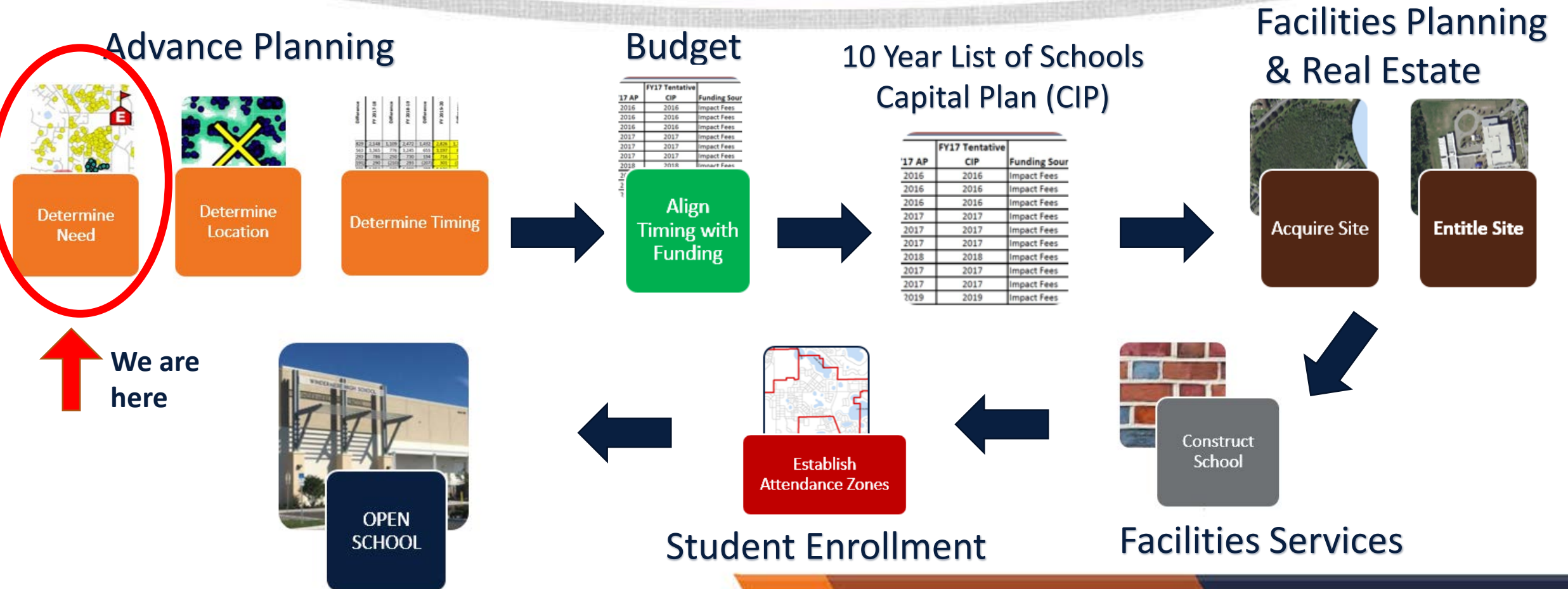
# Our Team

- **Laura Kelly, Staff Attorney III/Planning and Real Estate**
- **Carol McGowin, Director of Student Enrollment**
- **Thomas Moore, Senior Administrator/Demographer**
- **Julie Salvo, AICP, Senior Administrator of Facilities Planning**

# Agenda

- **Historical Perspective: Growth Management and Land Use**
- **Capacity Enhancement and Concurrency**
- **Development Process Case Studies**
- **Growth and Development Tracking**
- **Planning Challenges**
- **Discussion**

# Role in Advance Planning Process



# State's Approach

## 1985 Growth Management Act

- Required comprehensive plans
- Required state review of all plan amendments
- Concurrency management systems for roads, water, sewer, parks, police, & fire

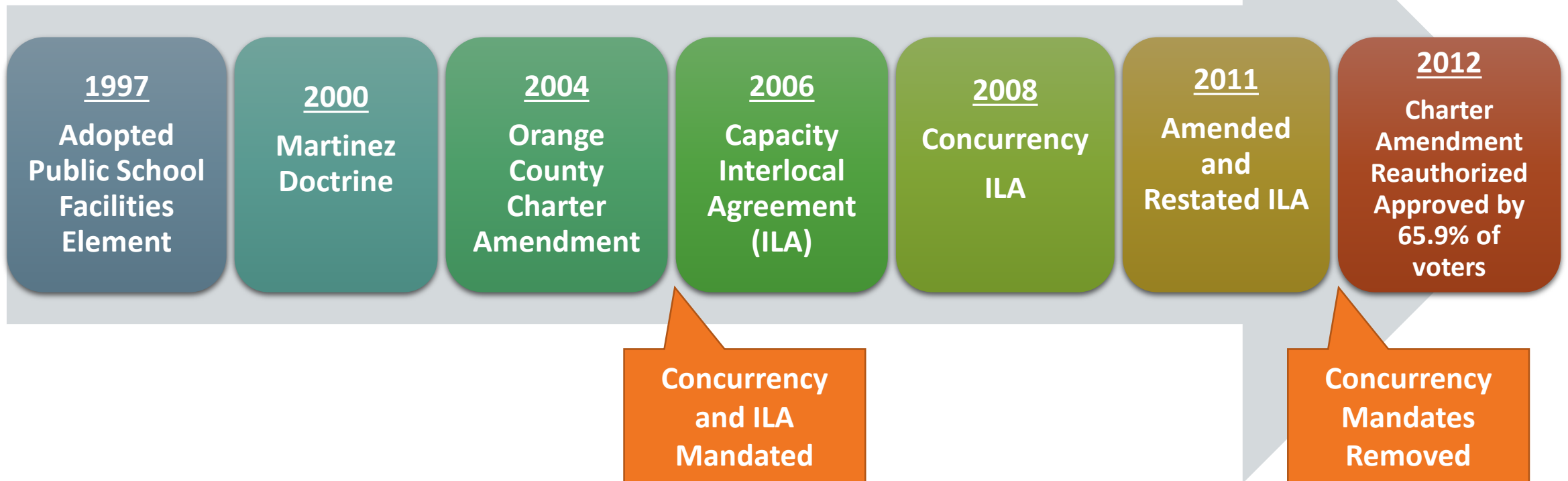
## 2005 Growth Management Act

- Mandated school concurrency
- Required joint planning & Interlocal Agreement
- Compliance required by September 2008
- Required Public School Facilities Element

## 2011 Community Planning Act

- Removed concurrency mandates
- Reduced state oversight & restructured oversight agencies
- Removed limitations on plan amendments

# Orange County's Approach





# Purpose of the Interlocal Agreement

- Required under the 2005 Growth Management Act
- Supplements the Charter Amendment and Martinez Doctrine
- Sets forth the requirements for coordination between OCPS and the local governmental jurisdictions
- Sets forth a procedure for the dual review process of capacity enhancement and concurrency management

# Dual Review Process

	Step 1: Capacity Enhancement	Step 2: Concurrency
What?	Changing of Land Use Entitlements	Prior to Vertical Construction
	Land Rezoning & Future Land Use Map Amendments	Site Plan or Pre-plat (All Post-2008 Residential Projects)
	Covers “New” Units	All Units in Project
When?	Early in Development Process	Later in Development Process
How?	Local, Charter Amendment, ILA	Optional/ State Statute, ILA
Timing?	Long Range	Short Range
	Used for Planning Purposes, Incorporated into Background Growth, Does Not Automatically Encumber or Reserve Capacity	Requires a Capacity Encumbrance and Reservation

Most Residential Projects Will Obtain Two (2) Formal School Capacity Determinations

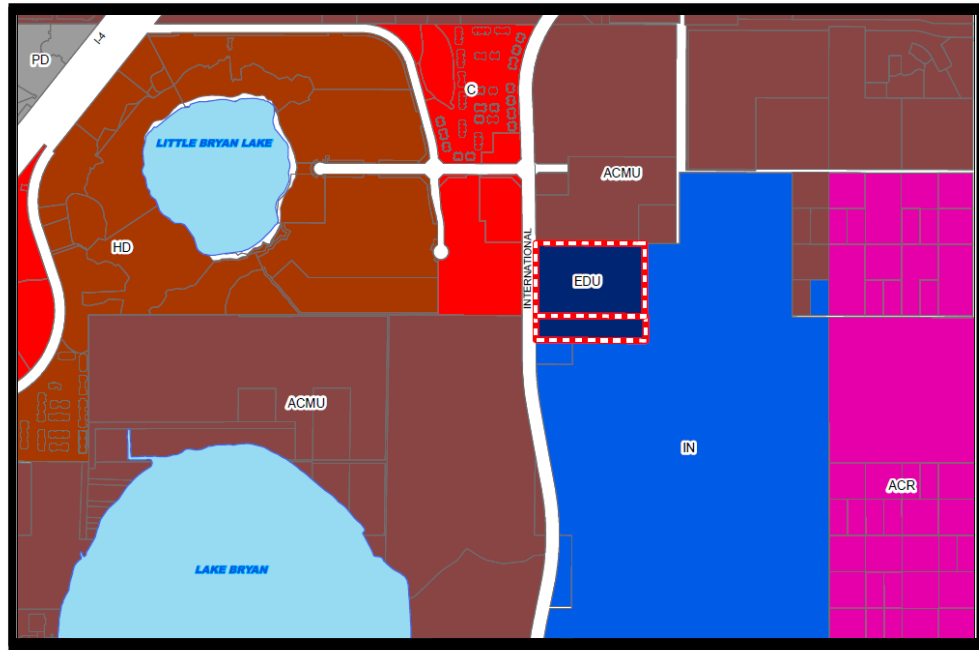
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Some Residential Projects Will Need a CEA and/or a CMA

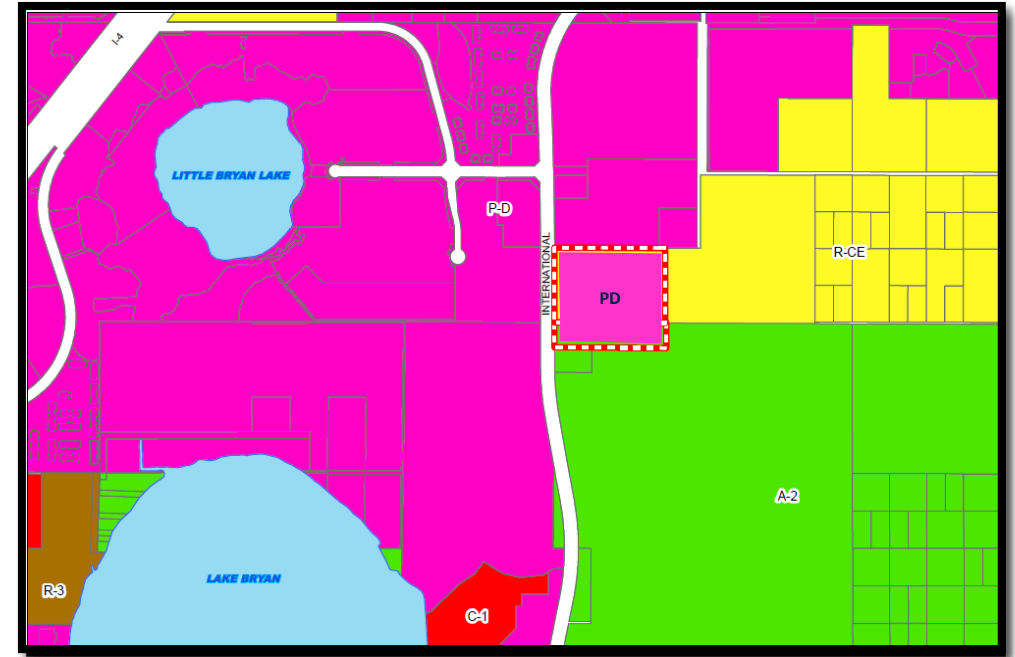


# Future Land Use and Zoning

## Future Land Use Map



## Zoning Map



# Two Types of Agreements

- **CEA**

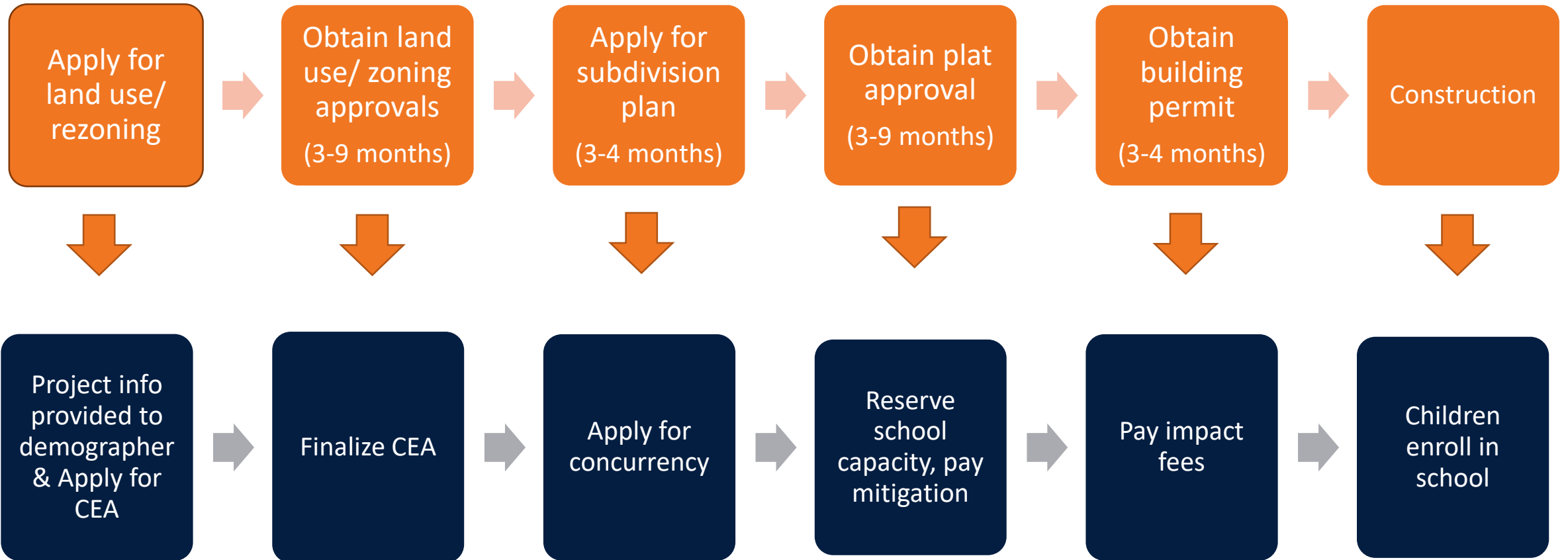
- Required when school capacity is not available at any school level, and is not available within the first 3 years of the Capital Outlay Plan
  - Payment of a Capital Contribution due prior to approval of final plat or site plan approval
  - Land conveyance for school sites – value, timing, process
  - Timing restrictions may be used if relief school not available
  - Must be executed before local government can approve a FLUM amendment or rezoning

- **CMA**

- Required when school capacity is not available at affected Concurrency Service Area (CSA) or within the first 3 years of the Capital Outlay Plan
  - Payment of Proportionate Share to mitigate impacts to affected CSAs, which are eligible for impact fee credits (not to exceed value of impact fee)
  - Annual reservation fee due to maintain reservation prior to construction
  - Projects that possess a CEA may be able to bypass the CMA if the Proportionate Share Mitigation amount is less than or equal to the Capital Contribution for each school level
  - CEA capital contribution credited toward CMA proportionate share
    - No double payments

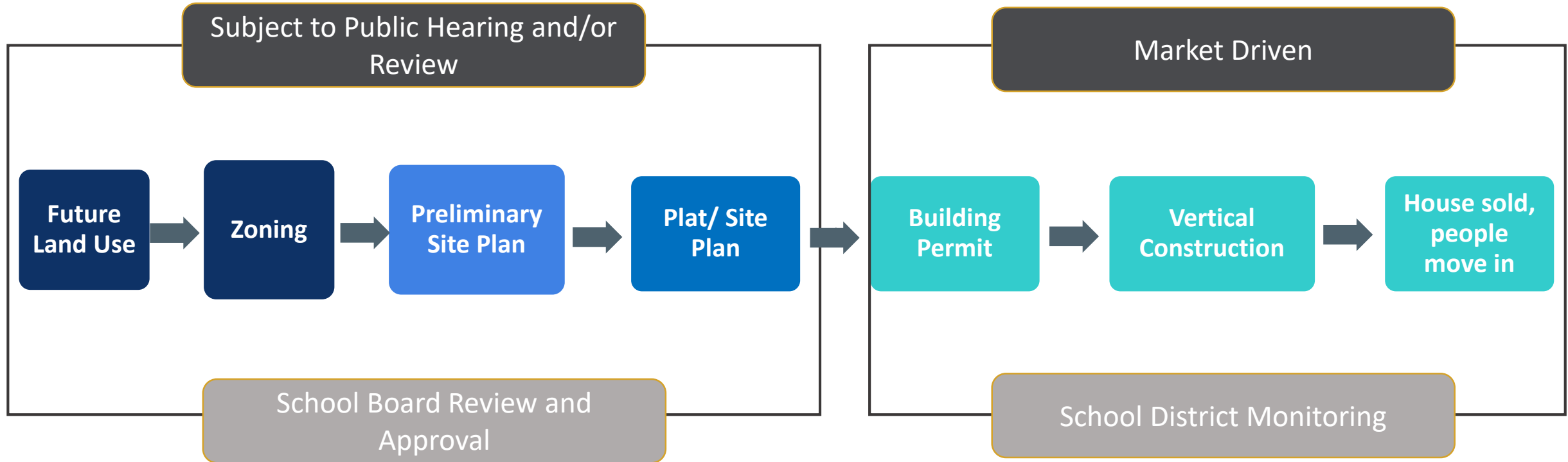
# Residential Development Review Process

## Generalized Local Government Process



## School Capacity Planning & Review

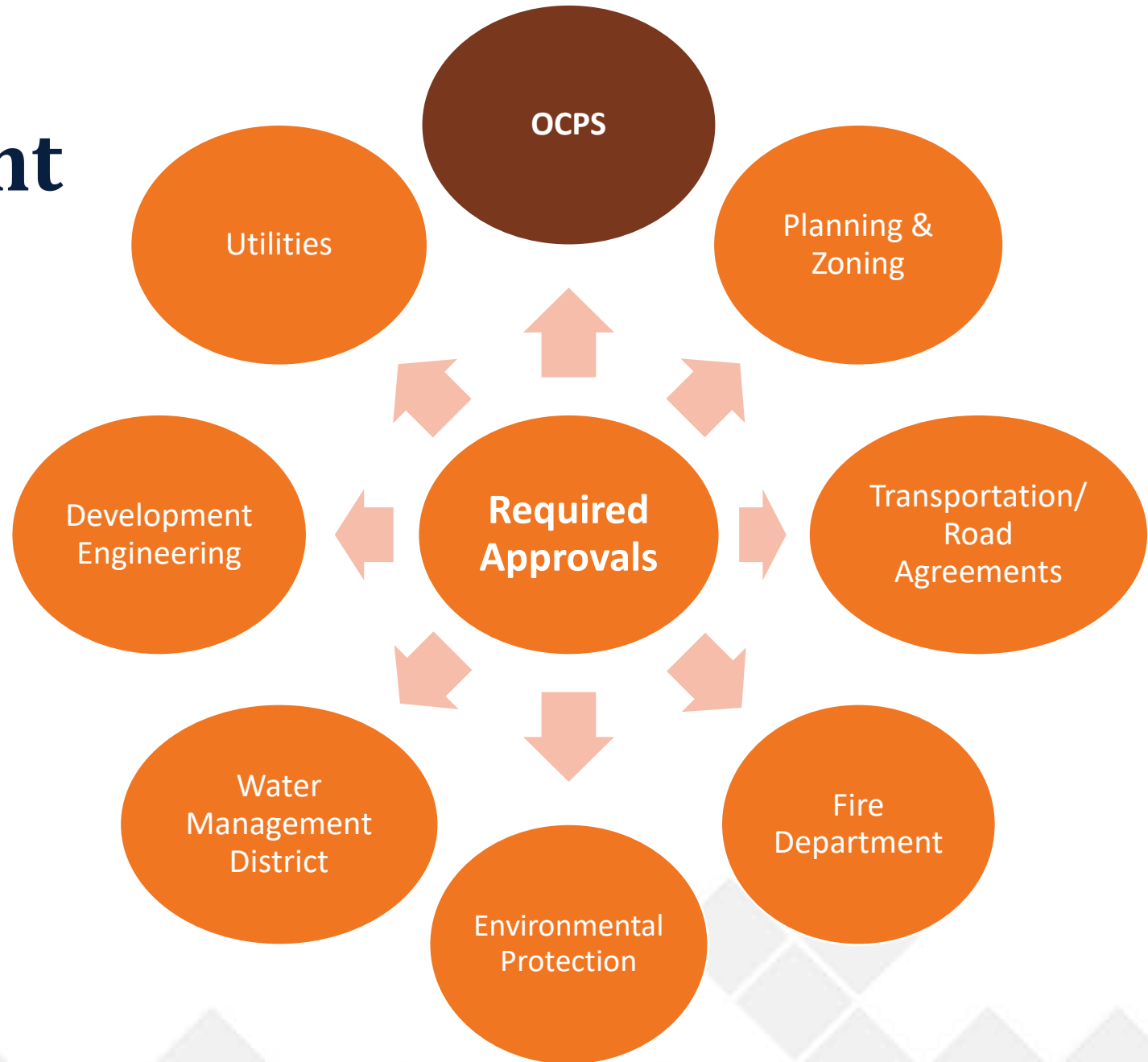
# Development Process - Timing



# 2017 Board Approved Agreements – Project Status

SB App'l Date	Project ID	Project Name	Project Type	Local Gov't Approval Date	Plat Approval	Status
1/10/17	APK-16-006	Emerson North CMA	136 MF	3/1/17	3/1/17	Under construction
1/10/17	OC-16-032	Hunter's Creek CEA	190 MF	Withdrawn	n/a	Withdrawn
1/24/17	APK-16-002	Binion Road CMA	147 SF	5/17/17	5/17/17	Under construction
1/24/17	OC-16-014	Rainbow Ridge CEA	20 SF	5/25/17	n/a	PSP under review
2/28/17	OCE-15-004	Preserve at Crown Point CEA	303 SF	6/6/17	Ph. 2B- 1/9/19	Under construction
4/25/17	OC-16-037	Sandlake Palazzo CEA	180 MF	6/6/17	Est. 6/2019	Plat under review
5/9/17	OC-17-011	Valencia Subdivision CEA	70 TH	8/29/17	n/a	PSP under review
5/9/17	OCE-16-010	Silver Star Road CEA	43 SF	9/19/17	n/a	No activity
6/13/17	OCE-16-003	Eagle Creek of Ocoee CEA	173 SF 80 MF	9/19/17	n/a	Plat under review
8/22/17	APK-17-005	Oak Royal Properties CEA	330 MF	9/20/17	n/a	No activity
9/26/17	OC-17-022	Townhomes at Westwood CEA	80 TH	Denied	n/a	Denied
9/26/17	ORL-16-023	Calvary Assembly CEA	325 MF	11/13/17	n/a	Under construction
10/24/17	OC-17-020	Epoch Palm Parkway CEA	250 MF	3/6/18	4/24/19	Under construction
11/7/17	OC-16-040	Vista Centre CEA	300 MF	1/19/18	n/a	No activity

# Required Development Approvals

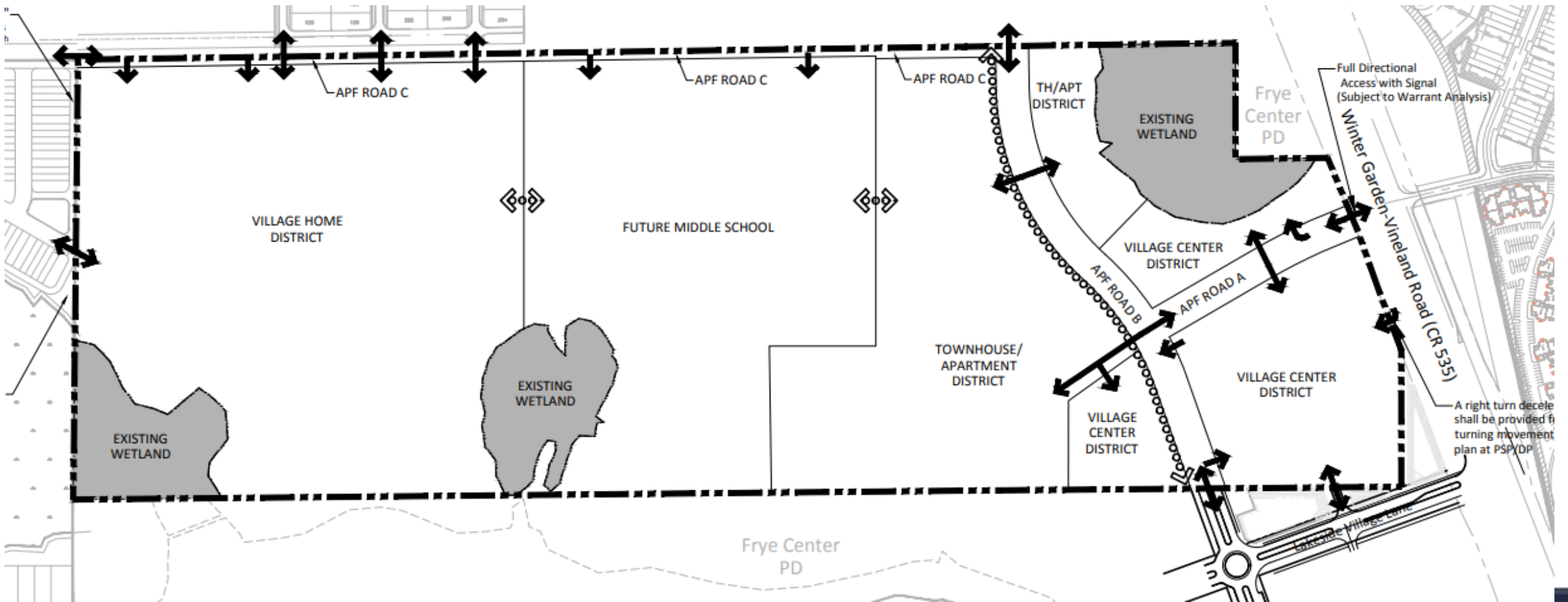




PD Rezoning

CEA

# Planned Development (PD) Example



PD Rezoning

CEA

# Formal Capacity Determination

Sample Project:  
New Subdivision

- *The Crossings at Gopher Skink Preserve*
- Rezoning from A-2 to PD
- Residential component:
  - 110 SF (3 Vested, 107 New)
  - 444 MF
- Affected Schools:
  - Keene's Crossing ES
  - Bridgewater MS
  - Windermere HS



**Facilities Planning**  
Orange County Public Schools

## School Capacity Determination

User ID #: 57782 June 9, 2019

11:56:36

Project ID:

CEA – OAK – 18 – 001

Valid Until: December 8, 2019

Project Name:

**THE CROSSINGS AT GOPHER SKINK PRESERVE**

Unvested Units	Single Family Units: 107 Multi Family Units: 444 Town Homes Units: 0	Vested Units	Single Family Units: 3 Multi Family Units: 0 Town Homes Units: 0
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Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	HH		
	School:	KEENE'S CROSSING ES	BRIDGEWATER MS	WINDERMERE HS
	Analysis of Existing Conditions			
	School Capacity (2018-2019)	859	1,176	2,753
	Enrollment (2018-2019)	1,464	2,609	3,360
	Utilization (2018-2019)	170.0%	222.0%	121.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	0	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	195	191	304
	Reserved Capacity	0	0	62
	Adjusted Utilization	193.1%	238.1%	135.3%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	86.593	38.137	45.097
	Adjusted Utilization	203.2%	241.3%	137.0%
	PASS/FAIL	FAIL	FAIL	FAIL
	Number of Seats to Mitigate	86.593	38.137	45.097

**Facilities Planning**  
Orange County Public Schools  
*CSA Tally*

# Reserved and Encumbered Capacity Tally

CSA	School	Type	Original Capacity	Encumbered Student Stations	Reserved Student Stations	Final Capacity
<b>Elementary Schools</b>						
1731	SAND LAKE	ES	828	54	98	676
1221	LAKE SYBELIA	ES	645	97	91	457
1321	MAXEY	ES	650	0	87	563
1071	BAY MEADOWS	ES	810	184	46	580
1392	BAY LAKE	ES	837	26	37	774
141	LAKEVILLE	ES	607	0	35	572
322	WHISPERING OAK	ES	767	21	27	719
1941	WETHERBEE	ES	817	54	21	742
1821	SUNRIDGE	ES	859	0	17	842

# Student Station Costs and Impact Fees

Term		2019 – Draft/Proposed	Current	2011-2016	2007-2010**
Total Cost per Student		\$28,436.00	\$27,053.00	\$20,843.00	\$34,520.00
Net Impact Cost per Student		\$23,606.00	\$21,065.00	\$15,140.00	\$25,275.00
Revenue Credit per Student (Capital Contribution)		\$4,830.00	\$5,988.00	\$5,703.00	\$9,245.00
School Impact Fee	SF	\$9,560.00	\$8,784.00	\$6,525.00	\$13,041.00
	TH	\$8,805.00	\$6,930.00	\$3,921.00	\$7,328.00
	MF	\$6,751.00/\$6,610	\$5,919.00	\$3,921.00	\$7,328.00
	MF-HR	\$307.00/\$6,610	\$5,919.00	\$3,921.00	\$7,328.00

## Capital Contribution Calculation

CEA-OAK-18-001 THE CROSSINGS AT GOPHER SKINK PRESE	ES Single Family (Unvested Only)	ES Multifamily (Unvested Only)	ES Townhomes (Unvested Only)	ES Total	MS Single Family (Unvested Only)	MS Multifamily (Unvested Only)	MS Townhomes (Unvested Only)	MS Total	HS Single Family (Unvested Only)	HS Multifamily (Unvested Only)	HS Townhomes (Unvested Only)	HS Total	Total
Status	FAIL				FAIL				FAIL				
Generation Rate	0.191	0.149	0.162		0.095	0.053	0.076		0.131	0.070	0.092		
Housing Units Proposed (Non-Exempt)	107	444	0	551	107	444	0	551	107	444	0	551	0
Net Development Impact				86.593				38.137				45.097	0
Total Cost per Student Station for Failing Schools				\$ 27,053				\$ 27,053				\$ 27,053	
Net Impact Cost per Student for Passing Schools				\$ 21,065				\$ 21,065				\$ 21,065	
Capital Contribution per Student				\$ 5,988				\$ 5,988				\$ 5,988	
Capital Contribution Due				\$ 518,519				\$ 228,364				\$ 270,041	\$ 1,016,924

Impact Fee Calculator	Single Family	Multi Family	Townhomes	Total
Housing Units Proposed	107	444	0	
Impact Fee Rate	\$ 8,784	\$ 5,919	\$ 6,930	
Total Estimated Impact Fee	\$ 939,888	\$ 2,628,036	\$ 0	\$ 3,567,924

Total Fiscal Impact
\$ 4,584,848

# Fiscal Impact Analysis

Total capital contribution:  
\$1,016,924.00

Total impact fee:  
\$3,567,924.00

Total fiscal impact:  
\$4,584,848.00

# CEA Capital Contribution Formula

CEA Scenario				
Capital Contribution				
# Dwelling units	X	SGR by Level =	Net Development Impact (Students)	X Revenue Credit = Capital Contribution
107		0.191	20.4	\$ 5,988.00 \$122,155.20
107		0.095	10.1	\$ 5,988.00 \$60,478.80
107		0.131	14.0	\$ 5,988.00 \$83,832.00
		<b>0.417</b>	<b>44.5</b>	<b>\$266,466.00</b>

- Impact fees cover ~78% of a student station – required on ALL new residential units
- Capital contribution covers the remaining 22% - required on SOME new residential units
- Capital contribution covers the “credit component” of the total cost per student station



PSP

CMA

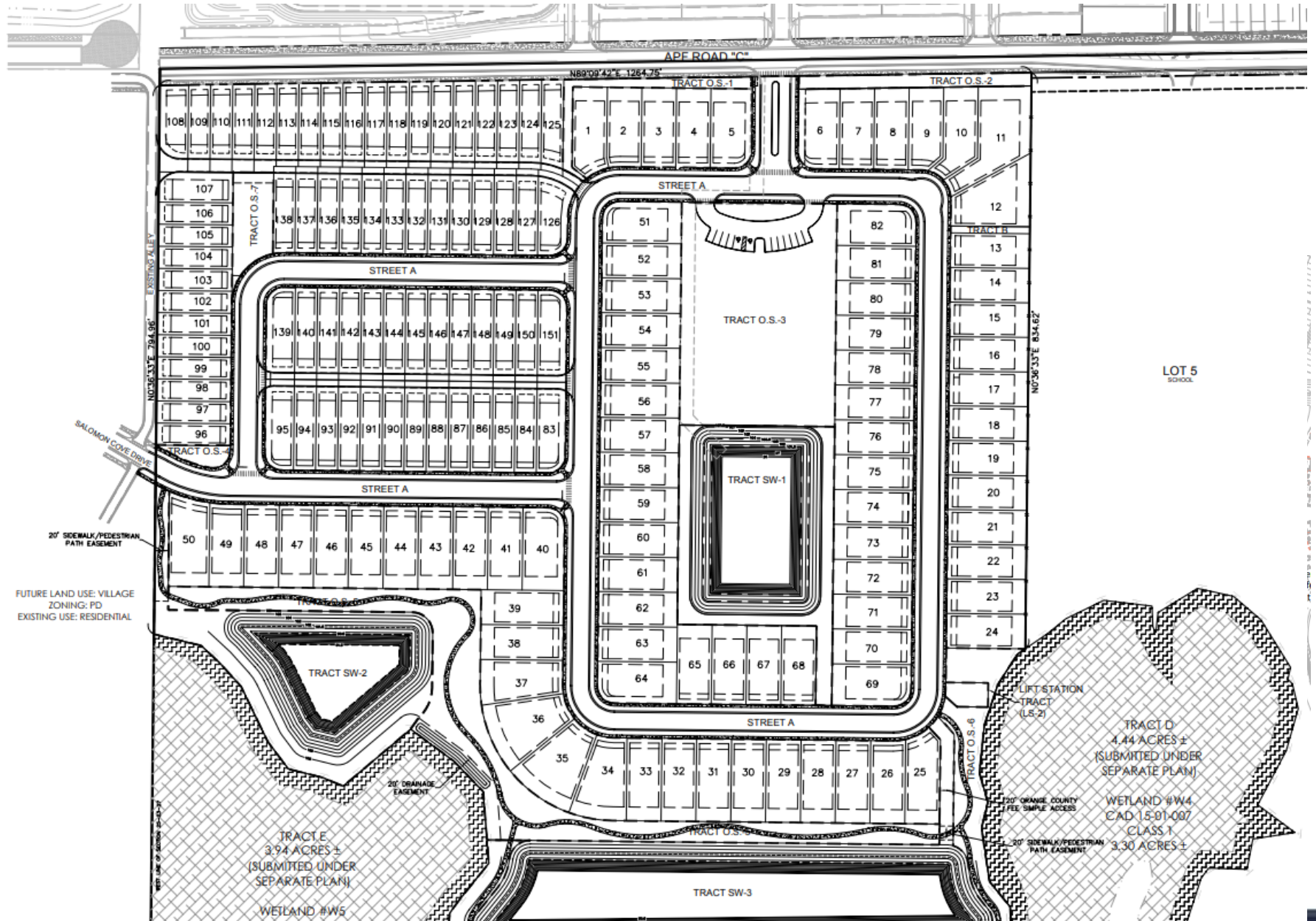
## Project Details:

Sample PSP – Phase 1 Single Family

110 SF Units

Plan shows lot lines and engineering

Wetlands delineated



PSP

CMA

# Formal Capacity Determination

Sample Project:

- *The Crossings Phase 1, Single Family*
- Zoned PD, Applied for PSP
- 110 Single Family Subdivision
- Affected Concurrency Service Areas (CSA):
  - CSA HH (includes Independence ES & Keene's Crossing ES)
  - Bridgewater MS CSA
  - Windermere HS CSA
  - Adjacent CSA JJ (Includes Bay Meadows ES, Dr. Phillips ES, and Sand Lake ES)

## School Concurrency Determination

User ID #: 57782

June 9, 2019

12:59:42

Project ID:

CMA-OAK-18-002

Valid Until: December 6, 2019

Project Name:

THE CROSSINGS AT GOPHER SKINK PRESERVE PHASE 1

Unvested Units	Single Family Units: 110	Multi Family Units: 0	Town Homes Units: 0
School Level	Elementary	Middle	High
CSA:	HH		
School:	KEENE'S CROSSING ES	BRIDGEWATER MS	WINDERMERE HS

### Analysis of Existing Conditions

School Level	Elementary	Middle	High
CSA:	JJ		
School:	SAND LAKE ES	BRIDGEWATER MS	WINDERMERE HS
Analysis of Existing Conditions			
School Capacity (2018-2019)	2,298	1,176	2,753
Enrollment (2018-2019)	2,011	2,609	3,360
Utilization (2018-2019)	87.5%	221.9%	122.0%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	517	0	0
Analysis of Reserved Capacity			
Encumbered Capacity	0	0	216
Reserved Capacity	40	32	127
Adjusted Utilization	89.2%	224.6%	134.5%
Adjusted Available Seats	477	0	0
Analysis of Proposed Development			
Students Generated	34.380	17.100	23.580
Adjusted Utilization	90.7%	226.0%	135.4%
PASS/FAIL	PASS	FAIL	FAIL
Number of Seats to Mitigate	0.000	17.100	23.580

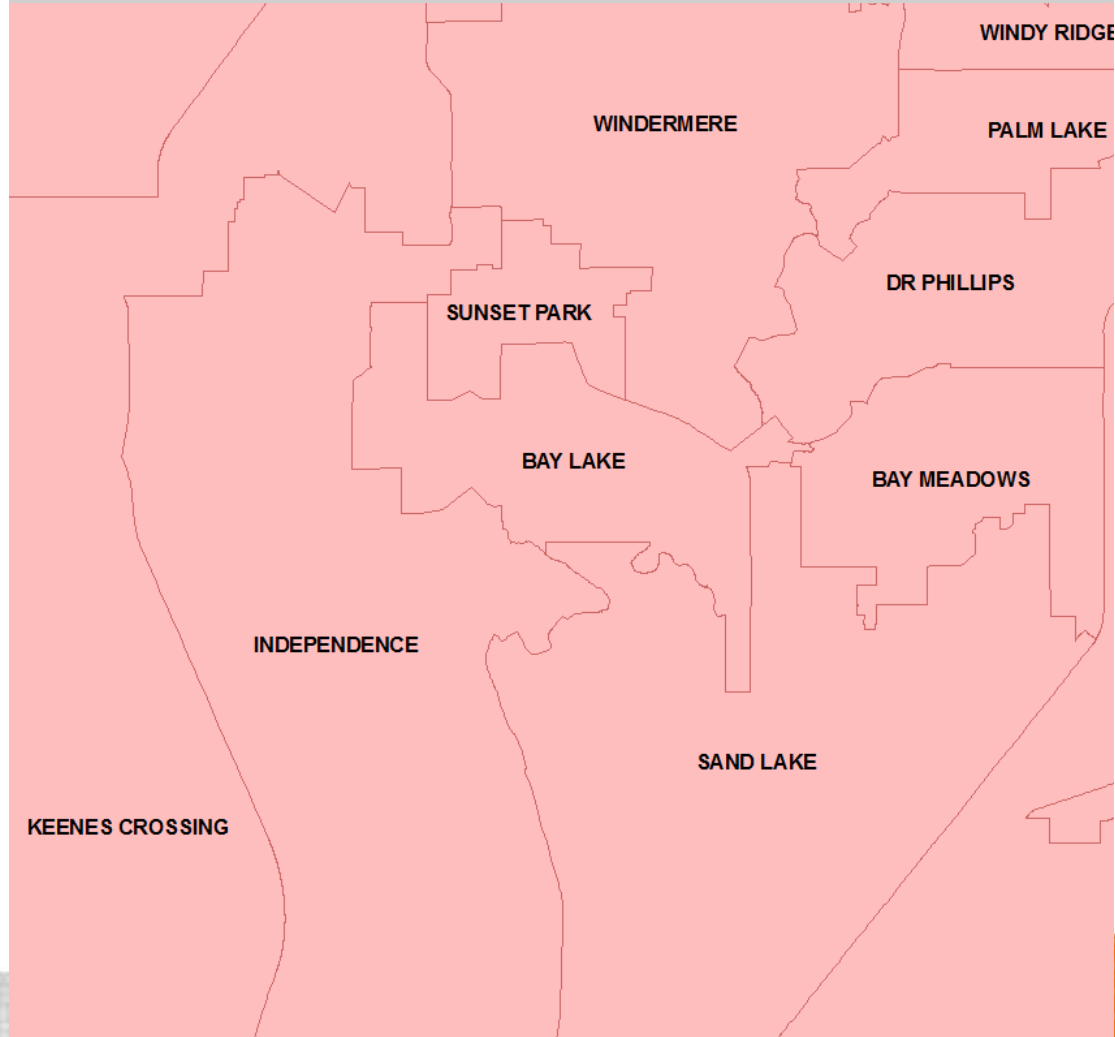
Adjacency

PSP

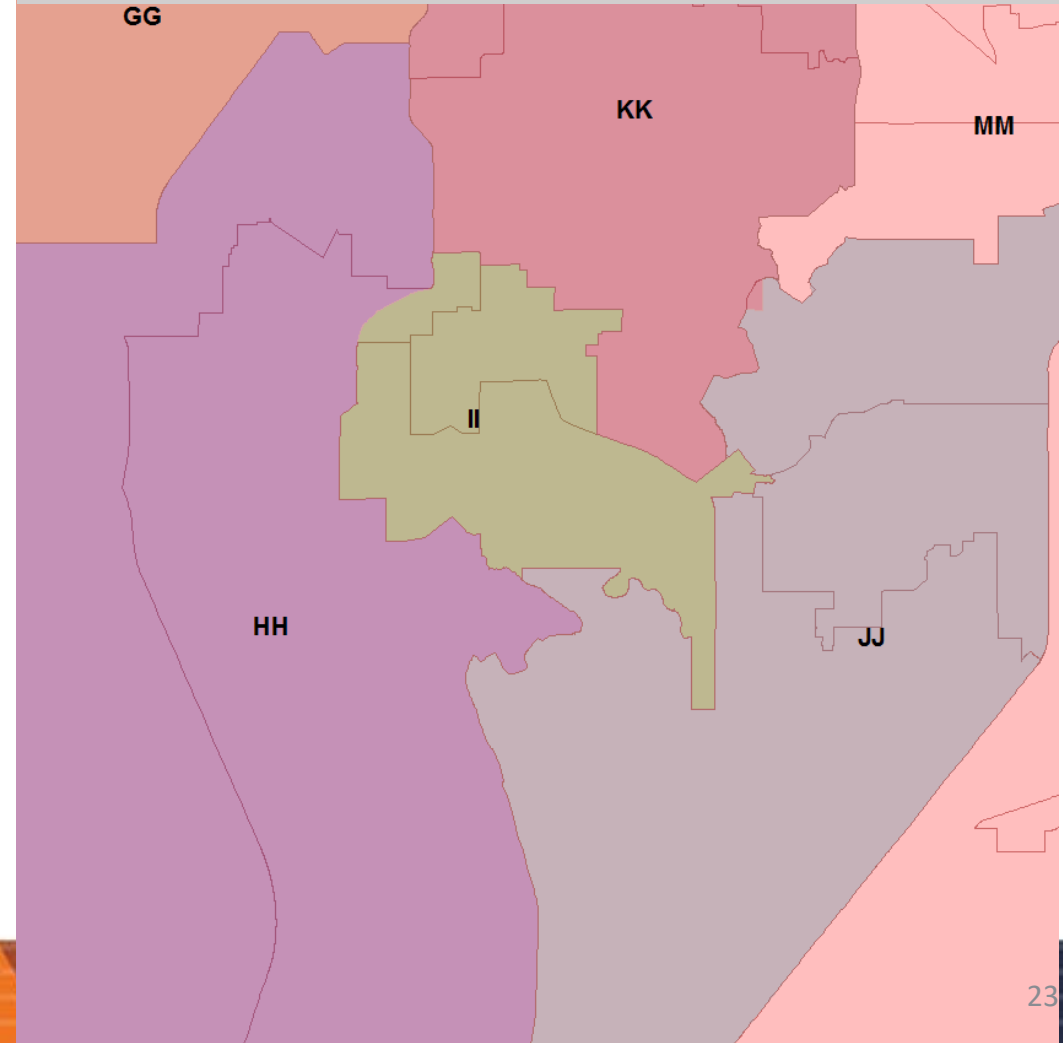
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# Adjacency

## Attendance Boundaries



## Concurrency Service Areas



# Concurrency Formulas

## Proportionate Share

- Section 19.2 of the Amended & Restated ILA

**Proportionate Share Mitigation =  
(Development Impact – Available Capacity) X Total Cost**

- *Translation:* Proportionate Share Mitigation = (# Student Stations Needed – Available Capacity) X Cost per Student Station

## Impact Fee Credit

- County Ordinance 30-622(c)

**Impact Fee Credit = Equivalent Residential Units for which Proportionate Share is Provided X Impact Fee per Dwelling Unit**

Translation:

- Net Development Impact = Development Impact – Available Capacity
- ERU = Net Development Impact / Student Generation Rate

PSP

CMA

# Concurrency Proportionate Share Formula – Scenario #1/No Adjacency

Scenario #1				
<i>Proportionate Share Mitigation</i>				
# Dwelling units X SGR by Level =		Net Development Impact (Students) X Total Cost =		Proportionate Share
110	0.191	21.01	\$ 27,053.00	\$ 568,383.53
110	0.095	10.45	\$ 27,053.00	\$ 282,703.85
110	0.131	14.41	\$ 27,053.00	\$ 389,833.73
	<b>0.417</b>	<b>45.87</b>		<b>\$ 1,240,921.11</b>

PSP

CMA

# Concurrency Proportionate Share Formula – Scenario #1/No Adjacency

Scenario #1				
Proportionate Share Mitigation				
# Dwelling units X SGR by Level =		Net Development Impact (Students) X Total Cost =		Proportionate Share
110	0.191	21.01	\$ 27,053.00	\$ 568,383.53
110	0.095	10.45	\$ 27,053.00	\$ 282,703.85
110	0.131	14.41	\$ 27,053.00	\$ 389,833.73
	<b>0.417</b>	<b>45.87</b>		<b>\$ 1,240,921.11</b>

Impact Fee Credit				
Net Development Impact (Students) / Total SGR =		ERU X	Single Family Impact Fee =	Impact Fee Credit
45.87	0.417	110	\$ 8,784.00	\$ 966,240.00



# Concurrency Proportionate Share Formula – Scenario #2/ES Adjacency

PSP

CMA

Scenario #2				
Proportionate Share Mitigation				
# Dwelling units X SGR by Level =		Net Development Impact (Students) X	Total Cost =	Proportionate Share
110	0.191	0	\$ 27,053.00	\$ -
110	0.095	10.45	\$ 27,053.00	\$ 282,703.85
110	0.131	14.41	\$ 27,053.00	\$ 389,833.73
	0.417	24.86		\$ 672,537.58

# Concurrency Proportionate Share Formula – Scenario #2/ES Adjacency

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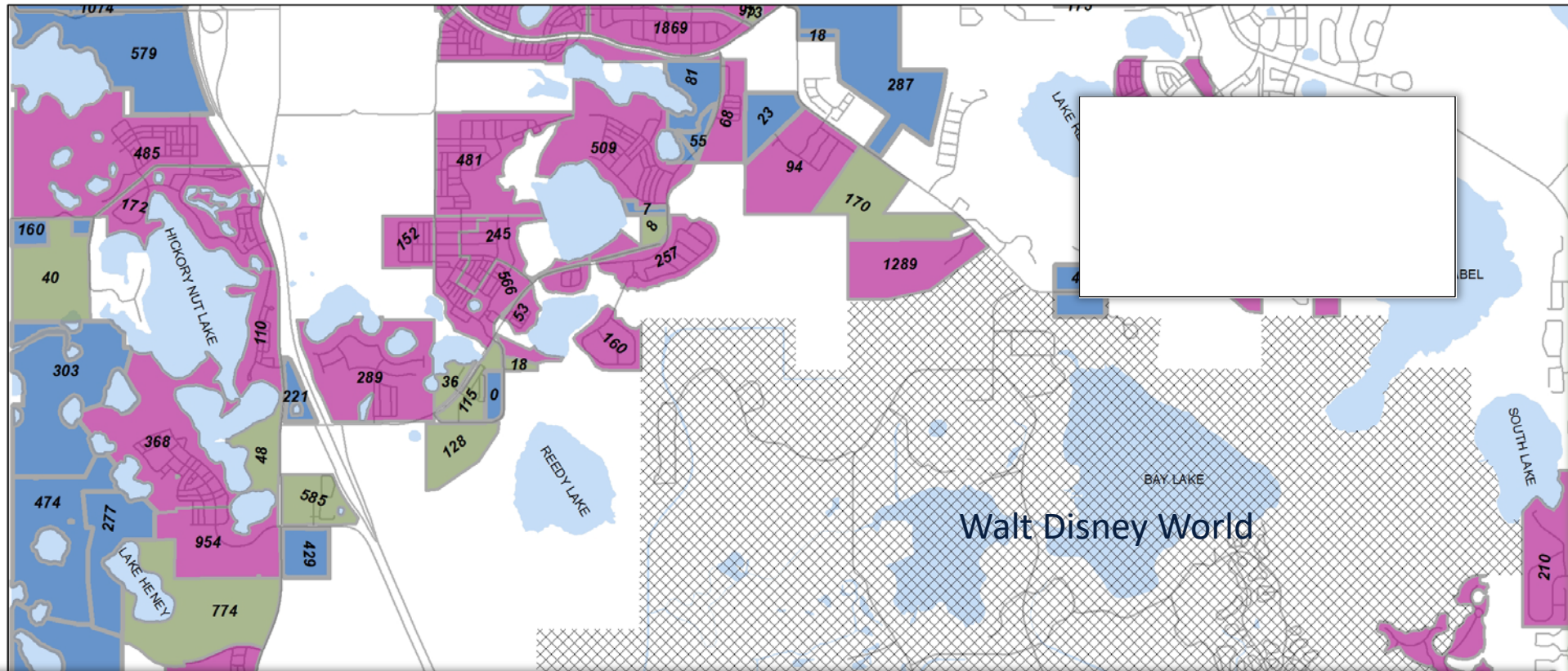
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Scenario #2				
Proportionate Share Mitigation				
# Dwelling units X SGR by Level =		Net Development Impact (Students) X	Total Cost =	Proportionate Share
110	0.191	0	\$ 27,053.00	\$ -
110	0.095	10.45	\$ 27,053.00	\$ 282,703.85
110	0.131	14.41	\$ 27,053.00	\$ 389,833.73
	0.417	24.86		\$ 672,537.58

Impact Fee Credit					
Net Development Impact (Students) / Total SGR =			Single Family ERU X Impact Fee =		Impact Fee Credit
24.86	0.417	59.616	\$	8,784.00	\$ 523,669.64

# Growth and Development Tracking

# Development Inventory Geodatabase



## ArcGIS Online Webmap

[Demographics.OCPS.net](http://Demographics.OCPS.net)



Residential  
Construction



Bookmarks

Find a

Bookmarked places

Full View of Orange

Horizon West

Lake Nona & Innovation \

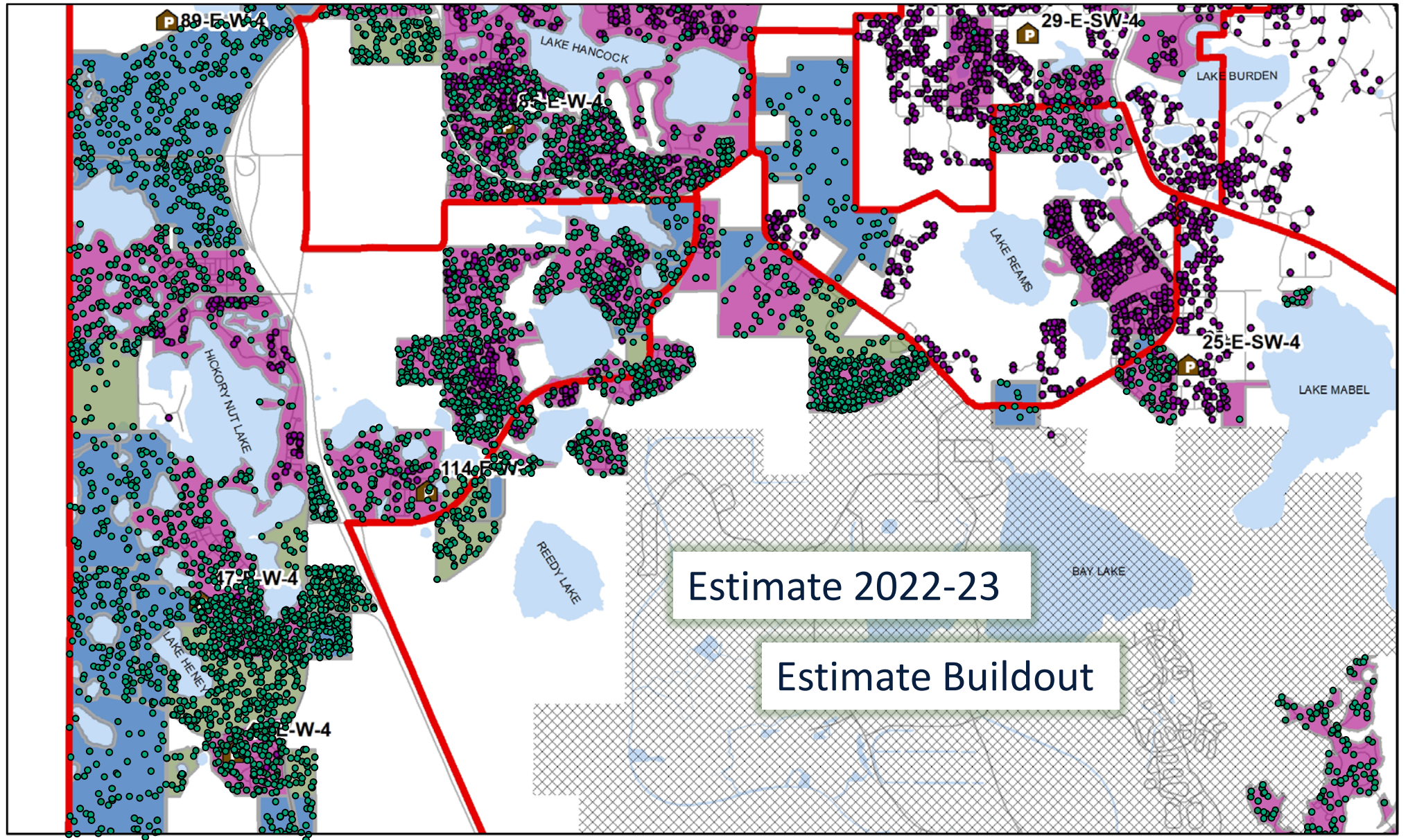
Downtown Orlando

08/03/18

					Residential Units					Remaining Students Generated				
Elementary	Middle	High	Project Name	Status	SF	TH	MF	Total	% Built	ES	MS	HS	Total	Status Date
WINDERMERE	BRIDGEWATER	WINDERMERE	Waterstone PD	Underway	129	0	0	129	98	2	1	2	5	11/01/17
WINDERMERE	BRIDGEWATER	WINDERMERE	Sawyer Sound	Underway	20	0	0	20	20	3	2	3	7	10/31/17
WINDERMERE	BRIDGEWATER	WINDERMERE	Windsong at Windermere	Underway	50	0	0	50	2	9	5	6	20	11/01/17
IVEY LANE	CARVER	JONES	HARTSDEN PARK	Stopped	16	0	0	16	0	0	0	0	0	02/23/18
WINDY RIDGE	CARVER	EVANS	Mission Hills Estates (Venetian Gardens)	Stopped	0	0	0	0	0	0	0	0	0	02/23/18
WESTPOINTE	CHAIN OF LAKES	OLYMPIA	Veranda Park	Planned	0	0	710	710	0	106	45	50	201	02/23/18
WINDERMERE	CHAIN OF LAKES	OLYMPIA	Isleworth Four Corners	Planned	23	200	0	223	0	36	17	21	74	02/26/18
METROWEST	CHAIN OF LAKES	OLYMPIA	Solaris at Metrowest	Stopped	0	0	216	216	0	0	0	0	0	02/23/18
OAK HILL	CHAIN OF LAKES	OLYMPIA	TROCADERO VILLAGE	Stopped	0	0	350	350	0	0	0	0	0	02/23/18
WINDERMERE	CHAIN OF LAKES	OLYMPIA	Isleworth/Four Corners PD	Underway	108	0	0	108	12	18	9	12	39	10/30/17
WINDERMERE	CHAIN OF LAKES	OLYMPIA	Rosser Reserve	Underway	10	0	0	10	0	2	1	1	4	10/31/17
WINDY RIDGE	CHAIN OF LAKES	DR PHILLIPS	Phillips Cove FKA Iveys Nursery	Underway	34	0	0	34	59	3	1	2	6	10/31/17
WINDY RIDGE	CHAIN OF LAKES	OLYMPIA	Havencrest/Savona	Underway	87	0	0	87	11	15	7	10	32	09/06/16
KILLARNEY	COLLEGE PARK	EDGEWATER	Shader Road Property	Planned	140	0	0	140	0	27	13	18	58	07/24/18



# GIS Tools – Development Inventory Geodatabase





# GIS Tools - Parcels Geodatabase (OCPA)

Map Insert Analysis View Edit Imagery Share View Appearance Labeling Data Thomas (Orange County Public Schools)

Cut Copy Copy Path Explore Bookmarks Go To XY Basemap Add Data Add Preset Select Select By Attributes Select By Location Attributes Clear Infographics Measure Locate Pause View Unplaced Convert To Annotation Download Map Sync Remove

Editing Basemap

1:6,131 576,503.51E 1,468,018.48N ftUS Selected Features: 32

Parcels\_080118

Field:	Add	Delete	Calculate	Selection:	Zoom To	Switch	Clear	Delete	Copy	Highlighted:	Unselect	Reselect	Zoom To	Switch	Clear	Delete
ACRE_CODE	X_COORD	Y_COORD	Z_COORD	POOL	MKTIDX	AYB	EYB	SALE_DATE	SALE_ADJ_VALUE	QUAL_CODE	ADD1	ADD2	ADD3			
J	572748.4	1466828.54	<Null>	N	0104-01	2015	2015	10/30/2015	628400	Q	13790 HEANEY AVE	<Null>	<Null>			
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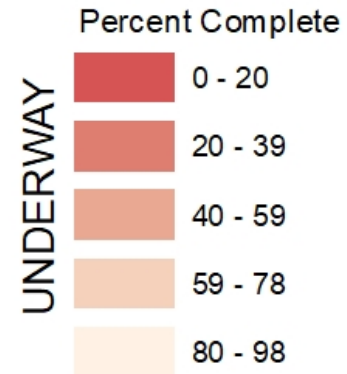
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Filters

32 110%



## RESIDENTIAL DEVELOPMENT INVENTORY



### North Orange

- Zellwood Station
- Kelly Park Crossing
- Errol Estates
- Bargrove
- Emerson Park
- Lake Marshall

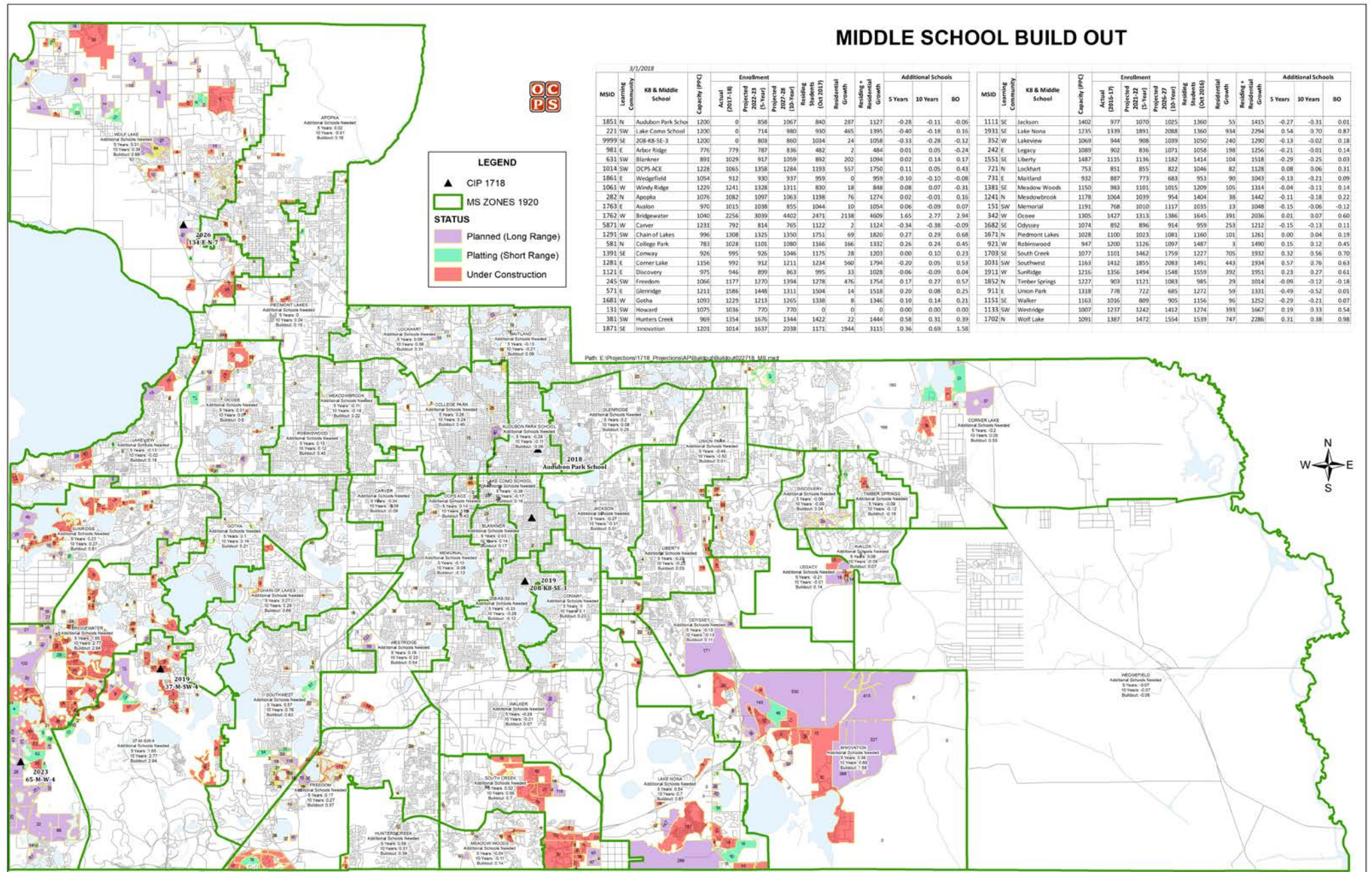
### East Orange

- Vista Park
- Starwood
- Wewahootee PD
- Camino Reale
- Sunbridge.

### Southeast Orange

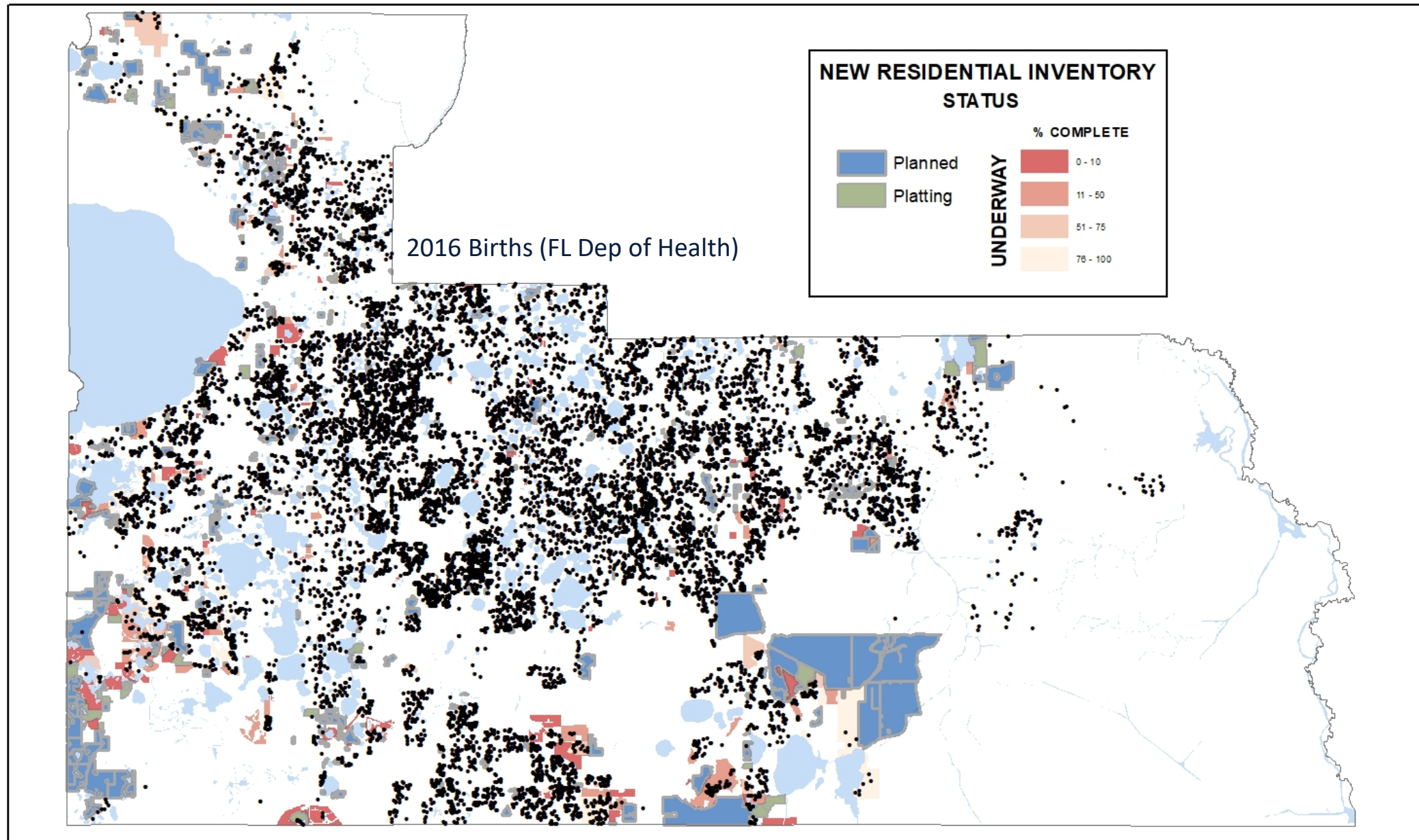
- Lake Nona South
- Laureate Park
- Eagle Creek
- POITRAS
- Titan Yates
- Tyson Ranch
- Woodland Park

### Horizon West





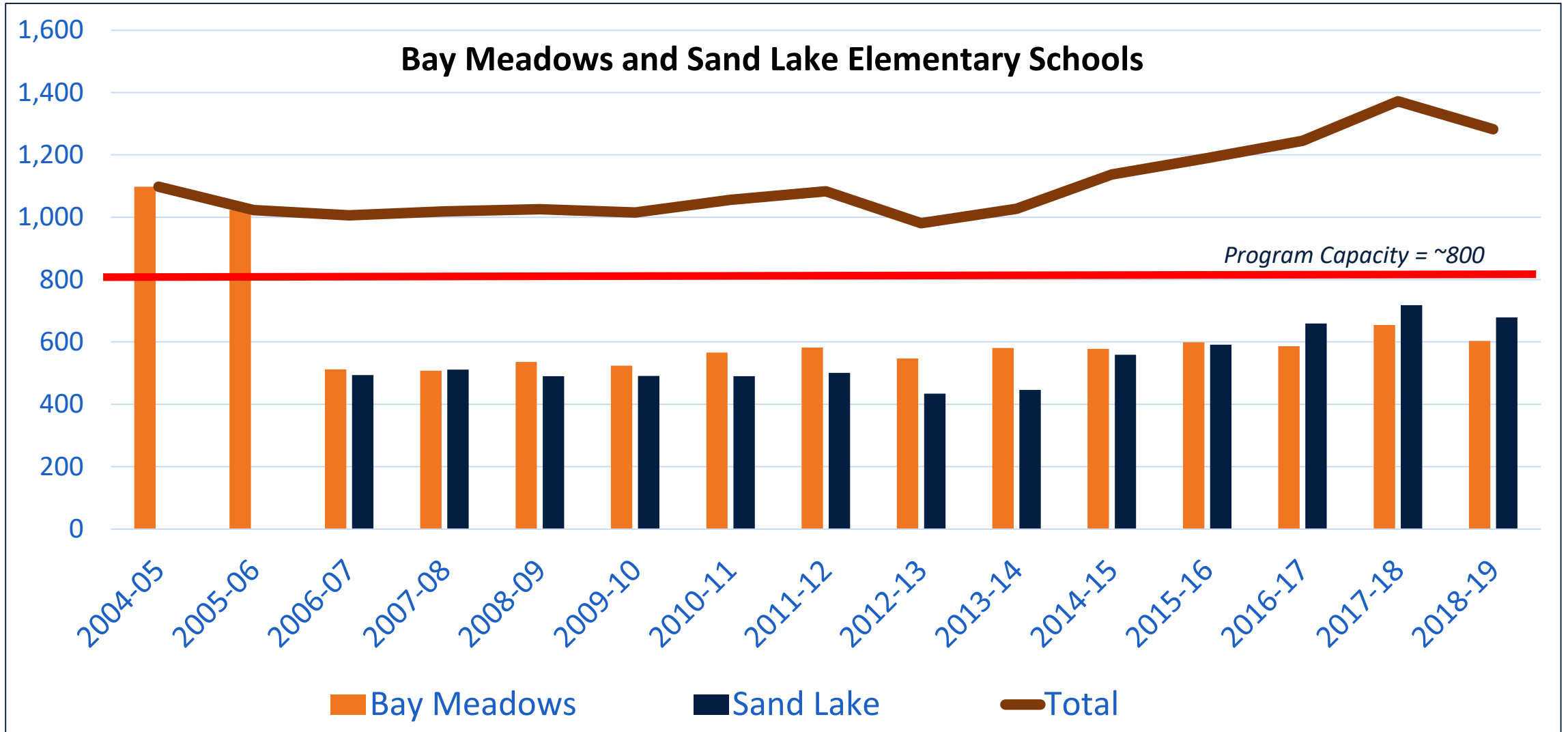
# Natural Growth



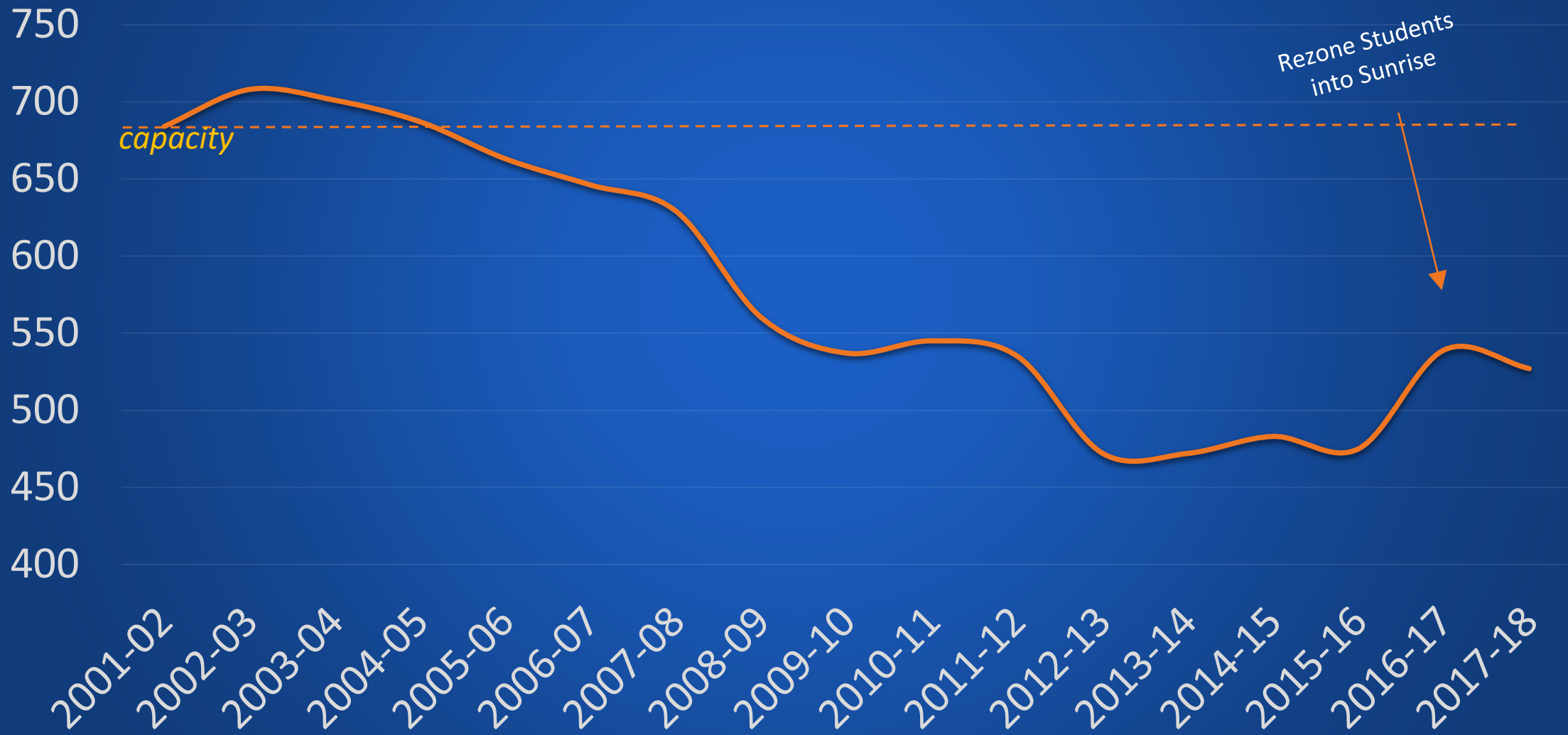
# School Planning Challenges

- Fluctuation of supply and demand of housing
- Life cycle of a house/neighborhood
- Geographic factors
- Land acquisition limitations
- Funding

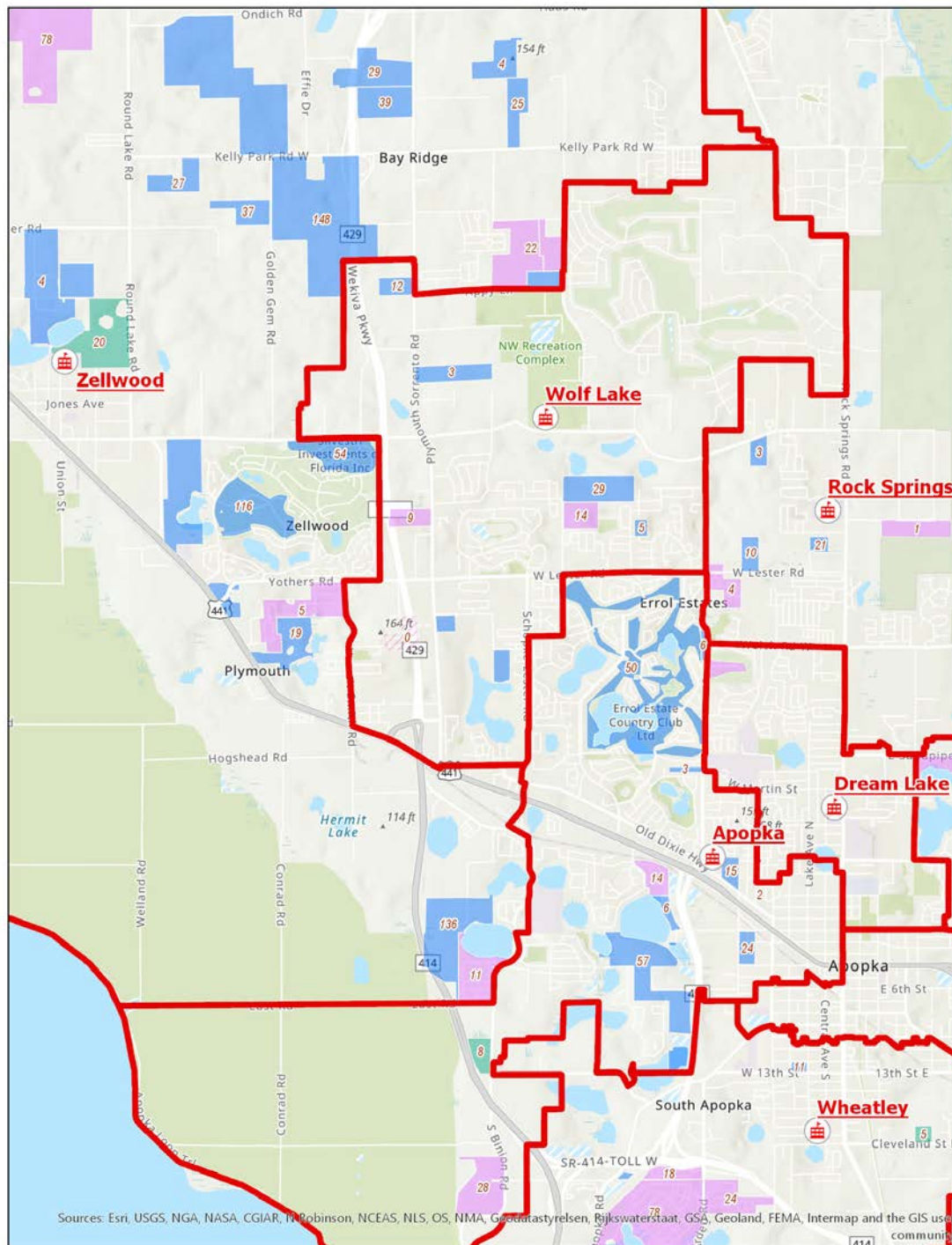
# Fluctuation of Supply and Demand of Housing



# Sunrise Elementary School – Neighborhood Life Cycle



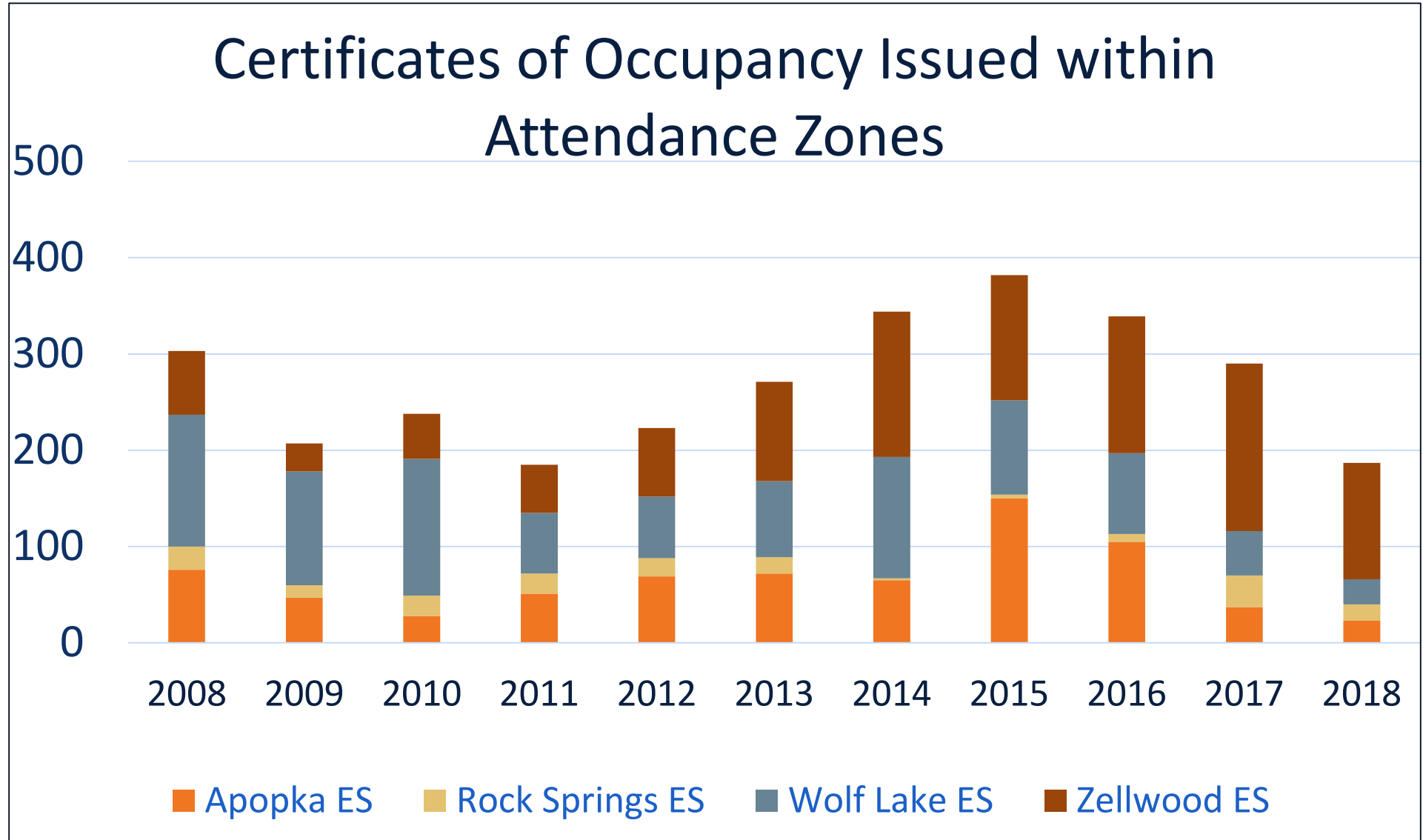




# Growth in Apopka Zellwood Area



# Growth in Apopka and Zellwood Areas

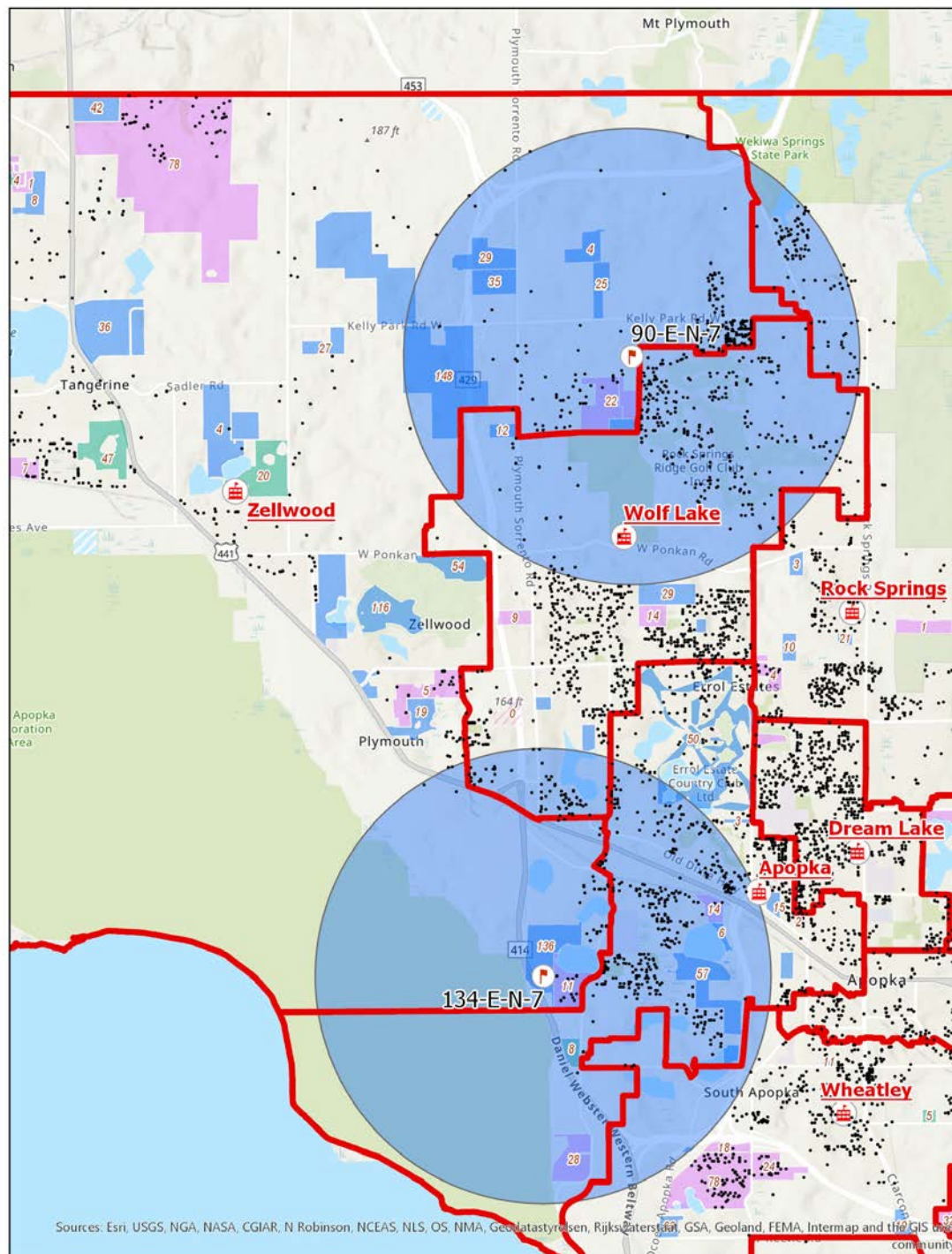


# Growth in Apopka and Zellwood Areas

Historical Enrollment	PPC	2014	2015	2016	2017	2018
Apopka ES	<b>770</b>	684	782	811	780	791
Rock Springs ES	<b>803</b>	829	824	831	829	803
Wolf Lake ES	<b>744</b>	1203	1180	1211	1185	1216
Zellwood ES	<b>569</b>	615	627	662	605	604

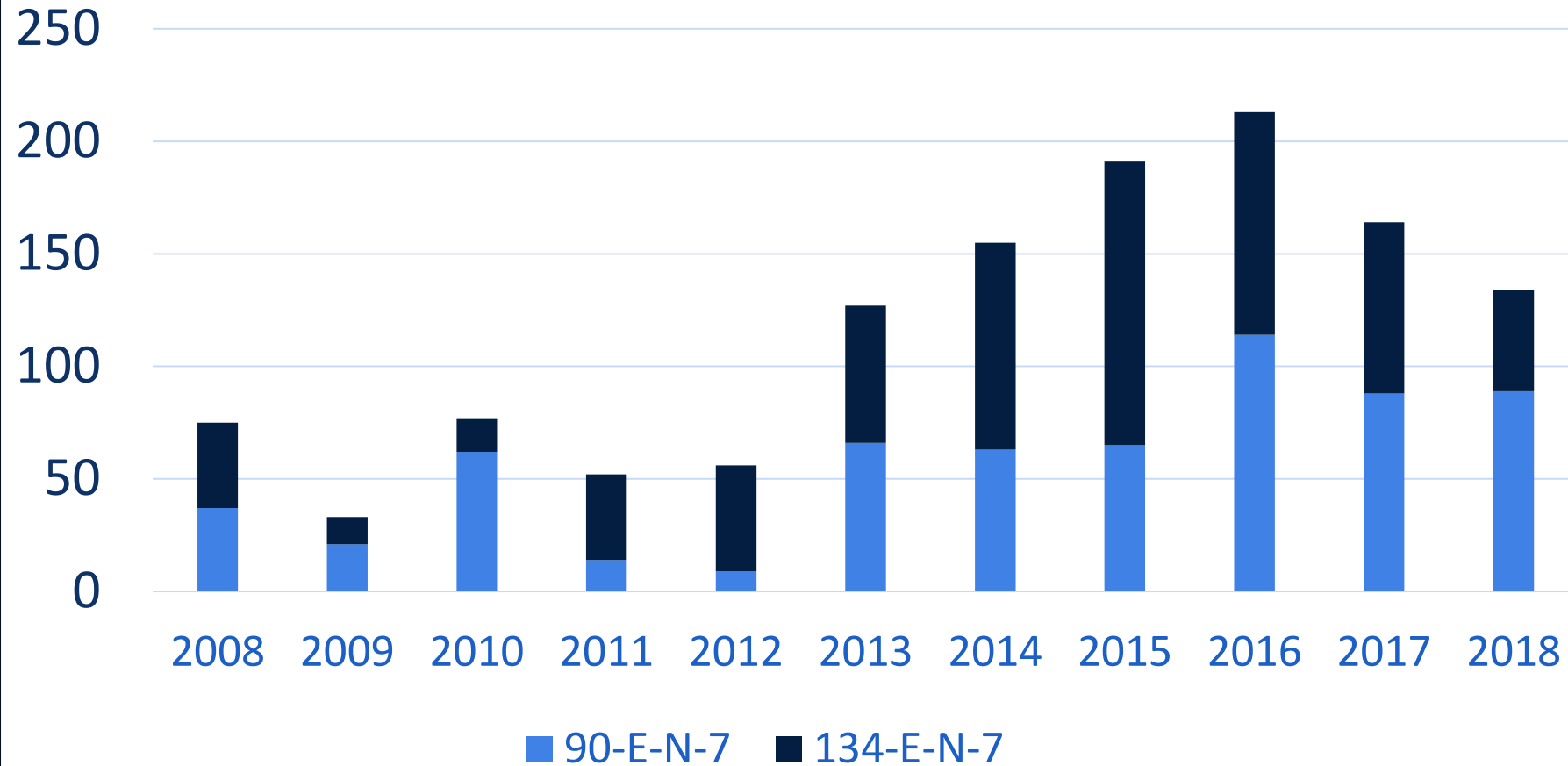
*PPC = Permanent Program Capacity*

## 2 Mile Buffer of Relief Sites

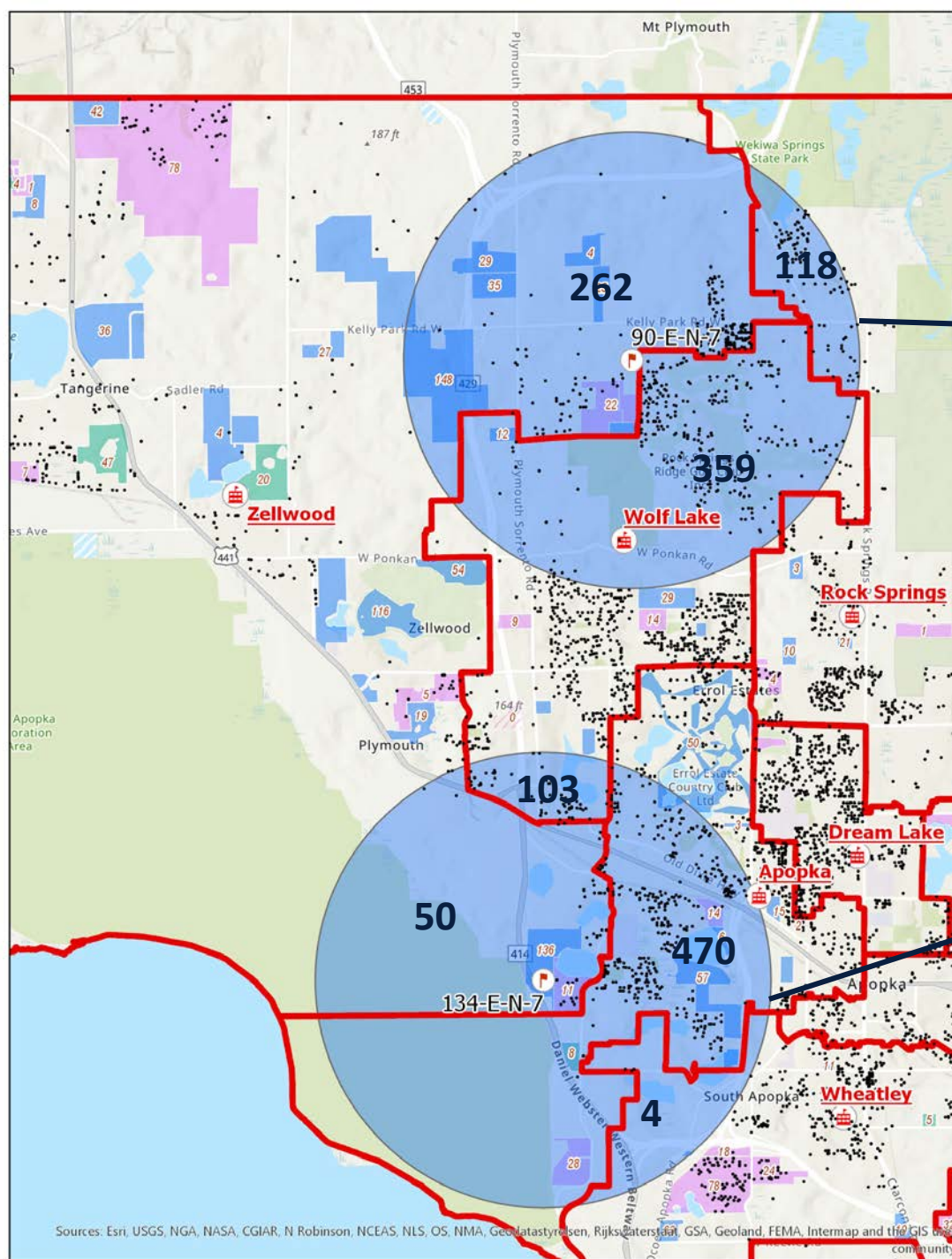


# Relief Sites - 90-E-N-7 vs 134-E-N-7

## Certificates of Occupancy Issued within 2 Miles of Sites



# Students Within 2 Miles of Relief Sites

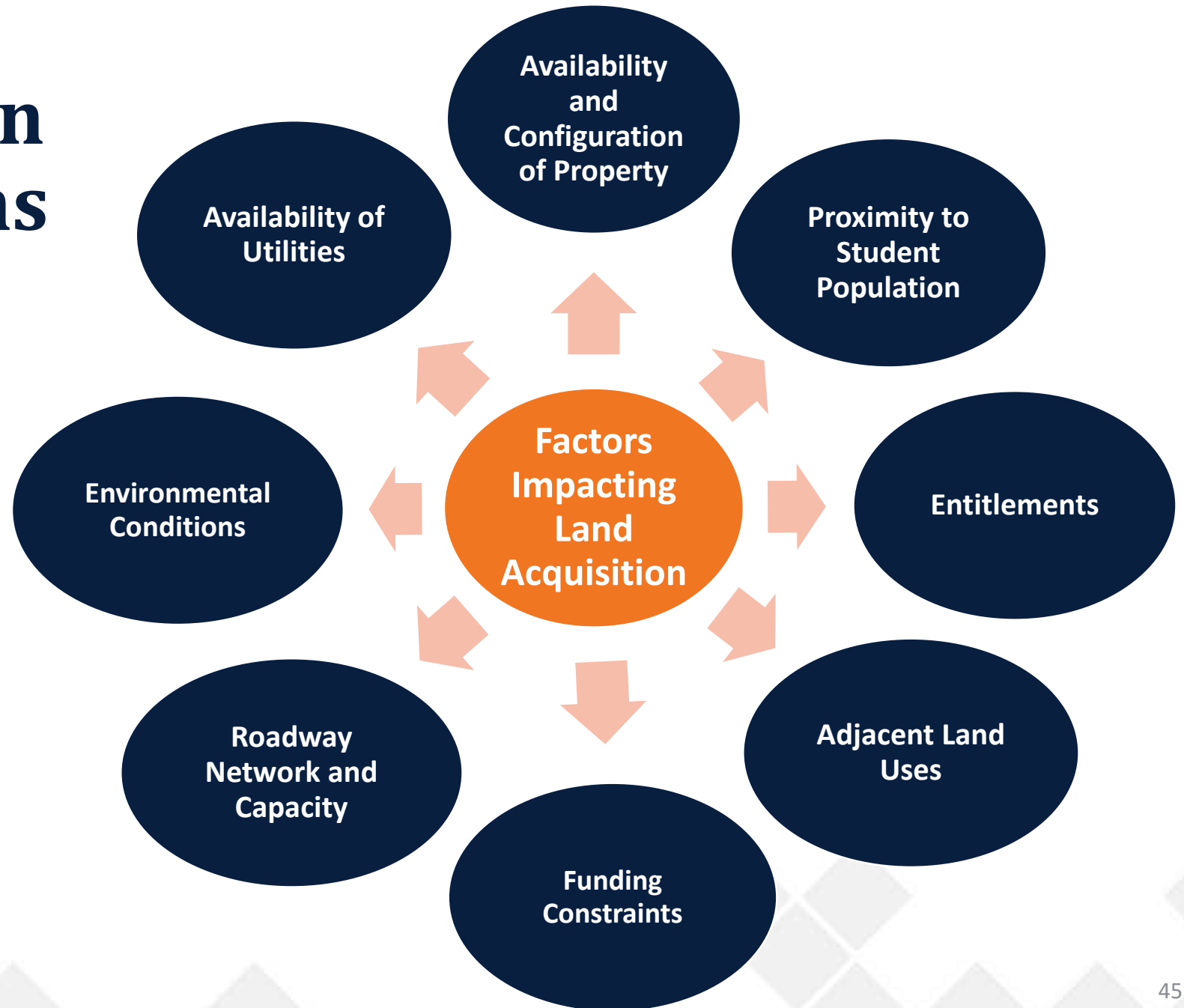


739

627



# Land Acquisition Limitations



# Types of Funding

## **Operating Budget, FY 2019**

- \$2.1 billion of total budget
- Funding is equalized per student statewide
- Revenues primarily from state sales tax, local property tax, and additional millage
- Used for salaries, instructional needs, transportation, administration, maintenance, etc.

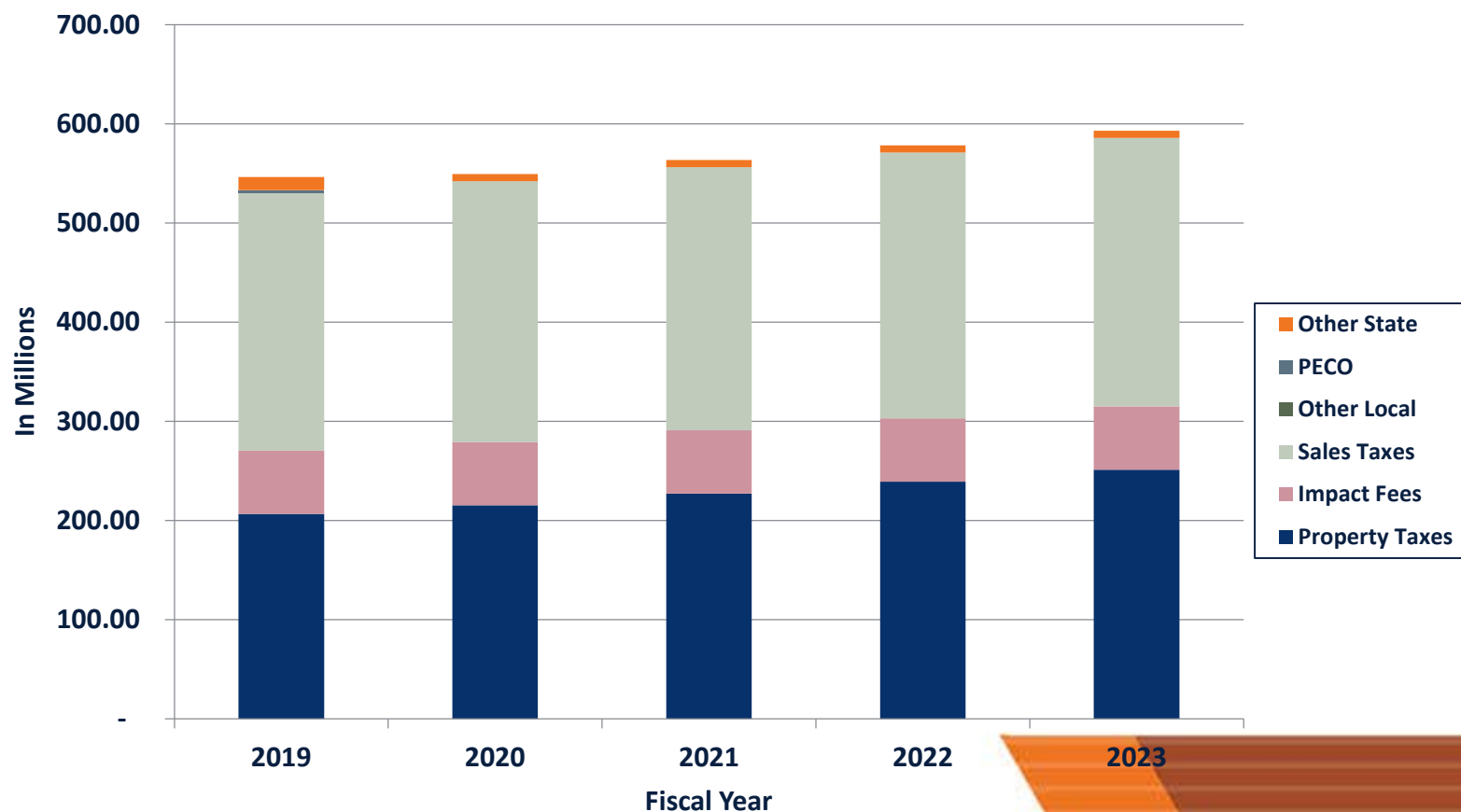
## **Capital Budget, FY2019**

- \$1.9 billion budget of total budget
- Revenues primarily from sales tax, property tax, and impact fees
- Used for comprehensive renovations, new schools, capital renewal, debt service, and operations



# Capital Projects Fund – Revenue Sources

## Budgeted Capital Revenues by Source

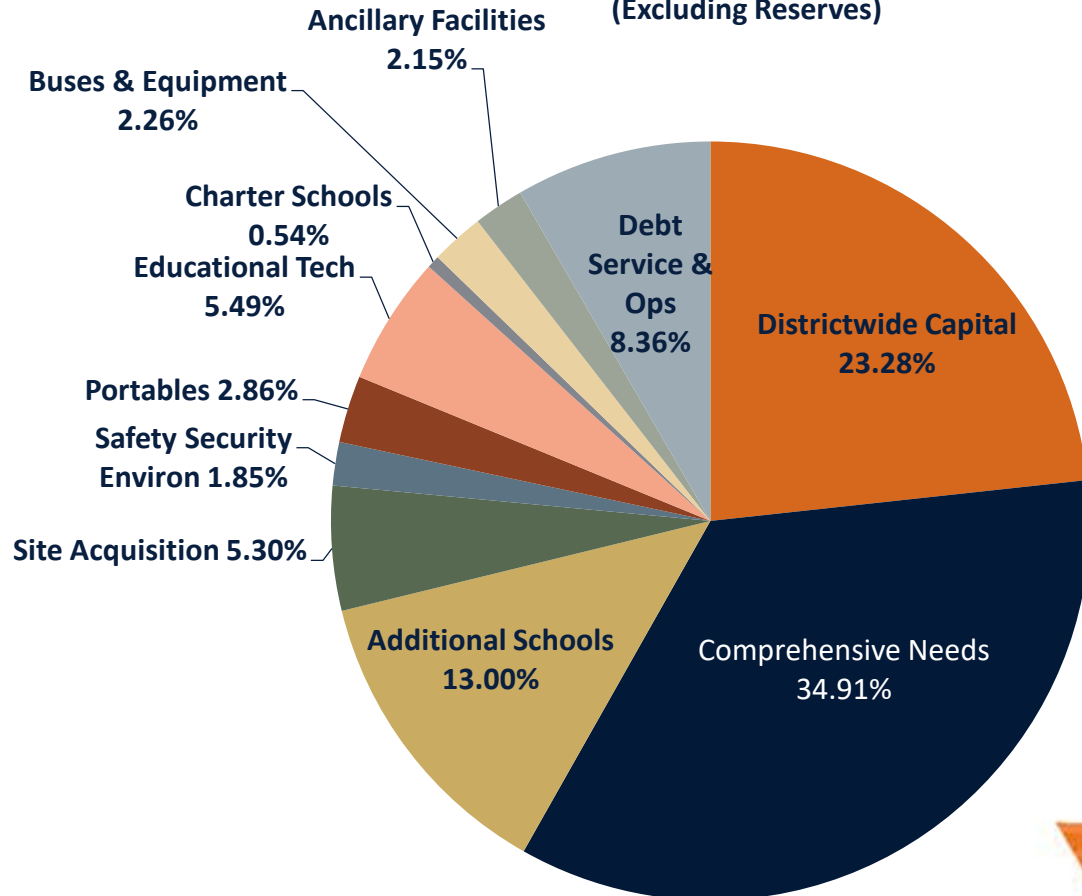


- Other State
- PECO
- ½ Penny Sales Tax
  - 2002 voter approved list of 136 schools
  - ~46% of the FY 2019 capital budgeted revenue
  - 2014 voters continued ½ penny for use on renovations, new schools, and technology upgrades (digital curriculum)
- Impact Fee
  - ~ 11% of capital budgeted revenue
  - Pays for NEW schools
- Property Tax
  - Comprises 37% of capital budget
  - Pays for debt service, districtwide capital, buses, ancillary facilities

# How Capital Funds are Spent

## Capital Projects Use of Funds

(Excluding Reserves)



- 35% - Comprehensive Needs
  - Renovations or replacements of existing schools
  - Mostly funded by ½ penny sales tax
- 8% - Debt Service
  - Property Tax
- 23% - Districtwide Capital/Capital Renewal
  - Property Tax & Sales Tax
- 13% - Additional NEW Schools
  - Mostly funded by impact fees

# Capital Funding Sources

- **School Impact Fee**

- Can be spent on new capacity only (relief schools)
- Paid to local government by developers upon issuance of a building permit
- OCPS relies on projected revenue to allocate these funds
- Currently \$8,784.00/single family, \$6,930/townhome; \$5,919.00/multi-family unit
- Based on the cost per student station and calculated every two to four years
- Impact fees are regulated by case law and state statute

# Capital Funding Sources

- **Developer Mitigation Payments**

- Also known as “Capital Contribution” or “Proportionate Share”
- Can be spent on new capacity only
- Paid to OCPS by developers prior to plat approval through CEA/CMA process
- Based on the proportionate share cost per student station
- Spent directly on an affected school
- Charged only to developers building in over-crowded school zones

# Almost 20 Years Later...

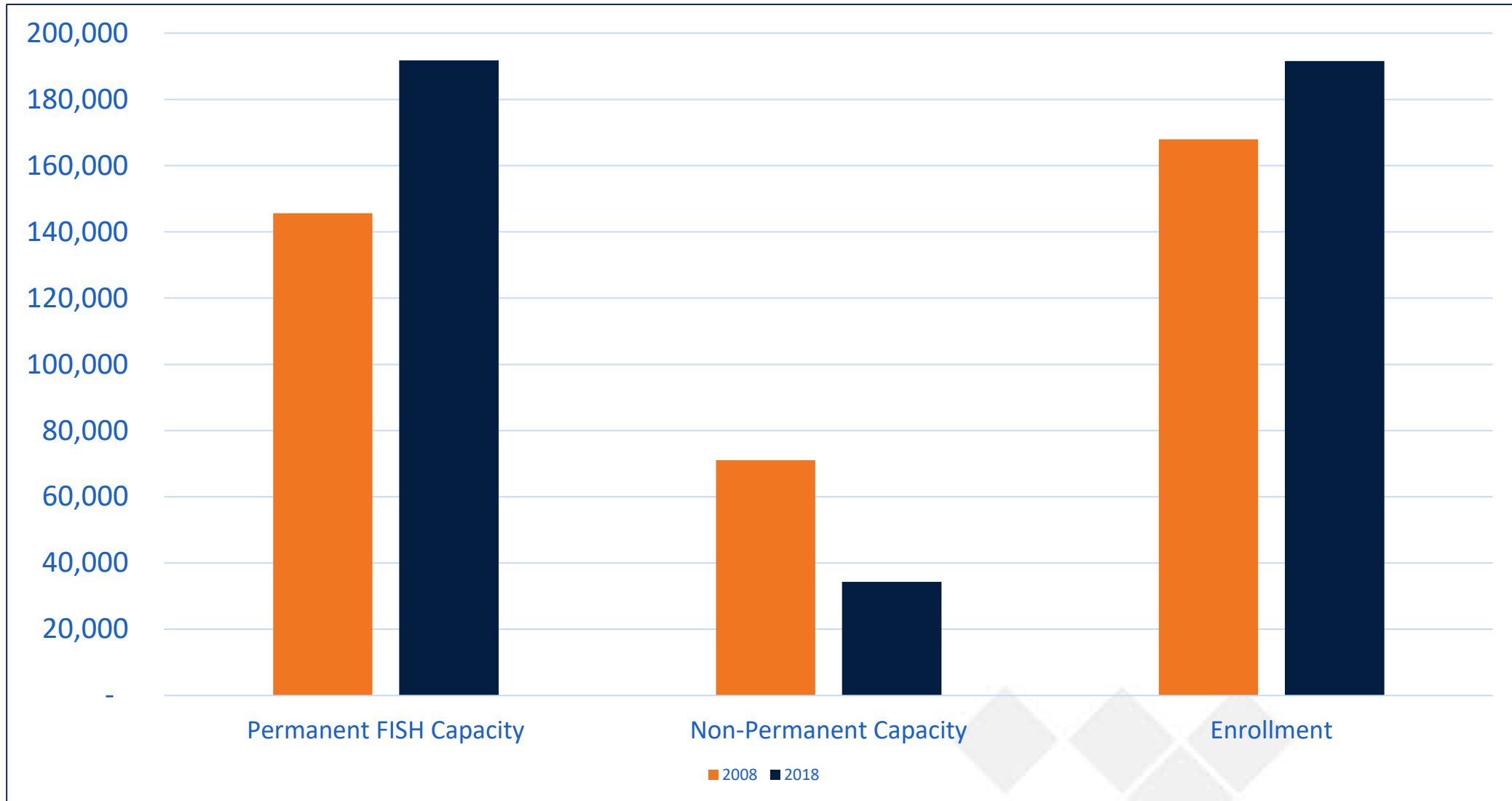
## Since 2000

- # of CEAs = 450
- # of CMAs (since 2010) = 41
- Mitigation Collected = \$18.5 Million
- # of New K-12 Students= 40,182
- # of Relief Schools Built = 65 Relief
- # of Portables Removed = 2,087

## Impact Fee Increase

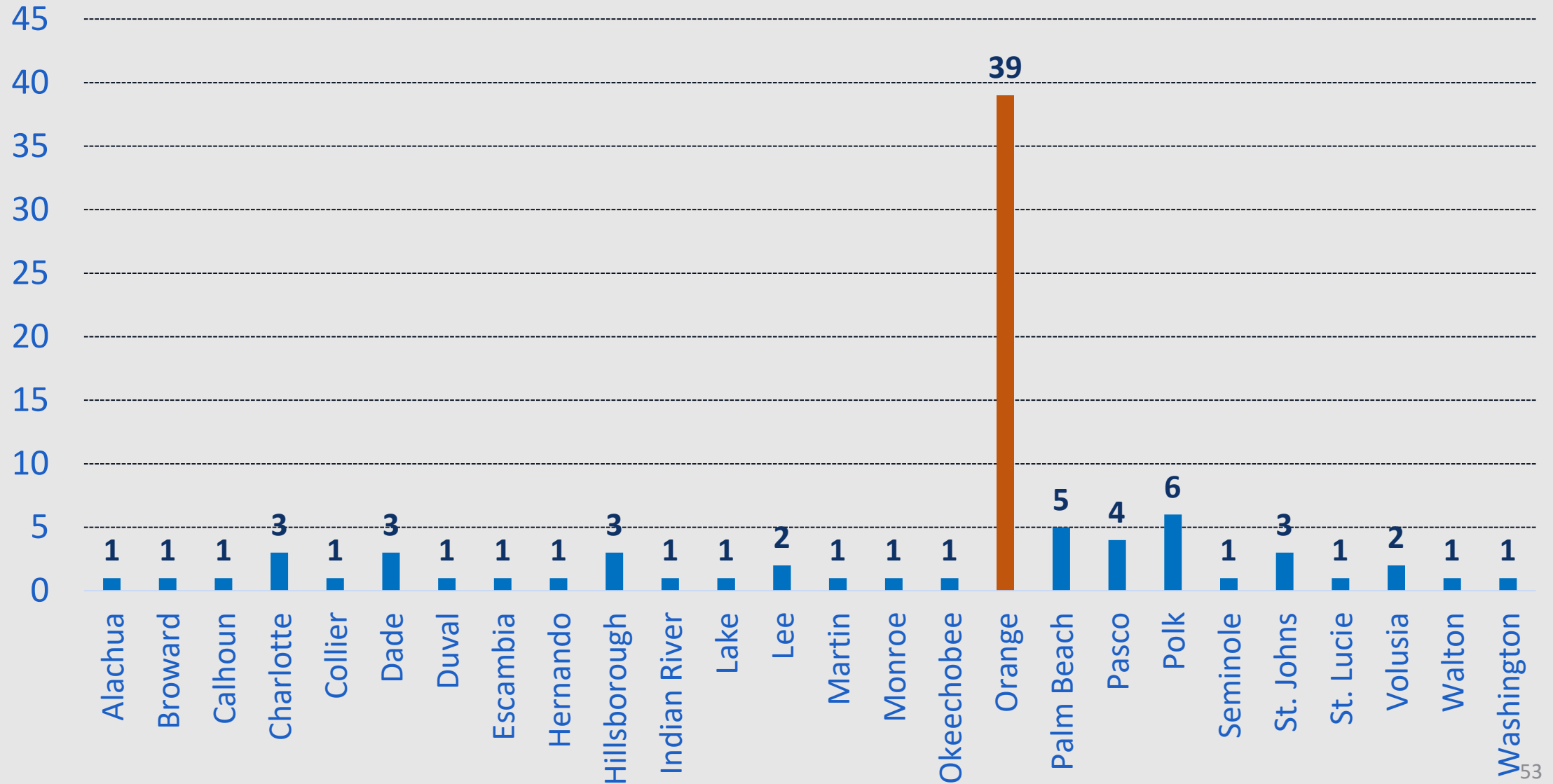
- In 2000
  - Single Family \$2,828.00
  - Multi Family/Townhome \$1,907.00
- In 2019
  - Single Family \$8,784.00
  - Multi Family \$5,919.00
  - Townhome \$6,930.00

# Changes in Capacity & Enrollment, 2008-2018



# School Construction in Florida, 2011-17

School Construction 2011-2017







# **Superintendent's Comments**

## **School Board Questions and Discussion**