

Adopted  
PUBLIC SCHOOL FACILITIES  
ELEMENT  
Of the  
Pinellas County  
Comprehensive Plan

December 18, 2007

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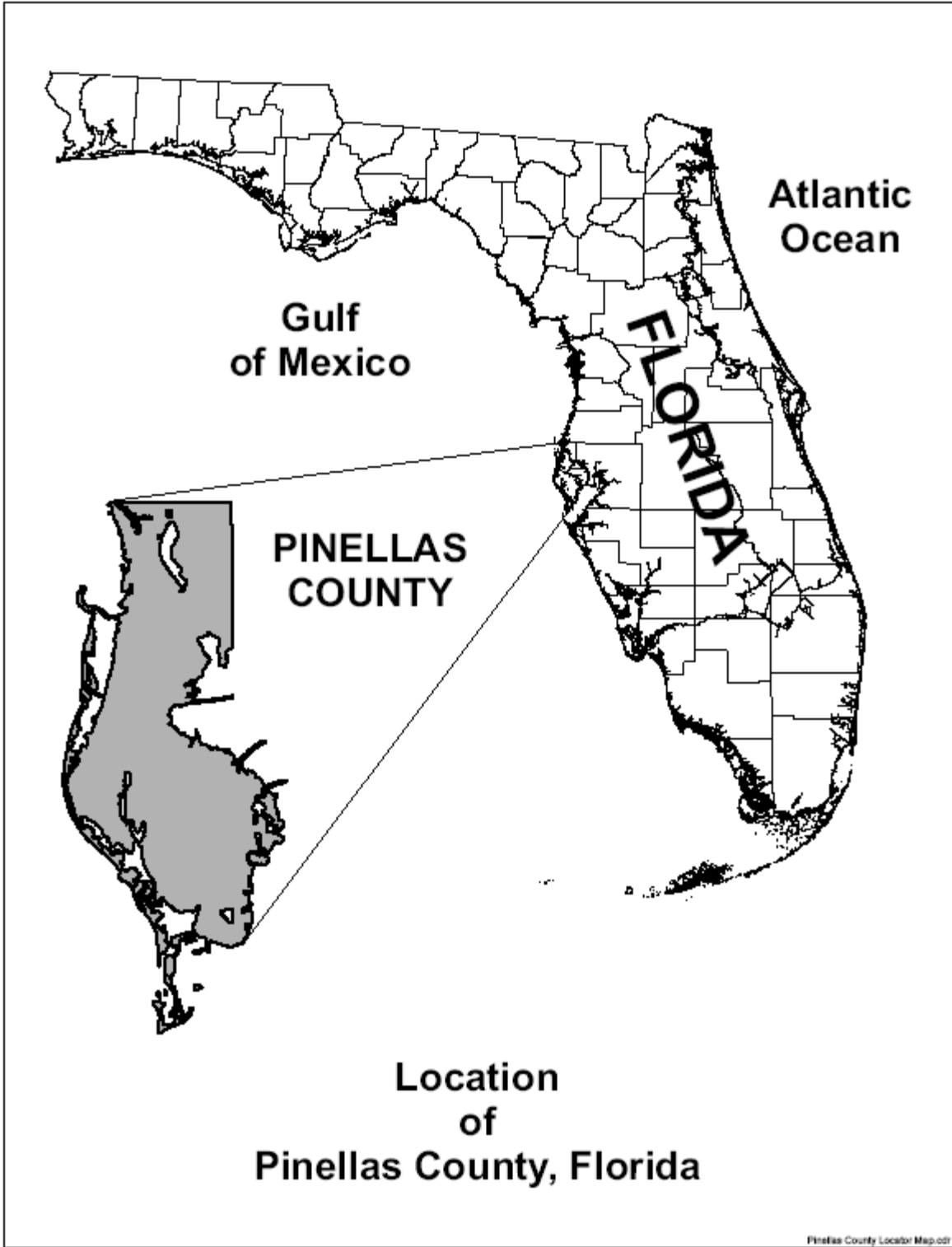
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## **INTRODUCTION AND BACKGROUND**

The public school system in Pinellas County is based on a countywide district, encompassing all of the municipalities within the County and the unincorporated area.

In 2005, the Florida Legislature passed Senate Bill 360, mandating that concurrency be established for public school facilities not granted an exemption. School concurrency requires that a community's adopted level of service standard for public schools is met, or a developer executes a legally binding commitment to provide mitigation proportionate to the demand created by the proposed development, before development orders are issued. The Florida Statutes require that local governments that have exceeded a certain minimum level of growth over the past five years, develop and adopt a Public School Facilities Element (PSFE), which forms the basis for implementing school concurrency and other subjects addressed in the updated Public Schools Interlocal Agreement that was entered into between the School Board, twelve municipalities, and Pinellas County.

In response to this mandate, Pinellas County, together with the School District and all municipalities served by the Pinellas County School District that are required to implement school concurrency, began the process of creating a PSFE. A School Planning Workgroup was formed in January 2006 to address this new requirement, and included staff from each affected local government, the School District, and the Pinellas Planning Council. The Pinellas Schools Collaborative was formed from the 1906 Committee that prepared the original Public Schools Interlocal Agreement, which was executed in April 2003. The Collaborative consists of elected officials from Pinellas County, twelve municipalities, and the School Board. Together, the Workgroup and the Collaborative developed the updated Public Schools Interlocal Agreement, agreeing to create one PSFE that each local government would be able to adopt. This use of a single PSFE would ensure that there was consistency throughout the local governments and that development could be tracked countywide, further ensuring that public school facilities would not be adversely affected by additional development and redevelopment. The Workgroup and the Collaborative met numerous times to develop the updated Interlocal Agreement, and later the Element itself.



## **PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES**

**GOAL 1:** THROUGH PARTNERSHIPS AND EFFECTIVE COLLABORATION AMONG LOCAL GOVERNMENTS AND THE PINELLAS COUNTY SCHOOL DISTRICT, AND BECAUSE OF A SHARED COMMITMENT TO EDUCATIONAL EXCELLENCE, ALL STUDENTS OF THE PINELLAS COUNTY SCHOOL DISTRICT SHALL BE PROVIDED THE OPPORTUNITY FOR HIGH STUDENT ACHIEVEMENT THROUGH THE AVAILABILITY OF HIGH QUALITY PUBLIC EDUCATIONAL FACILITIES. (Rule 9J-5.025 (3) (a), F.A.C)

**OBJECTIVE 1.1:** Pinellas County, its partner local governments, and the School District agree to coordinate and base their plans upon consistent projections of population growth and student enrollment, and will coordinate in sharing of information on proposed school facility changes, certain planned infrastructure improvements, and proposed land use plan amendments and/or rezonings that increase or decrease residential densities. (Rule 9J-5.025 (3)(b)5, F.A.C. & Section 163.31777(2)(a) & Section 163.31777(2)(b), F.S.)

**Policy 1.1.1:** Pinellas County its partner local governments, and the School District, will utilize population growth projections prepared by the Pinellas County Metropolitan Planning Organization's Technical Coordinating Committee, when developing their plans and student enrollment projections, consistent with Section 2 of the Public Schools Interlocal Agreement.

**Policy 1.1.2:** To ensure that land use and zoning decisions are adequately coordinated with public school facility planning, Pinellas County shall continue to notify the School District of all Local Planning Agency hearings where land use plan amendments and/or rezonings will be considered that increase or decrease residential densities. (Section 163.31777(2), F.S.)

**Policy 1.1.3:** Pinellas County shall inform the School District in advance of infrastructure projects that will restrict vehicular or pedestrian accessibility to public schools with sufficient time for School District review and comment, in compliance with Section 3(b) of the Public Schools Interlocal Agreement. An example would be infrastructure projects that would disrupt the use of sidewalks that are utilized by students accessing public school facilities

**Policy 1.1.4:** The School District shall notify Pinellas County of the need for on site or off-site improvements to support new, proposed expansion, or redevelopment of existing schools within the jurisdiction of Pinellas County. Thereafter, representatives of the School District and Pinellas County will meet and determine the responsibility for making such improvements and identify other agencies that should be involved. The School District and Pinellas County will then meet with the other agencies to coordinate the completion of the on-site and off-site improvements, in accordance with Section 5 of the Public Schools

Interlocal Agreement. (Section 163.31777(2)(d), F.S. & Rule 9J-5.025(3)(c)5, F.A.C).

**OBJECTIVE 1.2:** Pinellas County, through implementation of its concurrency management system for public school facilities, and in coordination with the School District, shall ensure that there is available public school capacity to support the anticipated students from residential site plans and final residential subdivision approvals (“Residential Approvals”) consistent with the adopted level-of-service standard for public school concurrency throughout the five years covered by the Five-Year Work Program, as amended, and the period of the long-range planning program contained in the Public School Facilities Element. (Rule 9J-5.025(3)(b)2, F.A.C.)

**Policy 1.2.1:** Pinellas County hereby adopts, consistent with Section 11 of the Public Schools Interlocal Agreement, the following level-of-service standard, which shall be applied consistently district-wide by all partner local governments within Pinellas County and by the School District.

**District-wide Level-of-Service Standard:** Student enrollment plus vested students divided by *Florida Inventory of School Houses* (FISH) School Capacity plus additional capacity does not exceed 100 percent. This level-of-service standard shall apply to each type of public school facility.

**Policy 1.2.2:** If the utilization rate established by the State Requirements for Educational Facilities (SREF) is changed and it will impact how the School District determines school capacity, the School District will notify all partner local governments of the change.

**Policy 1.2.3:** Amendments to the adopted level-of-service standard shall be accomplished using the procedure contained in Section 10 of the Public Schools Interlocal Agreement.

**Policy 1.2.4:** School concurrency shall be measured and applied on the basis of Concurrency Service Areas, as established by the School Board and as documented in the data and analysis support section of the Public School Facilities Element. (Rule 9J-5.025(3)(c)1, F.A.C.)

**Policy 1.2.5:** The School Board shall maximize school capacity through program adjustments and/or through adjustments to Concurrency Service Area boundaries, consistent with Section 12 of the Public Schools Interlocal Agreement, to ensure that each Concurrency Service Area will, in the aggregate, operate at the adopted level-of-service standard throughout the five-year period covered by the Five-Year Work Program, as amended. (Rule 9J-5.025(3)(c)1, F.A.C. & Section 120.54, F.S.)

- Policy 1.2.6:** When adjusting Concurrency Service Area boundaries, the School Board shall take into consideration the factors identified in Section 12 of the Public Schools Interlocal Agreement. (Rule 9J-5.025(3)(c)1, F.A.C.)
- Policy 1.2.7:** Consistent with Sections 1002.33(1) and 1002.33(2), F.S., Pinellas County and the School District shall recognize charter schools as public school facilities. Such facilities shall serve to expand the school capacity of the School District and are a potential option for mitigating the impact that new Residential Approvals may have on public school facilities.
- Policy 1.2.8:** Pinellas County, its partner local governments, and the School District shall utilize the uniform, district-wide procedure in Section 13 of the Public Schools Interlocal Agreement to implement school concurrency within their respective jurisdictions.
- Policy 1.2.9:** Pinellas County and the School District shall utilize the *School Capacity and Level of Service Report*, prepared by the School District, approved by the School Board, and delivered to Pinellas County, no later than November 30<sup>th</sup> of each year, and as adjusted throughout the year based on the official student enrollment count of the fall semester and the estimated number of vested students, as the basis for assessing the existing level of service conditions and the available capacity within each Concurrency Service Area.
- Policy: 1.2.10:** In order to facilitate the accurate annual assessment of projected public school facility capacity, Pinellas County shall, throughout the year, notify the Pinellas County Planning Department of development permits, including certificates of occupancy issued for new dwelling units and expired school concurrency Residential Approvals, that affect the availability of school capacity, consistent with Section 13 of the Public Schools Interlocal Agreement, so that an estimate of the number of vested students can be maintained for school concurrency purposes. (Section 163.31777(2)(b), F.S.)
- Policy 1.2.11:** A school concurrency Residential Approval shall be valid for purposes of the issuance of development orders or permits for 12 months from the date of issuance.
- Policy 1.2.12:** In accordance with Section 13 of the Public Schools Interlocal Agreement, if the School District determines that there is not Available Capacity within an affected Concurrency Service Area to accommodate the estimated number of students that would be generated by a proposed Residential Approval and maintain the adopted level-of-service standard, then the School District shall consider whether there is Available Capacity in the contiguous Concurrency Service Area(s). (Rule 9J-5.025(3)(c)8, F.A.C.)

- Policy: 1.2.13:** If the School District determines that, in the aggregate, there is Available Capacity in the affected Concurrency Service Area and in the contiguous Concurrency Service Area(s) to accommodate the estimated number of students from the proposed Residential Approval, then an adequate level of service would be provided and the Residential Approval shall be issued a School Concurrency Approval by Pinellas County.
- Policy 1.2.14:** If the School District determines that, in the aggregate, there is not Available Capacity within an affected Concurrency Service Area and the adjacent Concurrency Service Area(s) to accommodate the estimated number of students from the proposed Residential Approval, a proposed Residential Approval will not proceed without execution of a legally binding development mitigation agreement between the applicant, the School Board, and Pinellas County designed to mitigate the impacts anticipated to be caused by the proposed Residential Approval on public school facilities, consistent with Section 163.3180, F.S., and Section 13 of the Public Schools Interlocal Agreement. The applicant and the School Board shall attempt to negotiate a development mitigation agreement. If the applicant and the School Board are unable to agree on an acceptable form of mitigation, Pinellas County may utilize the conflict resolution provision in Section 14 of the Public Schools Interlocal Agreement to attempt to resolve the impasse.
- Policy 1.2.15:** A development mitigation agreement shall include the applicant's commitment to continue to renew the development agreement until the mitigation is completed as determined by the School Board or as determined through the conflict resolution procedures provided for in Section 14 of the Public Schools Interlocal Agreement, if applicable. (Rule 9J-5.025(3)(c)9, F.A.C.)
- Policy 1.2.16:** Acceptable forms of proportionate share mitigation that may be allowed by the School Board and the standards that determine the appropriate use of any mitigation funds required by the School District are identified in Section 13 h. of the Public Schools Interlocal Agreement. (Rule 9J-5.025(3)(c)9, F.A.C.)
- Policy 1.2.17:** Pinellas County and the School District shall utilize student generation rates developed by the School District for purposes of calculating the anticipated number of public school students that would be generated by Residential Approvals and for developing student enrollment projections. (Rule 9J-5.025(3)(c)3, F.A.C. & Section 163.31777, F.S.)
- Policy 1.2.18:** Prior to the utilization of new student generation rates, Pinellas County, through its participation on the School Planning Workgroup, will have the opportunity to review and comment on the proposed student generation rates developed by the School District before they are finalized by the District. (Rule 9J-5.025(3)(c)3, F.A.C.)

**OBJECTIVE 1.3:** The Pinellas County five-year schedule of capital improvements shall include those projects necessary to address any existing public school facility deficiencies and future public school facility needs consistent with the adopted level-of-service standard. (Rule 9J-5.025(3)(b)1 and Rule 9J-5.025(3)(b)3, F.A.C.)

**Policy 1.3.1:** By December 1<sup>st</sup> of each year, Pinellas County shall amend its Capital Improvements Element to incorporate, by reference, the updated School District Five-Year Work Program adding a new fifth year to maintain a financially feasible capital improvements program and to ensure the level-of-service standard will continue to be achieved and maintained throughout the subsequent five-year planning period. (Rule 9J-5.025(3)(c)2, F.A.C. & Section 163.3177(3)(b)1, F.S.).

**OBJECTIVE 1.4.:** Pinellas County shall practice effective intergovernmental coordination with its partner local governments and the School District to ensure that land use plans, development approvals, and capital facilities planning are coordinated with the availability of public school facilities. (Rule 9J-5.025 (3)(b)4, F.A.C.)

**Policy 1.4.1:** Pinellas County shall appoint one elected official to represent Pinellas County's interest to the Pinellas Schools Collaborative, to provide for collaborative oversight and to provide coordination and direction regarding the conduct of the school concurrency process and implementation of the Public Schools Interlocal Agreement.

**Policy 1.4.2:** Pinellas County, the School District, and partner local governments shall coordinate annually in preparing a staff report on the effectiveness of school concurrency that will be presented at the annual meeting of the Collaborative, with the annual *School Capacity and Level of Service Report* forming the basis for the staff report.

**Policy 1.4.3:** Pinellas County shall coordinate with the Pinellas County Planning Department in the maintenance of a countywide residential development tracking system, by providing necessary and timely development data, including demolitions and vested development data, required to accurately assess the impact of Residential Approvals on available school capacity.

**Policy 1.4.4:** Amendment of the Public Schools Facilities Element shall occur according to the procedure in Section 10 of the Public Schools Interlocal Agreement to ensure that the Element within the local government comprehensive plans remains coordinated and consistent with one another and with the plans of the School Board. (Rule 9J-5.025 (3)(c)3, F.A.C. & Section 163.3177(12), F.S.)

**Policy 1.4.5:** Pinellas County, its partner local governments, and the School District shall coordinate in establishing a procedural manual for implementation of school concurrency. This manual and any subsequent changes to the manual will be developed by the School Planning Workgroup and approved by the Pinellas Schools Collaborative.

**GOAL 2:** PINELLAS COUNTY SHALL COORDINATE WITH ITS PARTNER LOCAL GOVERNMENTS AND THE SCHOOL DISTRICT ON PROJECTS THAT ENCOURAGE COHESIVE NEIGHBORHOODS, THAT CONTRIBUTE TO COMMUNITY BUILDING, AND THAT PROVIDE FOR LONG-TERM SUSTAINABILITY. (Rule 9J-5.025 (3) (a), F.A.C)

**OBJECTIVE 2.1:** Pinellas County shall support efforts that facilitate coordination of planning between Pinellas County and the School District for the location and development of public educational facilities. (Rule 9J-5.025(3)(b)4, F.A.C. & Sections 163.3177(6)(a), 163.31777(2)(c), 163.3180(13)(g), 1013.33(10)-(14).

**Policy 2.1.1:** Pinellas County shall participate with the School District in the process of evaluating potential school closures, significant renovations to existing schools, and school site selection before land acquisition in accordance with Section 4 of the existing Public Schools Interlocal Agreement, filed on April 24, 2007. (Rule 9J-5.025(3)(c)4, F.A.C.)

**Policy 2.1.2:** For purposes of Objective 2.1, public educational facilities are defined as elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Pinellas County School District.

**Policy 2.1.3:** Public educational facilities of the School District are an allowable use within the following future land use categories:

- Residential Rural
- Residential Estate
- Residential Suburban
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential/Office General
- Residential/Office Limited
- Institutional
- Mixed Use Planned Redevelopment

**Policy 2.1.4:** The location and construction of new public educational facilities, or the expansion of an existing site, within one of the future land use categories listed in Policy 2.1.3 shall only be allowed upon a determination by Pinellas County that the proposed site is consistent with the Pinellas County Comprehensive Plan. (Rule 9J-5.025(3)(c)6, F.A.C.)

**Policy 2.1.5:** In addition to consistency with the Pinellas County Comprehensive Plan, the proposed location of a new or expanded public educational facility of the School Board within one of the land use categories listed in Policy 2.1.3 shall be reviewed and considered with the following general criteria:

1. The proposed location is compatible with present and projected uses of adjacent property.
2. The site area of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.
3. Based on the Five-Year Work Program of the School Board and the Pinellas County Comprehensive Plan, there will be adequate public services and facilities to support the public educational facility.
4. There are no significant environmental constraints that would preclude development of a public educational facility on the site.
5. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.
6. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
7. The proposed location is not in conflict with the Pinellas County Stormwater Management Plan and any watershed management plans adopted by Pinellas County, if applicable.
8. The proposed location is not in a velocity flood zone or a floodway.
9. The proposed location can accommodate the required parking and anticipated queuing of vehicles onsite.

10. The proposed location lies outside the area regulated by Section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport.

(Rule 9J-5.025(3)(c)4, F.A.C. & Rule 9J-5.025(3)(c)5, F.A.C. & Rule 9J-5.025(3)(c)10, F.A.C.)

**Policy 2.1.6:** The following criteria shall also be used to evaluate whether proposed locations of specific types of schools are consistent with the Pinellas County Comprehensive Plan:

#### Elementary Schools, Special Education Facilities, and Alternative Education Facilities

1. The proposed location shall have direct access to at least a collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

#### Middle Schools

1. The proposed location shall have direct access to at least a collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

2. Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

#### High Schools

1. The proposed location shall have direct access to at least a collector road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

2. Stadiums, outdoor recreational facilities, and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

#### Vocational-Technical Schools

1. The proposed location shall have direct access to at least a collector road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

2. Industrial education facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

**Policy 2.1.7:** Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the Pinellas County Comprehensive Plan provided the requirements of Section 1013.36, F.S., are met and off-site impacts can be adequately mitigated.

**Policy 2.1.8:** A consistency determination for a proposed new site or additional property with the Pinellas County Comprehensive Plan may be conditioned with references to specific types of public educational facilities.

**Policy 2.1.9:** At the time of consistency determination, Pinellas County may impose reasonable conditions for development of the site as it relates to any of the criteria in Policies 2.1.5 and 2.1.6. Conditions may not be imposed which conflict with those established in Chapter 1013 of the Florida Statutes or the State Uniform Building Code, unless mutually agreed to by Pinellas County and the School District.

**Policy 2.1.10:** Before a significant change of program at a public educational facility is implemented, the School District and Pinellas County shall require a review of the facility's onsite and offsite impacts. The School District and Pinellas County will work cooperatively to mitigate onsite and offsite impacts, including impacts to public facilities, identified through the review.

**Policy 2.1.11:** The policies in Objective 2.1 are intended to be consistent with, and not conflict with, the provisions in Chapter 1013, F.S.

**\*\*Shaded items are existing objectives and policies that are being relocated here from the Future Land Use Element.**

**OBJECTIVE 2.2:** Consistent with Section 163.3177(6)(a), F.S., and consistent with the Pinellas County future land use policies, Pinellas County shall explore those opportunities where co-location of public facilities and public schools provides a mutual benefit, serves a desirable community purpose, or represents an efficient use of finances and staff resources. (Rule 9J-5.025, (3)(b)6, F.A.C. & Section 163.3177(12)(g), 163.3180(13)(g)2, F.S.)

**Policy 2.2.1:** As the opportunity arises, Pinellas County and the School Board, shall evaluate the ability to enter into an agreement to co-locate existing or planned school sites with other public facilities, including but not limited to: bike and pedestrian pathways, libraries, parks, community and recreational centers and facilities, museums, performing arts centers, auditoriums, stadiums, healthcare and social services and other uses as may be determined appropriate. (Rule 9J-5.025(3)(c)4, F.A.C.)

**Policy 2.2.2:** Should Pinellas County and the School Board determine that the co-location of public facilities is mutually advantageous and desirable, the appropriate method of agreement will be decided upon, and could include such options as, but not be limited to, interlocal agreement, Pinellas County resolution, or memorandum of understanding. (Rule 9J-5.025(3)(c)4, F.A.C.)

**Objective 2.3:** Pinellas County will support the School District's commitment to sustainable design and operations, as public schools are integral contributors to the quality of the surrounding community.

**Policy 2.3.1:** Pinellas County and the School District will share information on sustainable design and green building practices, and take advantage of opportunities to incorporate demonstration projects and technologies onsite, so that local schools can serve as community models of environmental efficiency.

**GOAL 3:** PINELLAS COUNTY WILL COORDINATE WITH THE SCHOOL DISTRICT AND OTHER LOCAL GOVERNMENTS TO IMPROVE THE SAFETY OF STUDENTS AS THEY ACCESS PUBLIC SCHOOL FACILITIES. (Rule 9J-5.025(3)(a), F.A.C)

**OBJECTIVE 3.1:** Pinellas County shall collaborate with the School District and other local governments to promote safe access for students to public school facilities.

**Policy 3.1.1:** Pinellas County shall participate on the School Transportation Safety Committee (STSC) of the Pinellas County Metropolitan Planning Organization (MPO) to identify locations within the County where student safety is a concern, and to develop recommendations in response to student safety issues raised by the School District, local governments, the School Transportation and Enhanced Pedestrian Safety (STEPS) Committee, or the community to enhance the safety of students accessing public school facilities.

**Policy 3.1.2:** Pinellas County shall consider implementation of recommendations from the STSC that affect its jurisdiction, in coordination with the School District and any agencies that have some involvement in the identified action, to support student access to public schools in a manner that both improves student safety and is compatible with the surrounding community.

**Policy 3.1.3:** Pinellas County shall cooperate with School District initiatives that implement STSC recommendations for modifications to a school campus.

**Policy 3.1.4:** Pinellas County shall, in its capital improvement program, give priority to the construction of those sidewalks, crosswalks, bicycle paths, and other improvements that help to provide continuous access to public schools for pedestrians and bicyclists.

**Policy 3.1.5:** Pinellas County shall annually update its Capital Improvements Element to identify the School District's capital needs in the Comprehensive Plan, enabling the coordination of existing and planned public school facilities with the required local capital projects needed to provide support services for the safety of public school students.

**Policy 3.1.6:** For new development or redevelopment within a two-mile radius of any existing or planned public school facility, Pinellas County shall require the developer to construct sidewalks along the corridor contiguous to the property being developed that directly serves the public school facility, in support of Section 1013.36 (5), F.S. and the MPO 2025 Transportation Plan.

**GOAL 4:** OPPORTUNITIES ARE MAXIMIZED FOR PUBLIC SCHOOLS TO BE DESIGNED SUCH THAT THEY CAN SERVE A VITAL EMERGENCY MANAGEMENT PURPOSE IN TIMES OF DISASTER.

**OBJECTIVE 4.1:** The safety of the public shall be a high priority when designing future public school facilities and renovating existing facilities.

**Policy 4.1.1:** Pinellas County shall coordinate with the School District on emergency preparedness issues, including the use of public school facilities for emergency shelters. (Rule 9J-5.025(3)(c)11, F.A.C.)

**Policy 4.1.2:** Future public school facilities that are not located within category 1, 2 or 3 evacuation zones, shall be designed to serve the public as emergency shelters, consistent with Section 1013.372 F.S. These public school facilities shall be designed according to the public shelter criteria outlined in the Florida Building Code.

**Policy 4.1.3:** Pinellas County shall annually update its Capital Improvements Element to ensure that the School District's capital needs are reflected in the Comprehensive Plan, enabling the coordination of existing and planned public school facilities with the required local capital projects needed to provide emergency shelter spaces, as identified by the Tampa Bay Regional Hurricane Evacuation Study, developed by the Tampa Bay Regional Planning Council.

## ANALYSIS OF DEVELOPMENT TRENDS AND POPULATION PROJECTIONS

### Development

Development trends in Pinellas County are increasingly influenced by infill development and redevelopment. Due to the paucity of large tracts of vacant developable land, development in Pinellas County is primarily occurring on scattered vacant parcels within the existing urbanized area (infill development) and on previously developed parcels (redevelopment). In addition, the conversion of existing buildings to another use (e.g. apartments being converted to condominiums) is occurring to a limited extent.

While no significant increase in dwelling unit densities is anticipated in most areas of Pinellas County, redevelopment with mixed uses and higher residential densities is being seen in downtown areas and town centers and is anticipated within certain commercial corridors, employment districts, and commercial centers throughout the County. The inclusion of residential development has been involved in creating (or re-creating) lively downtown areas and town centers. This type of development may become a catalyst for increased demand for public transportation and more walkable communities. Commercial centers and employment districts are also seeing some residential development as developers attempt to mix land uses to promote communities that are less dependent upon automobiles. Higher density dwelling units have not historically drawn a large number of families with school-aged children, suggesting that even with increased residential densities in specific locations, there should not be a significant increase in the school-aged population within Pinellas County. In 2005, 939 single-family detached homes were constructed in Pinellas County, compared with the construction of 745 condominium units and 805 townhome units. The larger number of these latter housing types supports the realization that large tracts of land are no longer available in Pinellas County on which to create single-family housing developments, while infill development is becoming more common.

### Population

While many urban counties in the State of Florida are experiencing significant population growth, Pinellas County's growth is more restrained due to the extent of urban development that has already occurred. For this reason, Pinellas County does not foresee large increases in population in the years to come, and any increases will mainly be due to infill development and redevelopment projects. **Table 1** displays the current estimate and twenty-year projection of population for Pinellas County, in 5-year increments. As is evident from this table, modest population gains are expected in the coming twenty years. Historic population growth is shown in **Table 2**. While population growth was very large (both numerically and as a percentage) through 1990, growth has slowed since then.

In 2000, the average household size in Pinellas County was 2.17 persons, slightly smaller than both the statewide and national averages. Permanent residents 65 years of age or older accounted for 22.5% of the 2000 permanent population, representing a drop of 6.4% since 1990. From 1990-2000, the 5 to 24 year old age group increased by 12.1%, impacting the demand for public educational facilities. While these figures suggest that the population is getting younger in Pinellas County, the rising cost of property in the County over the last several years can be a barrier to young families, which may explain the recent decrease in the number

of public school students in the Pinellas County School District. Those families that are seeking an affordable single-family home to raise their children in may not find what they are looking for in Pinellas County, possibly causing them to seek housing elsewhere.

**TABLE 1**  
**5-Year Population Projections for Pinellas County**

Year	2005	2010	2015	2020	2025
<b>Permanent Population</b>	<b>944,773</b>	<b>964,478</b>	<b>979,488</b>	<b>990,703</b>	<b>999,912</b>
<b>Seasonal Population</b>	78,116	79,708	80,917	81,824	82,551
<b>Tourist/Visitor Pop</b>	91,018	91,990	92,706	93,244	93,653
<b>Total Population</b>	1,113,907	1,136,176	1,153,111	1,165,771	1,176,116

**TABLE 2**  
**Historic Growth of Permanent Population and Student Enrollment in Pinellas County**

Year	1950	1960	1970	1980	1990	2000	2005
<b>Permanent Population</b>	<b>159,249</b>	<b>374,665</b>	<b>522,329</b>	<b>728,531</b>	<b>851,659</b>	<b>921,495</b>	<b>944,773</b>
<b>Percentage Increase</b>	n/a	135%	39%	39%	17%	8%	3%
<b>Student Enrollment</b>			<b>80,058</b>	<b>87,135</b>	<b>93,522</b>	<b>110,857</b>	<b>111,483</b>
<b>Percentage Increase</b>				8%	7%	16%	1%

# INVENTORY OF PUBLIC SCHOOL FACILITIES AND EXISTING CONDITIONS

## Existing Conditions

Currently, the Pinellas County School District operates 86 elementary schools, 23 middle schools and 19 high schools. These schools are divided into Choice Attendance Areas (CAAs) that allow students and their parents or guardians living within a CAA to have a choice as to which school within that CAA the students would like to attend. The Choice program was designed to increase the likelihood of voluntary integration by giving a choice to families. Choice was approved by the School Board in October 2000, as part of a federal court agreement granting the School District 'Unitary Status' and creating the agreement that brought an end to forced bussing. Students are assigned to a school based on their CAA, the capacities of schools, racial percentages, and preferences.

Application of a traditional neighborhood school system would encounter a number of problems in Pinellas County. One problem was first brought to light with the redevelopment of the Sunshine Mall in Clearwater. The Sunshine Mall was redeveloped from the County's first indoor mall into several large, multi-family residential housing complexes. This redevelopment was anticipated to add a large number of students to the nearby public schools (in particular the adjacent elementary school), and those schools would have had a difficult time absorbing this large increase in the number of anticipated students. The CAAs allow the School District the flexibility of distributing student growth across a much broader area so that no one school is forced to absorb the full impact of a large residential project.

This system also allows a degree of choice on the part of students and parents. A number of schools offer specialized programs, which in a neighborhood system, would only be available to those who live in close proximity to these schools. With the District's CAA program, students and their parents have the option of bidding to attend any school (including those with certain specializations) within their CAA, which may have previously been unavailable to them.

## Facilities

Because Pinellas County is facing limited population growth and reduced numbers of public school students in the near-term, the focus of the Pinellas County School District will be on the maintenance or replacement of existing facilities, the expansion of those identified as being near or at capacity, and the use of existing school facilities for the community as a whole. The upgrading of existing facilities will also be of importance as Pinellas County strives to maintain state-of-the-art classrooms and learning facilities.

## Public School Options

### *Attendance Area Schools*

The Pinellas County School District has divided the County into four Choice Attendance Areas for elementary schools and three Choice Attendance Areas for middle schools. These attendance areas allow for students to seek public school options outside of their immediate neighborhood and also allows for any potential overcrowding issues at one public school to be absorbed by other public school facilities that have available capacity. Families are able to select from a wide range of schools instead of being required to choose the one in their neighborhood. The names and locations of schools type of school are displayed on **Figures 1, 2**

and **3**. The discussion on school concurrency in a following section states that Choice Attendance Areas have been selected to serve as Concurrency Service Areas for the purpose of implementing school concurrency. Consequently, the Concurrency Service Areas delineated on **Figures 1, 2 and 3** are identical to the boundaries of the Choice Attendance Areas discussed in this section.

**Charter Schools**

Charter schools are public schools operating under a contractual agreement with the School Board. Charter schools offer innovative programs consistent with educational goals established by Florida Statutes, as part of the State’s program of public education. The Pinellas County School District has granted charters for six charter schools as of February 2007. Charter schools are included in the overall student capacity of the School District and are available to absorb any potential overcrowding issues that may occur within the concurrency system. These facilities, however, are not subject to attendance area restrictions and are available to students countywide. See **Figures 1, 2 and 3** for Charter School locations and **Table 3** for a description of the Charter School locations and which grade levels are served by each.

**TABLE 3**

<b>Charter Schools in Pinellas County</b>		
<b>SCHOOL NAME</b>	<b>LOCATION</b>	<b>GRADE LEVELS</b>
Academie Da Vinci	1380 Pinehurst Rd., Dunedin	K-5
Athenian Academy	2817 St. Mark Dr., Dunedin	K-5
Pinellas Preparatory Academy	2300 Belcher Rd., Largo	Grades 4-8
Plato Academy	401 S. Old Coachman Rd., Clearwater	PreK-3
St. Petersburg Collegiate High	6605 Fifth Ave. N., St. Petersburg	Grades 10-12
Life Skills Center	4901 Central Ave., St. Petersburg	Grades 9-12

Source: Pinellas County School District, 2007

**FIGURE 1**  
**Public Elementary Schools in Pinellas County and the corresponding CSAs**

**FIGURE 2**  
**Public Middle Schools in Pinellas County and the Corresponding CSAs**

**FIGURE 3**  
**Public High Schools in Pinellas County**

### ***Fundamental Schools***

A fundamental school is a family-oriented school whose structured environment, updated “back-to-basics” approach, and joint parent-teacher-student commitment provide quality education for all students in a safe environment. Important features include a focus on student responsibility and discipline, daily homework, a dress code which exceeds that of the School District, and required attendance at conferences and monthly parent meetings. There are seven countywide elementary and middle fundamental schools. The capacity of these schools, while not based on attendance areas, is available for the concurrency management system to absorb any potential concurrency issues in any given attendance area. See **Figures 1 & 2** for Fundamental School listings and locations.

### ***Magnet Programs***

Pinellas County School District offers a wide range of magnet programs within existing public schools to students within the District, with very specialized curricula. While some of these programs are limited to those residing within the attendance area of the magnet school, there are some programs that are open to students Countywide. These programs reserve a certain percentage of their capacity for students residing within the attendance area in which the school is located and allow students from other attendance areas to have access to the remaining capacity. The capacity within these programs is available for concurrency purposes. See **Figures 1 & 2** for those schools with magnet programs which offer both area and countywide seats.

### ***Exceptional Student Education***

The Pinellas County School District operates five Exceptional Student Education (ESE) facilities within Pinellas County. Some of these facilities are located within existing public school facilities while others stand alone, and each provides education for elementary, middle and high school levels. The goal of the ESE program is to provide quality services that support effective learning opportunities for all exceptional children. While the ESE facilities are subject to attendance areas, exceptions can be made to accommodate those students who desire to remain with a program, should they relocate to another attendance area within the County. ESE facilities are not included in the concurrency system as the facilities are not suitable for the general school population and are not able to absorb any overcrowding issues that may occur within the concurrency system. While not available for the general student population, as of 2007, ESE facilities were operating at 56% capacity, allowing sufficient room for any future growth in the area. For the locations and listings of ESE facilities, see **Figure 4**.

### ***Gifted Program***

The goal of the Gifted Program is to provide a positive learning environment in which all students have the opportunity to reach their highest potential as citizens who can meet the challenges of a changing global society. This program operates within the ESE program. Public school students are referred to the school program by teachers, and are then evaluated using the Kaufman Brief Intelligence Test. According to the State of Florida criteria for the gifted, students must score at least two standard deviations above the mean on the individually administered standardized test of intelligence. In addition, a student must demonstrate a majority of the characteristics of a gifted student according to a standard checklist and show a

need for programming beyond the regular classroom. Students who qualify for the gifted program may take gifted classes at their own individual schools, at gifted centers, or at Ridgecrest Elementary which offers a full-time gifted program. These programs are offered in addition to regular classes and are not considered to be additional capacity for the purpose of school concurrency.

### ***Secondary Educational Facilities***

There are seven public school facilities in Pinellas County that operate as secondary schools. These schools act as alternative schools for those students at risk of not making continuous progress in school. These facilities are not based on attendance areas and are open to students across the County, but they do tend to draw their attendance from a regional area. The capacity of these facilities is not included in the concurrency system, as their sole purpose is to provide education for those students who are at risk of dropping out of school before completion. As of 2007, these facilities were operating at 65% of capacity, allowing for future demand for these facilities to be absorbed. Secondary facilities are shown on **Figure 5**.

### **Florida Inventory of School Houses (FISH)**

The Florida Inventory of School Houses was developed by the State of Florida Department of Education to calculate the maximum capacity of school facilities within the State. This inventory takes both permanent and portable student stations into account in the calculations of student capacities. FISH capacity is calculated by the State, and the School District has an opportunity to comment on those calculations before they become finalized. Capacity is calculated using a utilization rate established by the State Requirement for Educational Facilities (SREF). The most recent utilization rate was established in August 2005. However, that rate may be changed by SREF at any time and capacity will need to be calculated according to the most current rate. Any changes in the utilization rate are not expected to have a significant impact on school concurrency in Pinellas County, as the Concurrency Service Areas (CSAs) are neither overcrowded nor expecting any significant growth, and could absorb a potential slight decrease in calculated capacity, should such an instance arise, and still provide adequate capacity for projected student enrollment.

### **School Concurrency and Concurrency Service Areas**

In Pinellas County, school concurrency is implemented based on Concurrency Service Areas (CSA). These CSAs are being established to coincide with the boundaries of the existing Choice Attendance Areas (CAA), which are subject to change by the School Board through an established public process. Because of this system, Pinellas County is able to look at concurrency and future demands for school facilities on a smaller scale than countywide, yet retain the ability to utilize the combined capacity of the schools in a CSA when fulfilling the requirements of school concurrency.

**Figures 1, 2 & 3** show the location of each school facility in Pinellas County, by school type and the corresponding CSAs. Currently, elementary schools are divided into four CSAs, middle schools into three CSAs, and high schools have a CSA that encompasses the entire County. There are some exceptions to the CSA boundaries; magnets, fundamental, secondary and exceptional student educational facilities, often draw students from beyond the CSA boundaries

in which they are located and allow attendance on a countywide level. Section 12 of the Public Schools Interlocal Agreement (Appendix B) establishes the process by which the School Board may modify a Concurrency Service Area or redefine the Concurrency Service Area as a different type of area.

In order to ensure that development is only permitted when adequate public school capacity is available, a uniform school concurrency procedure was developed and established in the Public Schools Interlocal Agreement. When a residential site plan or a final residential subdivision is submitted for approval, the partner local governments will work together with the School District to ensure that capacity is available for the anticipated number of students that the proposed residential development would generate. When capacity is not available, adjacent CSAs will be examined to determine if capacity is available within their boundaries. If adequate capacity is still not available, the site plan or final residential subdivision will not be approved until the developer has executed a development agreement with the School Board and the applicable local government to mitigate the impacts of the proposed development on public school facilities.

**FIGURE 4**  
**Exceptional Educational Facilities in Pinellas County**

**FIGURE 5**  
**Secondary Educational Facilities in Pinellas County**

## Enrollment

Existing enrollment within the Pinellas County School System is calculated twice yearly: once on the first day of school, and again in October of the school year, to determine the official number of students that are attending the schools. **Tables 4, 5 & 6** display the number of students attending Pinellas County schools, by school level, in 2006/2007, and the capacity of each school, as determined by the Florida Inventory of School Houses (FISH) standards. **Figures 6 & 7** display the percentage of the public school students enrolled within each Concurrency Service Area (CSA), by school type.

**TABLE 4**  
**Inventory of Elementary Schools in Pinellas County and**  
**their Existing Enrollment and Capacities**

SCHOOL NAME	EXISTING ENROLLMENT (2006-2007)	EXISTING SCHOOL ATTENDANCE ZONE	EXISTING FISH CAPACITY (2006-2007)	PERCENT UTILIZATION	SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA
Azalea	600	A	719	87%	119
Bay Point Area Seats	242	A	231	104%	-11
Bear Creek	522	A	641	83%	119
Blanton	612	A	1,043	75%	431
Campbell Park	588	A	584	99%	-4
Clearview Avenue	428	A	544	78%	116
Doug Jamerson	604	A	601	102%	-3
Fairmount Park	592	A	723	86%	131
Gulf Beaches	354	A	357	94%	3
Gulfport	469	A	579	73%	110
James Sanderlin	539	A	579	99%	40
John M Sexton	751	A	854	91%	103
Lakewood	509	A	637	86%	128
Lynch	563	A	883	71%	320
Maximo	653	A	698	102%	45
Melrose Area Seats	267	A	328	78%	61
Mount Vernon	462	A	481	88%	19
North Shore	484	A	542	94%	58
Northwest	698	A	743	98%	45
Perkins Area Seats	95	A	251	38%	156
Rio Vista	415	A	647	64%	232
Sawgrass Lake	655	A	713	92%	58
Seventy-Fourth Street	555	A	677	82%	122

SCHOOL NAME	EXISTING ENROLLMENT (2006-2007)	EXISTING SCHOOL ATTENDANCE ZONE	EXISTING FISH CAPACITY (2006-2007)	PERCENT UTILIZATION	SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA
Shore Acres	641	A	593	108%	-48
Tyrone	610	A	938	65%	328
Westgate	761	A	728	105%	-33
Woodlawn	530	A	699	76%	169
<b>ATTENDANCE AREA 'A' TOTAL</b>	<b>14,199</b>		<b>17,013</b>	<b>83%</b>	<b>2,814</b>
<b>ATTENDANCE AREA 'A' TOTAL CAPACITY INCLUDING COUNTYWIDE STUDENT &amp; SEAT DISTRIBUTION (1,272 STUDENTS &amp; 1,251 SEATS)</b>	<b>15,471</b>		<b>18,264</b>	<b>86%</b>	<b>2,793</b>
Anona	416	B	372	112%	-44
Bardmoor	600	B	603	103%	3
Bauder	774	B	745	109%	-29
Cross Bayou	557	B	796	72%	239
Frontier	764	B	741	101%	-23
Fuguitt	599	B	717	88%	118
High Point	571	B	653	83%	82
Lealman Avenue	481	B	687	75%	206
Madeira Beach	431	B	537	88%	106
Marjorie Kinnan Rawlings	628	B	672	101%	44
Mildred Helms	671	B	708	95%	37
Oakhurst	712	B	689	102%	-23
Orange Grove	385	B	397	89%	12
Pinellas Central	619	B	537	121%	-82
Pinellas Park	651	B	703	96%	52
Ridgecrest Area Seats	274	B	250	110%	-24
Seminole	696	B	871	80%	175
Skyview	576	B	665	87%	89
Southern Oak	629	B	564	112%	-65
Starkey	629	B	719	87%	90
Walsingham	657	B	667	99%	10

SCHOOL NAME	EXISTING ENROLLMENT (2006-2007)	EXISTING SCHOOL ATTENDANCE ZONE	EXISTING FISH CAPACITY (2006-2007)	PERCENT UTILIZATION	SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA
<b>ATTENDANCE AREA 'B' TOTAL</b>	<b>12,320</b>		<b>13,293</b>	<b>93%</b>	<b>973</b>
<b>ATTENDANCE AREA 'B' TOTAL CAPACITY INCLUDING COUNTYWIDE STUDENT &amp; SEAT DISTRIBUTION (1,079 STUDENTS &amp; 1,062 SEATS)</b>	<b>13,399</b>		<b>14,355</b>	<b>93%</b>	<b>956</b>
Belleair	649	C	615	91%	-34
Belcher	632	C	631	100%	-1
Eisenhower	517	C	792	95%	275
Largo Central	406	C	442	92%	36
Leila Davis	736	C	741	99%	5
McMullen-Booth	722	C	783	92%	61
North Ward**	276	C	336	82%	60
Plumb	783	C	792	99%	9
Ponce De Leon	659	C	685	96%	26
Safety Harbor	653	C	709	92%	56
Skycrest	632	C	800	79%	168
South Ward**	294	C	398	74%	104
<b>ATTENDANCE AREA 'C' TOTAL</b>	<b>6,959</b>		<b>7,724</b>	<b>90%</b>	<b>765</b>
<b>ATTENDANCE AREA 'C' TOTAL CAPACITY INCLUDING COUNTYWIDE STUDENTS &amp; SEAT DISTRIBUTION (617 STUDENTS &amp; 607 SEATS)</b>	<b>7,576</b>		<b>8,349</b>	<b>91%</b>	<b>773</b>
Brooker Creek	633	D	729	98%	96
Curlew Creek	614	D	699	97%	85
Cypress Woods	716	D	741	100%	25

SCHOOL NAME	EXISTING ENROLLMENT (2006-2007)	EXISTING SCHOOL ATTENDANCE ZONE	EXISTING FISH CAPACITY (2006-2007)	PERCENT UTILIZATION	SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA
Dunedin	572	D	644	94%	72
Forest Lakes	754	D	748	105%	-6
Garrison-Jones	716	D	674	105%	-42
Highland Lakes	705	D	641	112%	-64
Kings Highway	352	D	555	75%	203
Lake Saint George	622	D	687	95%	65
Oldsmar	579	D	597	107%	18
Ozona	710	D	705	102%	-5
Palm Harbor	410	D	467	93%	57
San Jose	470	D	645	73%	175
Sandy Lane	430	D	581	74%	151
Sunset Hills	596	D	579	103%	-17
Sutherland	596	D	669	89%	73
Tarpon Springs	462	D	725	64%	263
<b>ATTENDANCE AREA 'D' TOTAL</b>	<b>9,937</b>		<b>11,086</b>	<b>90%</b>	<b>1,149</b>
<b>ATTENDANCE AREA 'D' TOTAL CAPACITY INCLUDING COUNTYWIDE SEAT/STUDENT DISTRIBUTION (825 STUDENTS &amp; 872 SEATS)</b>	<b>10,762</b>		<b>11,958</b>	<b>90%</b>	<b>1,196</b>

Academie DaVinci	113	COUNTYWIDE*	200	57%	87
Athenian Academy	85	COUNTYWIDE*	240	35%	155
Pinellas Prep. Academy Inc.	67	COUNTYWIDE*	170	39%	103
Plato Academy Charter	143	COUNTYWIDE*	180	79%	37
<b>Charter School Total</b>	<b>408</b>		<b>790</b>	<b>52%</b>	<b>382</b>

Bay Point Countywide Seats	504	COUNTYWIDE*	504	100%	0
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<b>SCHOOL NAME</b>	<b>EXISTING ENROLLMENT (2006-2007)</b>	<b>EXISTING SCHOOL ATTENDANCE ZONE</b>	<b>EXISTING FISH CAPACITY (2006-2007)</b>	<b>PERCENT UTILIZATION</b>	<b>SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA</b>
Bay Vista Fundamental	629	COUNTYWIDE*	579	104%	-50
Curtis Fundamental	416	COUNTYWIDE*	374	116%	-42
Lakeview	290	COUNTYWIDE*	304	95%	14
Melrose Countywide Seats	224	COUNTYWIDE*	224	100%	0
Pasadena Fundamental	448	COUNTYWIDE*	394	114%	-54
Perkins Countywide Seats	480	COUNTYWIDE*	480	100%	0
Ridgecrest Countywide Seats	415	COUNTYWIDE*	415	100%	0
Tarpon Springs Fundamental	278	COUNTYWIDE*	232	120%	-46
<b>COUNTYWIDE ATTENDANCE AREA TOTAL</b>	<b>3,180</b>		<b>3,002</b>	<b>106%</b>	<b>-178</b>

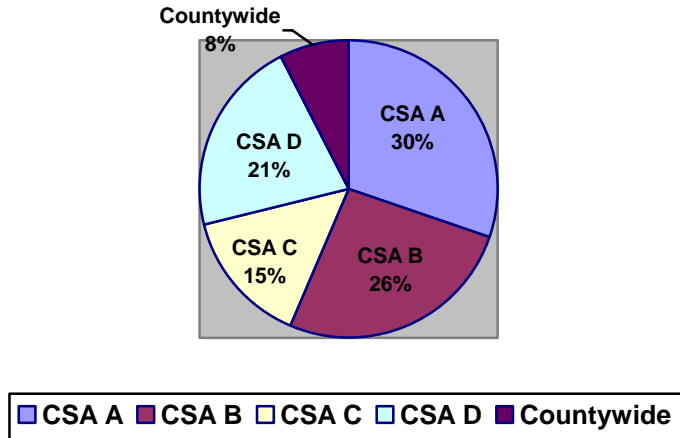
Source: Pinellas County School District, 2007.

\*Countywide seats have been re-distributed among the concurrency service areas according to the percentage of total enrollment that each service area had in 2006/2007.

\*\* These schools are listed in FISH as C-3 designation because of age of facilities and smaller site size, but these highly chosen schools still provide adequate student stations for determining capacity. Because these are considered adequate student stations, they will be included by the Pinellas County School District when determining FISH capacity for purposes of school concurrency.

**FIGURE 6**

**Elementary School Attendance in Public School Facilities by CSA**



Source: Pinellas County School District, 2006.

**TABLE 5**  
**Inventory of Middle Schools in Pinellas County and their Existing Enrollment and Capacities**

SCHOOL NAME	EXISTING ENROLLMENT (2006-2007)	EXISTING SCHOOL ATTENDANCE ZONE	ACTUAL EXISTING FISH CAPACITY (2006-2007)	PERCENT UTILIZATION	SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA
Azalea	1,191	A	1,349	88%	158
Bay Point Area Seats	549	A	600	92%	51
John Hopkins Area Seats	491	A	647	76%	156
Meadowlawn	1,078	A	1,321	82%	243
Riviera	879	A	1,247	70%	368
Thurgood Marshall	563	A	934	60%	371
Tyrone	942	A	1,216	77%	274
<b>ATTENDANCE AREA 'A' TOTAL</b>	<b>5,693</b>		<b>7,314</b>	<b>78%</b>	<b>1,621</b>

SCHOOL NAME	EXISTING ENROLLMENT (2006-2007)	EXISTING SCHOOL ATTENDANCE ZONE	ACTUAL EXISTING FISH CAPACITY (2006-2007)	PERCENT UTILIZATION	SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA
<b>ATTENDANCE AREA 'A' TOTAL CAPACITY INCLUDING COUNTYWIDE STUDENT &amp; SEAT DISTRIBUTION (1,230 STUDENTS &amp; 1,494 SEATS)</b>	<b>6,923</b>		<b>8,808</b>	<b>79%</b>	<b>1,885</b>
Largo	1,148	B	1,604	72%	456
Madeira Beach	1,121	B	1,135	99%	14
Morgan Fitzgerald	1,182	B	1,495	79%	313
Osceola	1,182	B	1,240	95%	58
Pinellas Park	1,015	B	1,397	73%	382
Seminole	1,203	B	1,200	100%	-3
<b>ATTENDANCE AREA 'B' TOTAL</b>	<b>6,851</b>		<b>8,071</b>	<b>85%</b>	<b>1,220</b>
<b>ATTENDANCE AREA 'B' TOTAL CAPACITY INCLUDING COUNTYWIDE STUDENT &amp; SEAT DISTRIBUTION (1,623 STUDENTS &amp; 1,826 SEATS)</b>	<b>8,474</b>		<b>9,897</b>	<b>86%</b>	<b>1,423</b>
Dunedin Highland	1,404	C	1,561	90%	157
Joseph L Carwise	1,310	C	1,248	105%	-62
Kennedy	641	C	1,045	61%	404
Oak Grove	1,021	C	1,136	90%	115
Palm Harbor	1,404	C	1,410	100%	6
Safety Harbor	1,345	C	1,345	100%	0
Tarpon Springs	1,299	C	1,266	103%	-33
<b>ATTENDANCE AREA 'C' TOTAL</b>	<b>8,424</b>		<b>9,011</b>	<b>93%</b>	<b>587</b>

SCHOOL NAME	EXISTING ENROLLMENT (2006-2007)	EXISTING SCHOOL ATTENDANCE ZONE	ACTUAL EXISTING FISH CAPACITY (2006-2007)	PERCENT UTILIZATION	SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA
<b>ATTENDANCE AREA 'C' TOTAL CAPACITY INCLUDING COUNTYWIDE STUDENT &amp; SEAT DISTRIBUTION (1,967 STUDENTS &amp; 2,214 SEATS)</b>	<b>10,391</b>		<b>11,225</b>	<b>93%</b>	<b>834</b>

Bay Point Countywide Seats	667	COUNTYWIDE	667	100%	0
Clearwater Intermediate	386	COUNTYWIDE	624	62%	238
Coachman Fundamental	549	COUNTYWIDE	474	116%	-75
Dunedin Highland	1,106	COUNTYWIDE	1,404	79%	298
John Hopkins Countywide Seats	810	COUNTYWIDE	810	100%	0
Lealman Intermediate	404	COUNTYWIDE	490	82%	86
North Pinellas Secondary	70	COUNTYWIDE			-70
Norwood Secondary	63	COUNTYWIDE	22	286%	-41
Safety Harbor Secondary	43	COUNTYWIDE	170	25%	127
Southside Fundamental**	639	COUNTYWIDE	693	92%	54
<b>COUNTYWIDE ATTENDANCE AREA TOTAL</b>	<b>4,737</b>		<b>5,354</b>	<b>88%</b>	<b>617</b>
Pinellas Preparatory Academy	181	COUNTYWIDE	180	101%	-1
<b>CHARTER SCHOOL TOTAL</b>	<b>181</b>		<b>180</b>	<b>101%</b>	<b>-1</b>

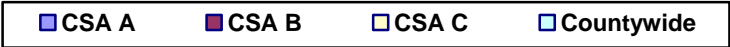
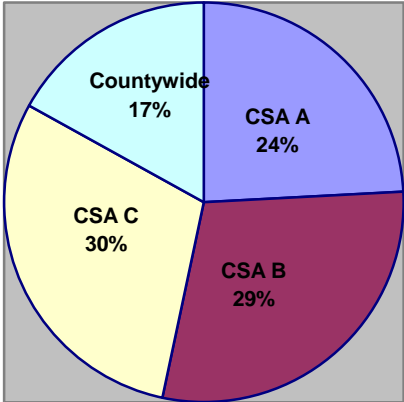
Source: Pinellas County School District, 2006.

\*Countywide seats have been re-distributed among the attendance areas according to the percentage of total enrollment that each attendance area had in 2006/2007.

\*\* These schools are listed in FISH as C-3 designation because of age of facilities and smaller site size, but these highly chosen schools still provide adequate student stations for determining capacity. Because these are considered adequate student stations, they will be included by the Pinellas County School District when determining FISH capacity for purposes of school concurrency.

**FIGURE 7**

**Middle School Attendance at Public School Facilities by CSA**



Source: Pinellas County School District, 2006.

**TABLE 6**  
**Inventory of High Schools in Pinellas County and**  
**their Existing Enrollment and Capacities**

<b>SCHOOL NAME</b>	<b>EXISTING ENROLLMENT (2006-2007)</b>	<b>EXISTING SCHOOL ATTENDANCE ZONE</b>	<b>EXISTING FISH CAPACITY (2005-2006)</b>	<b>PERCENT UTILIZATION</b>	<b>SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESING CRITERIA</b>
Bayside	316	COUNTYWIDE	809	39%	493
Boca Ciega	1,947	COUNTYWIDE	2,175	90%	228
Clearwater	2,138	COUNTYWIDE	2,268	94%	130
Countryside	2,436	COUNTYWIDE	2,592	94%	156
Dixie Hollins	1,882	COUNTYWIDE	2,232	84%	350
Dunedin	2,016	COUNTYWIDE	1,907	106%	-109
East Lake	2,291	COUNTYWIDE	2,081	110%	-210
Gibbs	2,302	COUNTYWIDE	2,532	91%	230
Lakewood	1,634	COUNTYWIDE	1,799	91%	165
Largo	2,215	COUNTYWIDE	2,456	90%	241
Northeast	2,094	COUNTYWIDE	2,064	101%	-30
Oak Park	263	COUNTYWIDE	611	43%	348
Osceola	1,718	COUNTYWIDE	1,723	100%	5
Palm Harbor University	2,250	COUNTYWIDE	2,484	91%	234
Pinellas Park	2,317	COUNTYWIDE	2,223	104%	-94
Seminole	2,226	COUNTYWIDE	2,025	110%	-201
St. Petersburg	2,339	COUNTYWIDE	1,928	121%	-411
Tarpon Springs	1,943	COUNTYWIDE	1,976	98%	33
<b>COUNTYWIDE HIGH SCHOOL CONCURRENCY SERVICE AREA TOTAL</b>	<b>34,327</b>		<b>35,885</b>	<b>92%</b>	<b>1,558</b>

Life Skills Center	269	COUNTYWIDE	450	60%	181
St. Petersburg Collegiate	179	COUNTYWIDE	175	102%	-4
<b>CHARTER SCHOOL TOTAL</b>	<b>448</b>		<b>625</b>	<b>72%</b>	<b>177</b>

Source: Pinellas County School District, 2007.

**TABLE 7**  
**Inventory of Exceptional Public Schools in Pinellas County**  
**and their Existing Enrollment and Capacities**

<b>SCHOOL NAME</b>	<b>EXISTING ENROLLMENT (2006-2007)</b>	<b>EXISTING SCHOOL ATTENDANCE ZONE</b>	<b>EXISTING FISH CAPACITY (2005-2006)</b>	<b>PERCENT UTILIZATION</b>	<b>SURPLUS CAPACITY BASED ON SITE SIZE REQUIREMENTS CONTAINED WITHIN DOE DESIGN CRITERIA</b>
Calvin Hunsinger Exceptional	156	COUNTYWIDE	319	49%	163
Hamilton Disston SED Center	179	COUNTYWIDE	299	60%	120
Nina Harris Exceptional	262	COUNTYWIDE	429	61%	167
Paul B Stephens Exceptional	230	COUNTYWIDE	307	76%	77
Richard Sanders School	147	COUNTYWIDE	343	43%	196
<b>COUNTYWIDE TOTAL FOR ALTERNATIVE SCHOOL FACILITIES</b>	<b>974</b>		<b>1,697</b>	<b>57%</b>	<b>723</b>

Source: Pinellas County School District, 2006.

## PROJECTIONS AND FUTURE CONDITIONS

**Tables 8, 9 & 10** display the projected student population figures through 2011. **Figures 8, 9 & 10** display those projections in a graphic format over 5 years by CSA. As is evident from the tables below, minimal growth in the number of students in the Pinellas County School District is projected, and a slight decline in the number of Pinellas County School District students is possible given recent enrollment activity. Because of this, the School District will not be placing their focus on the construction of additional schools. Instead, the School District will focus on maintenance and improvement of existing facilities in order to continue to provide quality educational facilities for the school-aged population in Pinellas County, and to respond to the decrease in the student/teacher ratios required to address the requirements of the class-size amendment. Because of the minimal increase in the projected student population, the adopted level-of-service standard (LOSS) for public school facilities should continue to be met over the coming years, as overcrowding of facilities is not anticipated. Existing excess capacity will, however, be utilized as needed for the class-size amendment, and use of portable classrooms will continue to provide flexibility in responding to this constitutional amendment.

**TABLE 8**  
**Projected Enrollment by Year for 5-years for Each Elementary School Facility\*\***

Map No.*	School Name	Actual 2006	Projected 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	2006/2007 FISH Capacity
<b>ELEMENTARY SCHOOLS</b>								
64	Azalea	603	602	607	613	610	607	719
76	Bay Point	747	728	732	740	742	738	735
65	Bear Creek	521	512	516	516	518	516	641
50	Blanton	612	622	631	626	625	624	1043
69	Campbell Park	592	622	574	571	578	593	584
60	Clearview Avenue	427	395	409	422	424	414	544
68	Doug Jamerson	602	641	607	611	608	619	601
67	Fairmount Park	596	685	640	633	621	642	723
73	Gulf Beaches	355	378	361	356	356	363	357
66	Gulfport	465	501	470	454	458	472	579
72	James Sanderlin	537	544	549	558	551	549	579
77	John M. Sexton	750	725	719	729	736	732	854
75	Lakewood	505	584	577	573	551	561	637
53	Lynch	566	584	597	605	592	589	883
74	Maximo	651	648	648	666	661	657	698
70	Melrose	492	496	502	505	501	499	655
61	Mount Vernon	461	472	459	448	452	459	481
62	North Shore	478	512	519	519	505	508	542
59	Northwest	701	696	716	722	715	709	743
71	Perkins	574	566	573	575	575	572	731
54	Rio Vista	416	420	422	421	419	420	647
52	Sawgrass Lake	652	674	669	667	662	666	713
56	Seventy-Fourth Street	556	568	565	565	562	564	677
55	Shore Acres	639	688	664	651	647	660	593

Map No.*	School Name	Actual 2006	Projected 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	2006/2007 FISH Capacity
57	Tyrone	607	618	618	625	619	619	938
58	Westgate	762	740	748	752	755	750	728
63	Woodlawn	529	562	554	544	539	546	699
	<b>Elementary Total Area A</b>	<b>15396</b>	<b>15783</b>	<b>15646</b>	<b>15667</b>	<b>15582</b>	<b>15648</b>	<b>18324</b>
32	Anona	417	388	404	410	412	404	372
41	Bardmoor	596	664	634	632	620	635	603
37	Bauder	774	782	785	790	785	784	745
42	Cross Bayou	557	594	583	577	571	578	796
33	Frontier	764	750	743	739	748	748	741
34	Fuguitt	597	591	606	604	602	598	717
35	High Point	568	616	590	576	573	587	653
51	Lealman Avenue	480	494	503	509	499	498	687
47	Madeira Beach	436	406	429	441	439	428	537
49	Marjorie K. Rawlings	628	666	661	663	651	656	672
30	Mildred Helms	669	670	657	665	666	668	708
36	Oakhurst	712	662	676	683	693	682	689
46	Orange Grove	385	384	347	348	360	368	397
43	Pinellas Central	619	624	627	632	628	626	537
48	Pinellas Park	649	676	683	682	671	673	703
31	Ridgecrest	685	642	662	667	673	663	665
45	Seminole	694	714	721	716	709	710	871
44	Skyview	575	558	570	566	569	566	665
38	Southern Oak	627	652	645	646	640	644	564
40	Starkey	628	648	643	640	636	640	719
39	Walsingham	658	666	657	668	665	665	667
	<b>Elementary Total Area B</b>	<b>12718</b>	<b>12847</b>	<b>12826</b>	<b>12854</b>	<b>12810</b>	<b>12821</b>	<b>13708</b>
28	Belcher	650	652	635	639	643	646	631
25	Belleair	521	550	535	535	530	537	615
22	Eisenhower	702	750	760	759	740	743	792
29	Largo Central	406	430	428	427	420	423	442
15	Leila G. Davis	734	740	727	719	724	729	741
20	Mc Mullen-Booth	722	702	712	711	715	711	783
17	North Ward ***	282	275	277	276	278	277	336
26	Plumb	787	772	782	783	784	780	792
27	Ponce DeLeon	656	659	659	658	657	658	685
21	Safety Harbor	654	652	639	639	644	647	709
23	Skycrest	632	641	643	644	640	640	800
24	South Ward ***	295	302	306	303	300	301	398
	<b>Elementary Total Area C</b>	<b>7041</b>	<b>7125</b>	<b>7103</b>	<b>7093</b>	<b>7075</b>	<b>7092</b>	<b>7724</b>
3	Brooker Creek	634	594	633	662	652	633	729
12	Curlew Creek	619	634	650	658	645	641	699
4	Cypress Woods	717	706	703	708	711	709	741
16	Dunedin	572	588	600	601	592	590	644
13	Forest Lakes	752	710	736	744	747	734	748
10	Garrison-Jones	715	677	689	693	700	692	674
6	Highland Lakes	704	688	717	717	713	705	641
19	Kings Highway	353	456	460	443	414	427	555
11	Lake St. George	622	588	612	618	620	609	687

Map No.*	School Name	Actual 2006	Projected 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	2006/2007 FISH Capacity
14	Oldsmar	583	588	603	616	605	599	597
7	Ozona	711	682	694	696	701	695	705
8	Palm Harbor	406	388	402	412	410	403	467
9	San Jose	471	490	504	521	504	499	645
18	Sandy Lane	432	490	518	524	492	492	581
1	Sunset Hills	596	650	616	600	599	616	579
5	Sutherland	596	628	642	640	625	626	669
2	Tarpon Springs	462	524	550	566	530	528	725
<b>Elementary Total Area D</b>		<b>9945</b>	<b>10081</b>	<b>10329</b>	<b>10419</b>	<b>10260</b>	<b>10198</b>	<b>11086</b>
82	Bay Vista Fundamental	629	640	622	619	623	628	579
79	Curtis Fundamental	416	435	434	434	428	430	374
81	Lakeview Fundamental	290	290	290	290	290	290	304
80	Pasadena Fundamental	455	470	647	462	459	463	394
78	Tarpon Springs Fundamental	279	290	287	287	284	286	232
<b>Elementary Total Fundamental</b>		<b>2069</b>	<b>2125</b>	<b>2280</b>	<b>2092</b>	<b>2084</b>	<b>2097</b>	<b>1883</b>

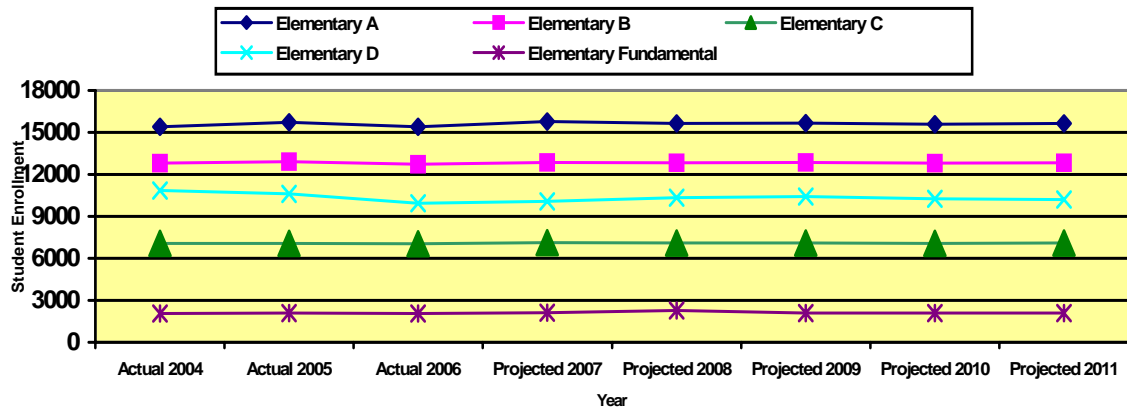
Source: Pinellas County School District, 2007.

\*Map # refers to the number of each school on Figure 1

\*\*Projections and capacities do not include charter, exceptional or secondary educational facilities.

\*\*\* These schools are listed in FISH as C-3 designation because of age of facilities and smaller site size, but these highly chosen schools still provide adequate student stations for determining capacity. Because these are considered adequate student stations, they will be included by the Pinellas County School District when determining FISH capacity for purposes of school concurrency.

**FIGURE 8**  
**Actual and Projected Enrollment by Elementary Concurrency Service Area through 2011**



Source: Pinellas County School District, 2007.

**TABLE 9**  
**Projected Enrollment by Year for 5-years for Each Middle School Facility\*\***

Map No.*	School Name	Actual 2006	Projected 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	2006/2007 FISH Capacity
	<b>MIDDLE SCHOOLS</b>							
14	Azalea	1,190	1200	1251	1243	1225	1217	1349
19	Bay Point	1,221	1200	1214	1218	1219	1213	1267
17	John Hopkins	1,302	1260	1283	1303	1303	1288	1457
15	Meadowlawn	1,081	1150	1187	1183	1149	1149	1321
16	Riviera	875	970	1013	1000	958	962	1247
18	Thurgood Marshall	570	570	590	581	577	575	934
20	Tyrone	938	880	950	945	943	922	1216
	<b>Middle Total Area A</b>	<b>7177</b>	<b>7230</b>	<b>7488</b>	<b>7473</b>	<b>7374</b>	<b>7326</b>	<b>8791</b>
10	Fitzgerald	1180	1190	1234	1222	1208	1202	1495
8	Largo	1151	1125	1170	1176	1167	1153	1604
13	Madeira Beach	1118	1115	1164	1147	1137	1130	1135
11	Osceola	1183	1145	1161	1162	1169	1161	1240
12	Pinellas Park	1012	1060	1087	1079	1056	1058	1397
9	Seminole	1206	1150	1164	1163	1177	1168	1200
	<b>Middle Total Area B</b>	<b>6850</b>	<b>6785</b>	<b>6980</b>	<b>6949</b>	<b>6914</b>	<b>6872</b>	<b>8071</b>
4	Dunedin Highland	1101	1115	1149	1135	1124	1121	1561
2	Joseph L. Carwise	1310	1260	1286	1301	1304	1289	1248
5	Kennedy	642	785	843	820	760	768	1045
7	Oak Grove	1025	1050	1065	1060	1048	1049	1136
3	Palm Harbor	1405	1370	1403	1415	1412	1398	1410
6	Safety Harbor	1345	1350	1367	1373	1364	1359	1345
1	Tarpon Springs	1298	1300	1354	1352	1334	1323	1266
	<b>Middle Total Area C</b>	<b>8126</b>	<b>8230</b>	<b>8467</b>	<b>8456</b>	<b>8346</b>	<b>8307</b>	<b>9011</b>
24	Coachman Fundamental	550	<b>527</b>	535	542	544	539	474
25	Southside Fundamental ***	638	<b>637</b>	638	639	639	638	693
	<b>Total Fundamental</b>	<b>1188</b>	<b>1164</b>	<b>1173</b>	<b>1181</b>	<b>1183</b>	<b>1177</b>	<b>1167</b>

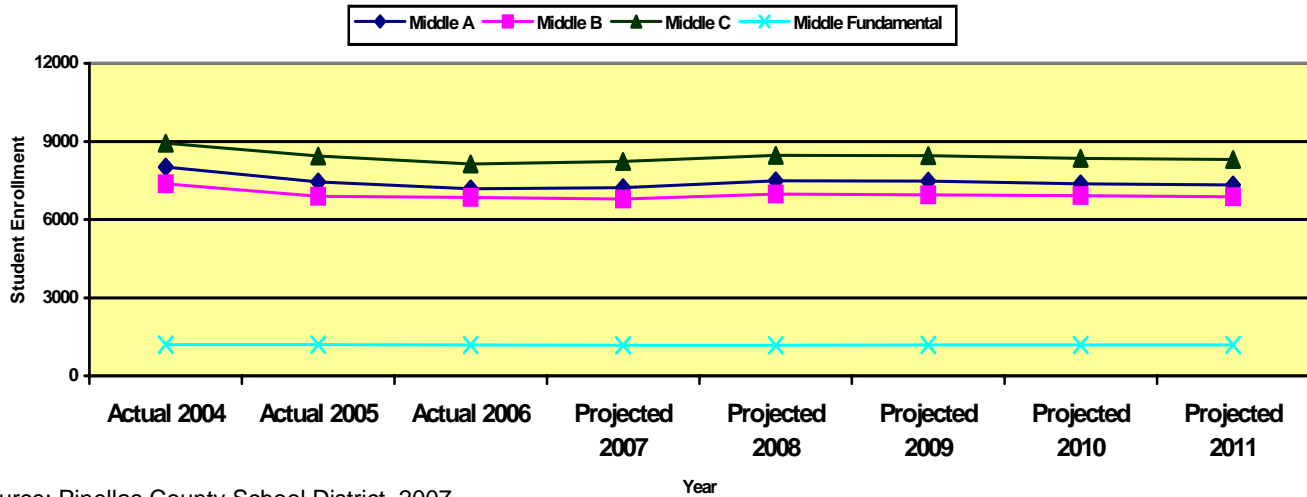
Source: Pinellas County School District, 2007.

\*Map # refers to the number of each school on Figure 2

\*\*Projections and capacities do not include charter, exceptional or secondary educational facilities.

\*\*\* These schools are listed in FISH as C-3 designation because of age of facilities and smaller site size, but these highly chosen schools still provide adequate student stations for determining capacity. Because these are considered adequate student stations, they will be included by the Pinellas County School District when determining FISH capacity for purposes of school concurrency.

**FIGURE 9**  
**Actual and Projected Enrollment by Middle School Concurrency Service Area through 2011**



Source: Pinellas County School District, 2007.

**TABLE 10**  
**Projected Enrollment by Year for 5-years**  
**for Each High School Facility\*\***

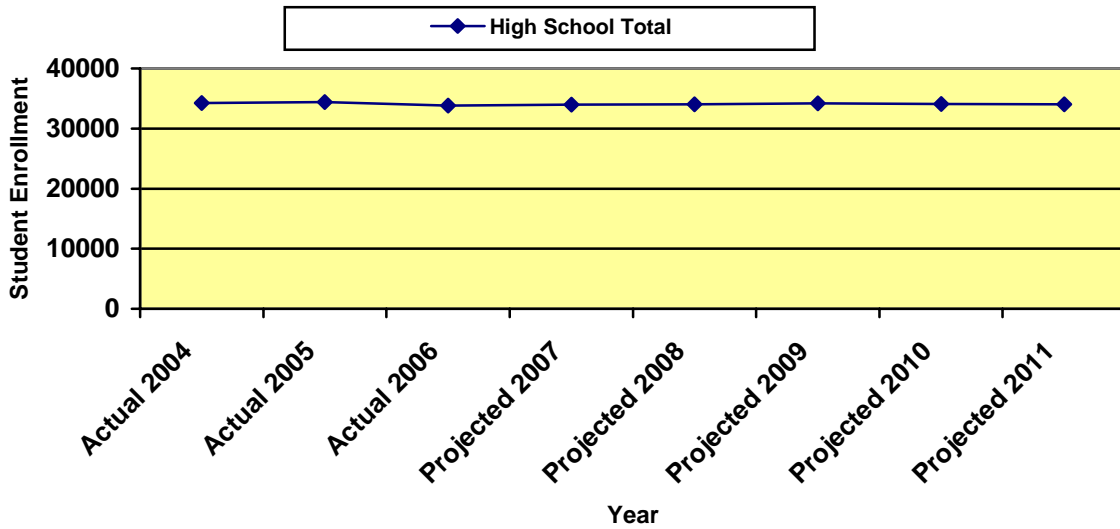
Map No*.	School Name	Actual 2006	Projected 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	2006/2007 FISH Capacity
<b>HIGH SCHOOLS</b>								
14	Boca Ciega	1956	2100	2077	2040	2012	2041	2175
6	Clearwater	2140	2110	2103	2126	2131	2124	2268
5	Countryside	2439	2375	2379	2399	2412	2400	2592
11	Dixie M. Hollins	1899	2000	2033	2043	1994	1996	2232
4	Dunedin	2013	1975	2023	2046	2035	2015	1907
2	East Lake	2292	2300	2291	2308	2302	2302	2081
15	Gibbs	2307	2200	2186	2236	2260	2240	2532
16	Lakewood	1633	1810	1809	1799	1744	1766	1799
7	Largo	2223	2175	2214	2245	2238	2217	2456
12	Northeast	2096	2100	2055	2045	2062	2075	2064
9	Osceola	1726	1710	1780	1811	1782	1758	1723
3	Palm Harbor University High	2257	2250	2265	2260	2259	2256	2484
8	Pinellas Park	2326	2335	2328	2328	2327	2330	2223
10	Seminole	2235	2175	2158	2170	2192	2186	2025
13	St. Petersburg	2345	2250	2283	2282	2303	2285	1928
1	Tarpon Springs	1959	2100	2073	2036	2011	2040	1976
<b>High School Total</b>		<b>33,846</b>	<b>33,965</b>	<b>34,057</b>	<b>34,174</b>	<b>34,064</b>	<b>34,031</b>	<b>34,465</b>

Source: Pinellas County School District, 2007.

\*Map # refers to the number of each school on Figure 3

\*\*Projections and capacities do not include charter, exceptional or secondary educational facilities.

**FIGURE 10**  
**Actual and Projected Enrollment in Pinellas County High Schools Through 2011**

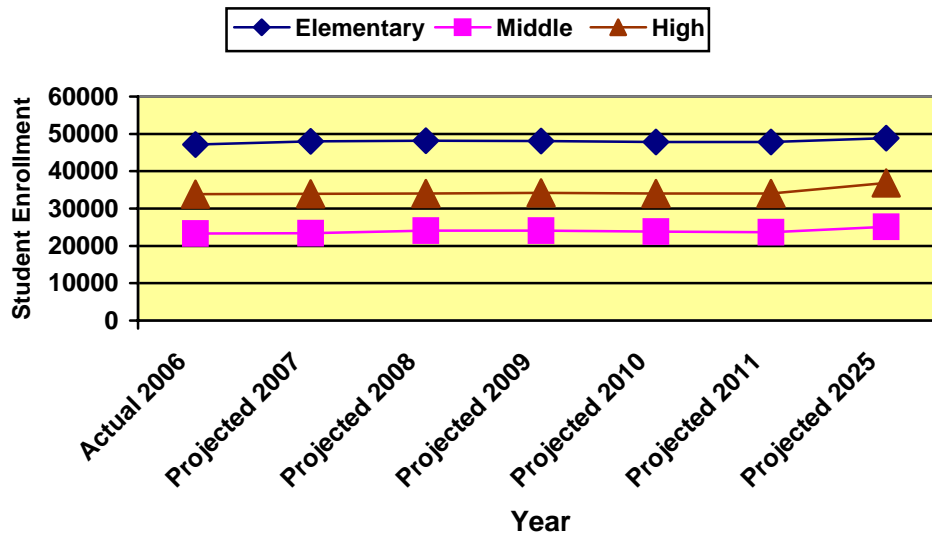


Source: Pinellas County School District, 2007.

**Projected Enrollment District-Wide by School Type**

Over the long-range planning period from 2012 to 2025, the Pinellas County School District projects a slight increase in the number of students attending public schools within the District. Based upon the current count of existing student stations, in 2025, there will be adequate capacity within the School District for elementary and middle school students, if current projections hold true. High schools, however, are projected to have a deficit of 348 seats in 2025 if additional capacity is not created. The long-range planning projections show that the Pinellas County School District should not have any overcrowding issues and should be able to maintain the adopted level-of-service standard (LOSS) throughout the long range planning period with minimal expansion of facilities.

**FIGURE 11**  
**Long Range Student Enrollment Projections**



Source: Pinellas County School District, 2007.

**Future Facilities for Future Needs**

Because the School District anticipates only a slight increase in the number of public school students in the coming years, and the maintenance and replacement of existing public school facilities are anticipated to be able to provide for those students, there are no current plans for the construction of additional public school facilities to be constructed over either the short range or the long range planning period. As needs arise, the School District will consult with the State Department of Education to discuss the potential construction of additional public school facilities; however, such additional facilities are not being planned at this time. Because there are no plans for additional facilities in the short-range or long-range planning period, the maps depicting the locations of such facilities have been omitted from this element. However, **Figure 12** does depict the locations of property owned by the School District (land banked sites) that may be utilized for additional educational facilities in the future, depending on the conditions and needs at that time.

**Ancillary Facilities**

Because of the limited student growth that the Pinellas County School District anticipates, there are no future plans for additional ancillary facilities, with the exception of a school bus facility for which the School District has attempted to locate a suitable central-county site for a number of years. A potential location in the area of SR 580 and McMullen-Booth road has been identified,, but as of May 30, 2007, regulatory approvals had not yet been received. Those ancillary facilities depicted in **Figure 12** are expected to suffice for the future needs of the School District. Should any additional needs arise, the Pinellas County School District will consult with the State Department of Education to discuss the potential for the construction of additional ancillary facilities, potentially on those sites that have been banked by the School District. It is because of this, that the maps depicting the locations of future ancillary facilities have been omitted from this element.

**FIGURE 12**  
**Map of Ancillary Plants in Pinellas County**

## **LEVEL OF SERVICE ANALYSIS**

### **Level-of-Service Standard**

The level-of-service standard (LOSS), for purposes of implementing school concurrency, is achieved when student enrollment plus vested students divided by existing FISH school capacity plus the additional capacity scheduled to be constructed in the next three years does not exceed 100%. Existing level-of-service (LOS) conditions will be calculated on the basis of Concurrency Service Areas (CSAs) by school level (elementary, middle, high), which allows the School District to utilize facility capacity from a broader area than the traditional neighborhood school attendance area when determining the availability of student stations for achieving the adopted LOSS. Additionally, the capacity from those seats allocated on a countywide basis (charter schools, fundamental schools and magnet programs), has been re-distributed among the attendance areas according to the percentage of total enrollment that each concurrency service area had in 2006/2007.

### **Adequacy of Public School Facilities**

For the 2006/2007 school year, the existing LOS condition for each school type, within its CSA, was less than the adopted LOSS of 100 percent. The highest existing LOS condition of 93 percent was found in both Elementary School CSA 'B' and Middle School CSA 'C', while the lowest LOS condition was found in Middle School CSA 'A', with 79 percent. North Ward and South Ward Elementary schools and Southside Fundamental, which is a Middle School with a countywide attendance area, are designated as C-3 schools because of the age of the facilities and the size of the sites, rendering a portion of the student stations to be 'unsatisfactory'. The capacities listed for these three highly chosen schools in previous tables include both the 'satisfactory' and 'unsatisfactory' student stations, while all other schools include only 'satisfactory' student stations. Because these are considered adequate student stations, they will be included by the Pinellas County School District when determining FISH capacity for purposes of school concurrency. CSA overcrowding is not anticipated in the Pinellas County School District because of the additional capacity currently available and the practically 'flat' projections for student enrollment. Were overcrowding to occur in one CSA, any additional capacity in an adjoining CSA would be available for students in the overcrowded concurrency service area. The LOSS is anticipated to be maintained through continued maintenance of existing public school facilities, and the periodic replacement of facilities.

### **Additional Public School Facilities Needed to Maintain Level-of-Service Standard During the Five-Year and Long-Range Planning Periods**

As stated above, overcrowding is not anticipated in the Pinellas County School District. Projected enrollment for public school facilities for the next five years is based on birth rate information provided by the Department of Health. The Pinellas County School District anticipates only a slight increase in the number of students within the District, although infill development and redevelopment may create areas of higher densities and additional residents, the School District Facilities Ten and Twenty Year Long Range Plan projects that there will be 3,460 existing student stations removed between 2006 and 2025. Elementary schools would see the removal of 1,037 student stations through 2025, while there is currently a surplus of 5,718 student stations in elementary schools. Middle schools would see the removal of 1,484 student stations while these schools currently have a surplus of 4,142 student stations. High

schools are projected to reduce student stations by 1,083 over the same time period, while there is currently a surplus of 1,558 student stations. High school enrollment and capacity will be the group needing to be monitored most closely since high schools will have the smallest remaining available capacity after the projected reduction in student stations.

According to the Class-Size Reduction Amendment, SB 30A, the number of students in each classroom must be decreased by two student each year until they reach the maximum number of students mandated by the Legislature by the 2010/2011 school year. The use of portables will allow for flexibility in meeting the mandates of the Class-Size Reduction amendment, creating additional student stations while not requiring the construction of additional permanent student stations, when student enrollment figures are not currently increasing. The School District will continue to utilize portable classrooms to allow flexibility in the supply of student stations for the foreseeable future, to avoid the scenario where additional permanent student stations are built, and a declining student population is unable to fill them. Until the exact impact of the Class-Size Reduction Amendment, in conjunction with a flat or declining student population, is known, portable classrooms will continue to serve as available capacity and additional classroom space. Because of this, the continued maintenance and replacement of existing public school facilities is anticipated to maintain the adopted LOSS throughout both the five-year and the long-range planning period. Additional public school facilities are not anticipated to be needed, outside of those projects already included in the Five-Year Facilities Work Program.

## CONCURRENCY MANAGEMENT SYSTEM

### Mitigation Process

The purpose of school concurrency is to assure that there is available capacity for the anticipated students from residential developments at the time those students need to go to school. Mitigation will be required if there is not adequate available capacity within the CSA where a proposed residential development would occur, or in the adjacent CSAs. Acceptable forms of mitigation include, but are not limited to, the contribution of land, the construction of a public school facility, the expansion of an existing public school facility, the payment for land acquisition or the expansion or construction of a public school facility, or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

For any mitigation required by the School District, it must be directed toward a permanent school capacity improvement identified in the Five-Year Work Program that satisfies the estimated demand created by the proposed residential site plan or final residential subdivision approval (or Residential Approval). Re-locatable classrooms will not be acceptable, and the mitigation shall be proportionate to the demand for public school facilities estimated to be created by the proposed Residential Approval.

Proportionate Share Mitigation will be calculated using the following formula for each school level as found in the Public Schools Interlocal Agreement:

Multiply the number of additional new student stations required for mitigation of the estimated demand for public school facilities created by the proposed Residential Approval by the average cost per student station using the actual construction cost being experienced by the School District for student stations at the time when proportionate share mitigation is accepted plus the inclusion of land costs, if any.

While the process for mitigation is outlined above, the School District does not anticipate mitigation will become necessary, as it is currently projected that the student population in public school facilities will increase only slightly in the coming years, and possibly decline. However, the actual impact of the class-size amendment on each school facility is yet to be determined and may require that mitigation be used in some situations.

## **COORDINATION IN PROVIDING SUPPORTING INFRASTRUCTURE**

As outlined in the Public Schools Interlocal Agreement (**Appendix B**), the School District and each partner local government will coordinate on issues regarding supporting infrastructure. The School District will notify each partner local government of the need for on-site or off-site improvements to support new, proposed expansion, or redevelopment of existing schools within the jurisdiction of that local government. Thereafter, representatives of the School District and the local government will meet and determine the responsibility for making such improvements and identify other agencies that should be involved. The parties will then meet with other agencies to coordinate the completion of the on-site and off-site improvements. These improvements will include, but not be limited to sidewalk construction, the supply of water and sewer infrastructure, and traffic improvements.

There are a number of public school facilities throughout Pinellas County that are located in neighborhoods with inadequate sidewalks and bike routes. This is of special concern, as those children living within a certain radius of a school are not included in the school bussing system. It may be necessary for these children to either walk or ride their bicycles to school, and the quality of surrounding infrastructure, including sidewalks, is essential in providing a continuous route for the children as they walk or ride their bikes to and from school.

In most cases, water and sewer facilities are anticipated to be adequate to service new public school facilities. As Pinellas County is reaching build-out, these infrastructure systems are already in place in most developable areas of the County. While improvements to these types of infrastructure may be needed, the basic needs of new public school facilities should be able to be met with existing utility infrastructure. The focus on infrastructure will lie upon the continued improvement and upgrading of what exists, instead of the creation of new water and sewer facilities. Any potential problems will be worked out through the coordination of supporting infrastructure outlined in the adopted Public Schools Interlocal Agreement.

# FINANCING PUBLIC SCHOOL FACILITIES AND SHARING COSTS

## Capital Outlay Funding Sources

There are a number of funding sources available for school capital improvement financing. Below is a comprehensive inventory of those sources and the stipulations surrounding the disbursement of each.

### 1. Local Revenue Sources

- a. District levy of ad valorem taxes
  - i. Requires voter approval.
  - ii. Money must be used for “pay-as-you-go” financing or Capital Outlay expenditures.
  - iii. Without an interim election, this millage may only be collected for two years.
- b. District levy up to 2.0 mills:
  - i. No voter approval required
  - ii. must be used for “pay-as-you-go” Capital Outlay projects such as
    1. New construction or remodeling project included in a district education plant survey.
    2. Maintenance, renovation, or repair of existing school plant or leased facilities.
    3. Purchase, lease-purchase, or lease of school buses.
    4. Purchase, lease-purchase,, or lease of new and replacement equipment (equipment must be “directly related to the delivery of student instruction”).
    5. Lease-purchase agreement payments (not to exceed  $\frac{3}{4}$  or the proceeds from this millage).
    6. Payments on approved loans.
    7. Payment of costs related to complying with State and Federal environmental statutes and regulations.
    8. Lease payments for re-locatable portables, or rent/leasing educational facilities and sites.
- c. District issuance of bonds
  - i. Repaid from local property taxes.
- d. District borrows funds for one year for specific capital outlay projects
  - i. With approval, loan may be extended four times for a total loan period of five years.
- e. Impact Fees or User Fees
  - i. While the Pinellas County School District does have the statutory ability to levy impact or user fees for the benefit of public school facilities, it was determined years ago that because the County is so built out, Pinellas County does not have the arena for large scale new development and an impact fee would not have a significant impact on funding for public school facilities.

### 2. State Revenue Sources

- a. Capital Outlay and Debt Service (CO&DS)
  - i. From the first \$103 million of Motor Vehicle License Revenue.

- ii. DOE acts as trustee to manage the fund.
  - iii. Funds are distributed based on a formula that includes the base unit plus growth units.
  - iv. District never receives less than the base unit it had in 1967-1968.
  - v. Funds are distributed twice a year – late fall and late spring. Fall is based upon estimate and spring on actual FTE.
  - vi. Interest income prorated among the Districts.
  - vii. Funds may be used for acquiring, building constructing, altering, remodeling, improving, enlarging, furnishing, equipping, maintaining, renovating or repairing Capital Outlay projects.
  - viii. Projects must be recommended in the Educational Plant Survey and funds should be spent in order of priority need from the Project Priority List.
  - ix. Must be bonded if Classrooms First Lottery Bond Program is utilized by the District.
- b. State Capital Outlay Bond Issue Funds
- i. Funds come from Motor Vehicle License Revenue.
  - ii. Bonding capacity is calculated annually by the Education Facilities Budgeting Office.
  - iii. Capacity is determined by averaging a District's previous year's CO&DS allocation with its projected allocation for the current year.
  - iv. Districts are notified by letter of the estimated capacity, selling costs, sinking fund requirements and estimated net.
  - v. In order to participate, School Boards must adopt a resolution and submit the required paperwork within 60 days of the notification letter.
  - vi. The Capital Outlay projects must be specified and must appear on the District's Project Priority List.
  - vii. Without special permission, project must be completed in the same order as listed in the priority of need.
- c. Public Education Capital Outlay and Debt Service (PECO)
- i. Funds come from gross receipts tax revenue.
  - ii. The legislature annually appropriates the funds to specific districts or agencies.
  - iii. Funds revert if not spent (binding contract or a general construction contract) within 31 months from the effective date of the appropriation.
  - iv. PECO categories:
    - 1. PECO Remodeling, Maintenance, Repairs and Site Improvement
      - a. Commissioner of Education allocates money to districts based upon the formula "sum of the digits".
      - b. Funds are intended to extend the useful life of educational plants and cannot support funds in the District's currently approved operating budget.
      - c. Remodeling projects must be based on the recommendations of an Educational Plant Survey.
      - d. At least 10% of each year's allocation must be used to correct unsafe, unhealthy, unsanitary conditions as required by the District's Annual Comprehensive Safety Inspection Report.

2. PECO funds for Special Facilities Construction Account.
    - a. Special request to Special Facilities Construction Committee.
    - b. Must be specific project listed or Project Priority List for which the District lacks sufficient resources, has an Educational Plant Survey recommendation and cannot reasonably expect sufficient funds within the next three years.
    - c. The District must have a site and approved architectural plans.
  3. PECO Funds for Survey Recommended Projects
    - a. Funds allocated upon the Educational Facilities budgeting Office Formula. (40% is dispersed based on District's Capital Outlay Full Time Equivalent [COFTE] membership. 60% is allocated based upon District's growth COFTE membership).
    - b. Funds may be used for needed projects identified in surveys or to lease relocatables.
    - c. Funds cannot be used to landscape facilities or construct athletic facilities not required for a physical education curriculum.
  4. PECO Cooperative-Use Facilities
    - a. Two or more school boards may cooperatively establish a common education facility to accommodate students.
  5. PECO Cooperative Funding of Vocational Educational Facilities
    - a. District can submit a request to plan, construct, and equip a career education facility identified as critical to the economic development and the workforce needs of the school district.
  6. Increase Utilization Account (sub-PECO account)
    - a. Encourage school districts to increase their FTE facility capacity by using a modified school calendar (extended school year).
  7. Other PECO
    - a. Legislature makes other appropriations such as science needs, pre-school facilities for disabled students, asbestos abatement, fire safety correction, etc.
3. Lottery Revenue Sources
- a. Classrooms First Lottery Bond Fund
    - i. Funds allocated based on a formula [25% based on each District's percentage of Capital Outlay Full-Time Equivalent (COFTE) membership. 65% is based on growth Capital Outlay FTE].
    - ii. Expenditure guidelines:
      1. Construct, renovate, remodel, repair or maintain educational facilities
      2. Pay debt service on bonds issued—bond proceeds must be used to provide permanent classroom facilities.
      3. If more than 9% of a District's total square footage is more than 50 years old, at least 25% of the allocation must be spent on renovating, performing major repairs, or remodeling existing schools.

- b. Effort Index Grants
  - i. SMART Schools Clearinghouse has deemed four counties eligible (Clay, Dade, Hendry and Madison).
  - ii. After funds are distributed to the four counties, the remaining funds are allocated among other Districts that meet the following criteria:
    - 1. received direct proceeds from the one-half cent sales surtax for public school Capital Outlay or from the local government infrastructure sales surtax (between 7/1/95 and 6/60/99).
    - 2. Meet two of the following:
      - a. Levied full 2.0 mills no-voted Capital Outlay between 1995-1999.
      - b. Levied a cumulative voted millage for Capital Outlay and debt service equal to 2.5 mills for fiscal year 1995-1999.
      - c. Received more than %500 per dwelling impact fees.
      - d. Received direct proceeds from either the one-held cent sales surtax or from the local government infrastructure sales surtax.

### **Cost of Existing Deficiencies and Future Needs**

The 2004-2009 Educational Plant Survey was approved by the School Board on March 9, 2004 and the Florida Department of Education on May 5, 2004. The Survey has been revised several times since it was initially approved. The Survey identified a total cost of \$654.8 million for the improvement, expansion, development, and renovation of educational facilities in Pinellas County for the five-year planning period (2004/2005-2009/2010). The Educational Plant Survey gives a detailed description of how those funds are anticipated to be disbursed, by facility. This survey is implemented so that adequate public school facilities will exist for both current and future students of the Pinellas County School District. The Plant Survey is a dynamic document, with changes being made regularly in order to ensure that the School District's plans remain financially feasible and that public school facilities remain sufficient to meet the student demand in Pinellas County. For the most up-to-date Educational Plant Survey in its entirety, please visit Pinellas County Planning Department's website at: [www.pinellascounty.org/Plan](http://www.pinellascounty.org/Plan).

The Five-Year Work Program is updated every year to implement the Educational Plant Survey, and supplies more detailed information regarding the cost of educational facilities within Pinellas County. The Five-Year Work Program can be found in summary form and in its entirety in **Appendix C**. The Five-Year Work Program also gives a detailed long-range plan for future costs beyond the next five years. **Tables 11, 12 & 13** highlight the long-range projected costs of school capital improvements from the 2011/2012 school year through the 2026/2027 school year.

**TABLE 11**  
**Five-Year Facilities Work Program for Pinellas County School District**  
**2011-2027 Projected Costs of Major Repairs and Renovation Projects**

<b>General Maintenance and Repair Beyond the Five-Year Planning Period</b>	
2011-12/2016-17 Projected Cost	\$247,566,503
2016-17/2026-27 Projected Cost	\$597,004,828

Source: Pinellas County School District, 2007.

**TABLE 12**  
**Ten and Twenty Year Capacity Capital Outlay Projects**

<b>Project</b>	<b>Location</b>	<b>2011-12/2016-17 Projected Cost</b>	<b>2016-17/2026-27 Projected Cost</b>	<b>20 Year Total Cost</b>
Tyrone Middle (Replacement)	South County	\$46,000,000		\$46,000,000
Riviera Middle	South County	\$59,000,000		\$59,000,000
Palm Harbor Elem. Constr.	North County	\$20,000,000		\$20,000,000
Lynch Elem (Replacement)	South County	\$35,000,000		\$35,000,000
Safety Harbor Elem (Replacement)	North County	\$31,000,000		\$31,000,000
Largo Sr (Replacement)	North County	\$84,000,000		\$84,000,000
Pinellas Park Middle Construct	South County	\$35,000,000		\$35,000,000
Bauder Elem Construct	South County	\$1,000,000		\$1,000,000
San Jose Elem (Replacement)	North County	\$1,000,000		\$1,000,000
Rio Vista Elem (Replacement)	South County	\$1,000,000		\$1,000,000
Mount Vernon Elem Construct	South County	\$1,000,000		\$1,000,000
North Shore Elem Construct	South County	\$1,000,000		\$1,000,000
Skyview Elem (Replacement)	South County	\$1,000,000		\$1,000,000
Gulf Beaches Elem (Replacement)	South County	\$1,000,000		\$1,000,000
Blanton Elem Construct	South County	\$1,000,000		\$1,000,000
Ponce De Leon Elem (Replacement)	North County	\$1,000,000		\$1,000,000
Countryside High, Construct	North County	\$1,000,000		\$1,000,000
Sutherland Elem	North County	\$407,211		\$407,211

### Ten and Twenty Year Capacity Capital Outlay Projects

Project	Location	2011-12/2016-17 Projected Cost	2016-17/2026-27 Projected Cost	20 Year Total Cost
Construct				
Palm Harbor Univ. High Construct	North County	\$1,000,000		\$1,000,000
Madeira Beach Middle (Replacement)	South County	\$1,000,000		\$1,000,000
Orange Grove Elem Construct	South County	\$1,000,000		\$1,000,000
Seminole Vocational Center Construct	South County		\$7,441,417	\$7,441,417
St. Petersburg High Construct	South County		\$13,799,282	\$13,799,282
Seminole High Construct	South County		\$24,926,339	\$24,926,339
Cross Bayou Elem (Replacement)	South County		\$20,000,000	\$20,000,000
Osceola High Construct	South County		\$16,147,014	\$16,147,014
Lealman Ave. Elem Construct	South County		\$5,043,020	\$5,043,020
Lakeview Fund Elem	South County		\$4,926,808	\$4,926,808
Belleair Elem Construct	North County		\$4,281,828	\$4,281,828
Safety Harbor Secondary Construct	North County		\$642,475	\$642,475
PTEC Clearwater Construct	North County		\$24,339,733	\$24,339,733
Mildred Helms Elem Construct	North County		\$2,680,106	\$2,680,106
Anona Elem Construct	North County		\$3,695,856	\$3,695,856
PTEC St. Pete Construct	South County		\$26,401,949	\$26,401,949
Curtis Fund Elem Construct	North County		\$1,716,058	\$1,716,058
Lakewood High Construct	South County		\$15,409,210	\$15,409,210
Azalea Elem Construct	South County		\$5,016,847	\$5,016,847
Madeira Beach Elem (Replacement)	South County		\$20,000,000	\$20,000,000
Bay Vista Fund Elem	South County		\$2,469,636	\$2,469,636
Belcher Elem Construct	North County		\$7,564,078	\$7,564,078
Garrison Jones Elem Construct	North County		\$455,405	\$455,405
Sawgrass Lake Elem Construct	South County		\$314,342	\$314,342
Seminole Elem Construct	South County		\$3,815,601	\$3,815,601
Tomlinson Adult Construct	South County		\$63,500	\$63,500
Pinellas Park High Construct	South County		\$3,278,242	\$3,278,242
Palm Harbor Middle Construct	North County		\$6,872,712	\$6,872,712
Sandy Lane Elem	North County		\$853,265	\$853,265

### Ten and Twenty Year Capacity Capital Outlay Projects

Project	Location	2011-12/2016-17 Projected Cost	2016-17/2026-27 Projected Cost	20 Year Total Cost
Construct				
Northwest Elem Construct	South County		\$292,100	\$292,100
Oakhurst Elem Construct	North County		\$1,212,738	\$1,212,738
Fitzgerald Middle Construct	North County		\$19,532,962	\$19,532,962
Skycrest Elem Construct	North County		\$3,032,232	\$3,032,232
Ridgecrest Elem Construct	North County		\$811,505	\$811,505
Kennedy Middle Construct	North County		\$283,045	\$283,045
Pinellas Park Elem Construct	South County		\$1,943,330	\$1,943,330
Northeast High Construct	South County		\$17,678,711	\$17,678,711
East Lake High Construct	North County		\$1,000,000	\$1,000,000
Clearwater High Construct	North County		\$60,000,000	\$60,000,000
Rawlings Elem Construct	South County		\$10,000,000	\$10,000,000
Seventy-Fourth St. Elem Construct	South County		\$3,966,005	\$3,966,005
Westgate Elem Construct	South County		\$39,900	\$39,900
Clearwater Intermediate	North County		\$887,673	\$887,673
Coachman Fund Middle	North County		\$1,967,771	\$1,967,771
Tarpon Springs Middle Construct	North County		\$7,918,394	\$7,918,394
Fuguitt Elem Construct	North County		\$3,377,187	\$3,377,187
Plumb Elem Construct	North County		\$2,053,741	\$2,053,741
Pinellas Central Elem Construct	South County		\$2,035,141	\$2,035,141
Osceola Middle Construct	South County		\$240,398	\$240,398
Highland Lakes Elem Construct	North County		\$165,495	\$165,495
Woodlawn Elem Construct	South County		\$752,102	\$752,102
Bardmoor Elem Construct	South County		\$19,950,000	\$19,950,000
Carwise Middle Construct	North County		\$500,000	\$500,000
Leila Davis Elem Construct	North County		\$7,920,688	\$7,920,688
Largo Central Elem Construct	North County		\$2,114,110	\$2,114,110
Seminole Middle Construct	South County		\$3,221,816	\$3,221,816
Dixie Hollins High Construct	South County		\$2,063,287	\$2,063,287
Largo Middle Construct	North County		\$500,000	\$500,000
Melrose Elem Construct	South County		\$1,082,186	\$1,082,186
Bear Creek Elem Construct	South County		\$1,253,323	\$1,253,323
Frontier Elem Construct	North County		\$2,384,183	\$2,384,183
Oldsmar Comm Construct	North County		\$5,000,000	\$5,000,000

### Ten and Twenty Year Capacity Capital Outlay Projects

Project	Location	2011-12/2016-17 Projected Cost	2016-17/2026-27 Projected Cost	20 Year Total Cost
Tarpon Springs High Construct	North County		\$20,000,000	\$20,000,000
Forest Lakes Elem Construct	North County		\$203,187	\$203,187
Southern Oak Elem Construct	North County		\$266,779	\$266,779
Kings Highway Elem Construct	North County		\$2,675,882	\$2,675,882
Walsingham Elem Construct	North County		\$34,750,000	\$34,750,000
Lakewood Elem Construct	South County		\$63,312	\$63,312
Curlew Creek Elem Construct	North County		\$376,939	\$376,939
Pasadena Fund Elem Construct	South County		\$2,422,574	\$2,422,574
Meadowlawn Middle Construct	South County		\$919,835	\$919,835
Calvin Hunsinger Center Construct	South County		\$211,769	\$211,769
Bay Pointe Elem Construct	South County		\$52,175	\$52,175
Bay Pointe Middle Construct	South County		\$500,000	\$500,000
Maximo Elem Construct	South County		\$500,000	\$500,000
McMullen Booth Elem Construct	North County		\$227,346	\$227,346
Lake St. George Elem Construct	North County		\$200,178	\$200,178
John Hopkins Middle Construct	South County		\$500,000	\$500,000
Dunedin High Construct	North County		\$500,000	\$500,000
Brooker Creek Elem Construct	North County		\$2,958,559	\$2,958,559
Cypress Woods Elem Construct	North County		\$410,834	\$410,834
Eisenhower Elem construct	North County		\$8,022,573	\$8,022,573
Oldsmar Elem construct	North County		\$2,196,894	\$2,196,894
Ozona Elem Construct	North County		\$172,217	\$172,217
Sanderlin Elem Construct	South County		\$1,437,549	\$1,437,549
Sexton Elem Construct	South County		\$25,013	\$25,013
Azalea Middle Construct	South County		\$500,000	\$500,000
Campbell Park Elem Construct	South County		\$500,000	\$500,000
Dunedin Middle Construct	North County		\$500,000	\$500,000

### Ten and Twenty Year Capacity Capital Outlay Projects

Project	Location	2011-12/2016-17 Projected Cost	2016-17/2026-27 Projected Cost	20 Year Total Cost
Fairmount Park Elem Construct	South County		\$210,103	\$210,103
Gulfport Elem Construct	South County		\$500,000	\$500,000
Perkins Elem Construct	South County		\$1,806,596	\$1,806,596
Hamilton Disston Center Construct	South County		\$5,097,963	\$5,097,963
Jamerson Elem Construct	South County		\$71,000	\$71,000
Area I Construct	South County		\$1,268,472	\$1,268,472
Richard Sanders Center Construct	South County		\$689,924	\$689,924
Stephens ESE Center Construct	North County		\$500,000	\$500,000
Nina Harris Center Construct	South County		\$500,000	\$500,000
Administration Bldg Construct	North County		\$8,690	\$8,690
Walter Pownall Service Center Construct	North County		\$4,058,200	\$4,058,200
High Point Service Center Construct	South County		\$524,016	\$524,016
Clearwater Bus Compound Construct	North County		\$11,795,514	\$11,795,514
Lealman Bus Compound Construct	North County		\$2,638,425	\$2,638,425
Middle School CC (New)	North County		\$32,732,002	\$32,732,002
Elementary School E (New)	South County		\$17,632,731	\$17,632,731
<b>TOTAL</b>		<b>\$323,407,211</b>	<b>\$568,461,997</b>	<b>\$891,869,208</b>

\*Source: Pinellas County School District, 2007.

**TABLE 13**

<b>Total Cost of Needed Capital Improvements for the Pinellas County School District from 2011/12 through 2026/27</b>	
TOTAL COST OF NEEDED CAPITAL IMPROVEMENTS THROUGHOUT THE LONG-RANGE PLANNING PERIOD: (2011-12/2026-27)	\$1,736,439,539

Source: Pinellas County School District, 2007.

\*Totals from Tables 11 & 12.

**Ability to Finance Capital Improvements: Projection of Revenues and Expenditures for the Five-Year Planning Period**

The Pinellas County School District annually updates its projection of revenues and expenditures for Public School capital improvements. **Table 14** displays all of the revenue sources and projected revenues for the School District for 2007/08 through 2011/12, including taxes levied, which is anticipated to total \$1,043,299,320. As the School District does not levy impact or user fees, there are no other tax bases or revenue sources for the School District. As is clear from **Table 14**, the majority of funding for the Pinellas County School District Capital Outlay Plan comes from local sources, as is denoted by the asterisks. While actual State funding dollars are increasing, the overall percentage is decreasing in relation to local funding sources, with local sources now comprising a greater proportion of the funding required for public schools. This has an impact on the local tax rate and structure and places a greater tax burden on local residents.

**Table 15** displays a summary of the allocations for capital outlay project expenditures for the School District for 2007/08 through 2011/2012, projected to cost \$270,988,309. The entire School District Five-Year Work Program and a summary of that program are included in **Appendix C** of this element. While the demolition of existing public school facility structures is not itemized in either **Table 12** or **Table 15**, the Pinellas County School District incorporates the cost of demolishing a structure into the construction contract of the replacement facility. However, not all construction activity requires the demolition of existing buildings. Older buildings are sometimes retained and used for administrative purposes instead of being demolished to make way for a new public school facility. A comparison of **Tables 14** and **15** reveal that capital outlay projected revenues exceed the projected capital outlay expenditures for each of the five years of the Work Program.

**TABLE 14**  
**FIVE-YEAR CAPITAL OUTLAY PLAN**  
**CAPITAL OUTLAY PROJECTED REVENUES**

	2007/08 Actual Allocation	2008/09 Projected Allocation	2009/10 Projected Allocation	2010/11 Projected Allocation	2011/12 Projected Allocation	Five Year Total
Revenue Sources	Year 1	Year 2	Year 3	Year 4	Year 5	[07/08-11/12]
<b>PECO Revenue Source</b>						
PECO Maintenance	\$11,100,125	\$10,649,890	\$9,515,704	\$8,872,861	\$8,815,538	\$48,954,118
PECO New Construction	\$5,306,800	\$1,412,102	\$769,822	\$1,131,593	\$1,210,304	\$9,830,621
<b>CO &amp; DS Revenue Source</b>						
CO & DS Cash Flow-Through Distributed	\$617,217	\$617,217	\$617,217	\$617,217	\$617,217	\$3,086,085
CO & DS Interest on Undistributed CO	\$107,464	\$107,464	\$107,464	\$107,464	\$107,464	\$537,320
<b>Local Two-Mill Property Tax Revenue</b>						
(1) Non-exempt property assessed valuation	\$80,171,847,018	\$84,918,773,415	\$89,096,146,715	\$93,675,027,297	\$98,601,638,384	\$446,463,432,829
(2) The Millege projected for discretionary capital outlay per s.101171	1.85	1.85	1.85	1.85	1.85	
(3) Full value of the 2-Mill discretionary capital outlay per s.1011.71	\$152,326,509	\$161,345,669	\$169,282,679	\$177,982,552	\$187,343,113	\$848,280,522
(4) Value of the portion of the 2-Mills ACTUALLY levied*	\$140,902,021	\$149,244,744	\$156,586,478	\$164,633,860	\$173,292,379	\$784,659,482
(5) Difference of lines (3) and (4)	\$11,424,488	\$12,100,925	\$12,696,201	\$13,348,692	\$14,050,734	\$63,621,040
<b>Additional Revenue Sources</b>						
Classrooms for Kids	\$10,615,444	\$0	\$0	\$0	\$0	\$10,615,444
Interest, Including Profit on Investment*	\$4,500,000	\$45,000,000	\$45,000,000	\$45,000,000	\$45,000,000	\$184,500,000
Other Sources [Racetrack]*	\$223,250	\$223,250	\$223,250	\$223,250	\$223,250	\$1,116,250
<b>Total Estimated Revenues:</b>	<b>\$173,372,321</b>	<b>\$207,254,667</b>	<b>\$212,819,935</b>	<b>\$220,586,245</b>	<b>\$229,266,152</b>	<b>\$1,043,299,320</b>
Amount of Designated Fund Balance Carried Forward from Previous Fiscal Year	\$37,408,900	\$54,762,813	\$82,137,241	\$116,629,990	\$157,319,660	\$448,258,604
Amount Available For Appropriation (Estimated Revenues Plus Fund Balance Carried Forward)	\$210,781,221	\$262,017,480	\$294,957,176	\$337,216,235	\$386,585,812	\$1,491,557,924

Source: Pinellas County School District, 2007.

\*Denotes local funding source.

**TABLE 15  
FIVE-YEAR CAPITAL OUTLAY PLAN  
CAPITAL OUTLAY PROJECTED EXPENDITURES\***

School & Center Project Priorities	2007/08 Actual Allocation	2008/09 Projected Allocation	2009/10 Projected Allocation	2010/11 Projected Allocation	2011/12 Projected Allocation	Five-Year Total
	Year 1	Year 2	Year 3	Year 4	Year 5	[07/08-11/12]
	Expenditures for Maintenance, Repair and Renovation Projects**	\$45,970,000	\$47,163,900	\$47,485,000	\$47,485,000	\$47,485,000
Capacity Project Expenditures***	\$31,858,157	\$3,541,252	\$0	\$0	\$0	\$35,399,409
<i>Total Estimated Expenditures:</i>	\$77,828,157	\$50,705,152	\$47,485,000	\$47,485,000	\$47,485,000	\$270,988,309

\*Source: Pinellas County School District, 2007.

\*\*Includes such items as HVAC, flooring, roofing, paint, playground repairs, etc.

\*\*\*There are zero dollars allocated for expenditure from year 2009 through 2012 because the School District will be developing a new Educational Plant Survey in 2009 and are required by the State Department of Education to start over in terms of allocating funds for expenditures. These years will receive an allocation of funds following the completion of the Educational Plant Survey.

### Debt Service Obligations

The Pinellas County School District has no outstanding bonds for which it has issues. The District participates in, and receives revenue from, bond offerings for which the State is the issuing party and the District is not directly liable for repayment.

### Projection of Ad Valorem Tax Base

As stated earlier, Pinellas County relies heavily upon the local tax structure to supply necessary funding for the District's Capital Outlay Plan. **Table 14** displays the current and projected tax structure for public school facilities.

### Facilities Operating Cost Considerations

The funding for the operation of public school facilities is projected and provided for in the general operating fund budget, funded through the State's Florida Educational Finance Program, which is supported by a combination of local millage (the State dictates the amount to levy) and State revenue. These costs include utilities, capital outlay maintenance and personnel expenses.

### Debt Capacity

The debt capacity for the Pinellas County School District, for capital outlay purposes, is approximately \$1.4 billion over 20 years.

### School Facility Costs and Cost Sharing

In Pinellas County, local municipal governments are not directly liable for school facility costs. Local governments offer much of the supporting infrastructure for school facilities (e.g.

sidewalks, shared facilities, sewers, roads) instead of direct funding for public school facilities. Proportionate share mitigation will help to pay for increasing public school capacity if the school level-of-service standard cannot be met.

## **INTERGOVERNMENTAL COORDINATION**

Through the Public Schools Interlocal Agreement, the School District, Pinellas County, and the twelve affected municipalities within the jurisdiction of the County, have identified the specific ways in which the plans and processes of the School District and local governments are coordinated with one another. For example, the District, Pinellas County, and the municipalities will work together to develop a system to track development to provide an up-to-date assessment of available school capacity when evaluating a proposed Residential Approval for school concurrency.

The Public Schools Interlocal Agreement established the Pinellas Schools Collaborative, which consists of elected representatives from each of the signatories to the Agreement. The Collaborative provided direction to a School Planning Work Group in the preparation of the Public Schools Facilities Element (PSFE). The Interlocal Agreement also established a multi-jurisdictional procedure to develop a PSFE that could be adopted by each of the local governments required to implement school concurrency. This approach achieves the statutory requirements that a local government's PSFE be consistent with those adopted by the other local governments in the County. The School Planning Work Group is made up of staff from the County, School District, the twelve affected municipalities and the Pinellas Planning Council. The Collaborative is responsible for providing oversight of implementation of the Public Schools Interlocal Agreement and school concurrency per sections 8 and 15 of the Interlocal Agreement.

## SAFE ACCESS TO PUBLIC SCHOOLS

### Sidewalks

Pinellas County currently prioritizes the construction of sidewalks surrounding public school facilities according to a matrix developed by Pinellas County Public Works. The matrix assigns points to sidewalk areas depending on specified characteristics of the area being analyzed. Those projects that receive a larger number of points are given a higher priority when it comes to the construction or renovation of sidewalks. Criteria that are analyzed include the shoulder conditions, the road classification along which the sidewalk is located/desired, utilization of the sidewalk, sidewalk connectivity, and transit connectivity. In Pinellas County, almost all roads are within two miles of a public school facility, making all roadways a priority for providing sidewalk access for public school students. **Figures 13, 14, and 15** display the locations of sidewalks in relation to public school facilities throughout Pinellas County.

**FIGURE 13**  
**North Pinellas County Sidewalk Network Map**

**FIGURE 14**  
**Central Pinellas County Sidewalk Network Map**

**FIGURE 15**  
**South Pinellas County Sidewalk Network Map**

## **PUBLIC SCHOOLS AS NEIGHBORHOOD FOCAL POINTS AND COMMUNITY INNOVATORS**

### **Location**

The location of future public school facilities will be coordinated through the Interlocal Agreement for Public Educational Facilities Siting (**Appendix A**) and the objectives and policies contained in this Element. The goals, objectives and policies of this Element identify which Future Land Use Map (FLUM) categories allow the placement of public school facilities, without having to amend the Future Land Use Map. If the proposed public school facility site is located within a FLUM category in which public educational facilities are an allowable use, then the consistency of the site with the comprehensive plan is evaluated using several locational criteria identified in the policies of this element. Decisions on school site selection will be done in accordance with the review process established in the existing Interlocal Agreement for Public Educational Facilities Siting. In addition, the School District will consider school site locations that encourage public schools in proximity to urban residential areas and opportunities to collocate public schools with other public facilities.

### **Sustainable Design**

The decision of the School District to utilize sustainable building and landscaping methods will be supported by Pinellas County. Pinellas County is committed to the sharing of information with the School District on such items as sustainable design and green building practices. Discussions may also take place on opportunities to incorporate demonstration projects and technologies on public school sites with the aid of the local government. Such demonstrations could include: pervious pavements; Florida-Friendly landscape practices; xeriscaping; rain barrels and other forms of stormwater retention; directional orientation to capture natural lighting; energy efficient windows; grey-water systems for the flushing of toilets; solar electricity; light pollution reduction strategies; or green roofs. By demonstrating such technologies at the public schools, local schools can serve as community models of environmental efficiency, and may even assist the greater community in reaching the goals of improved water quality and conservation.

### **Collocation with Other Public Facilities**

The collocation and shared use of facilities are important to the School District and local governments. The School District and each local government will look for opportunities to collocate or share the use of each entity's facilities. Taking advantage of these opportunities provides for more efficient and effective use of limited public resources. When a new facility is considered, how that facility will fit into the local community and the contribution that facility will bring to the community will need to be assessed.

Opportunities for collocation and shared use will be considered on a case-by-case basis for libraries, parks, recreational facilities, community centers, learning centers, museums, performing arts centers, stadiums, healthcare and social services, and other uses as may be determined appropriate. **Table 16** displays how public school facilities are currently providing community access through joint-use and shared-use agreements. In some cases, local governments and nonprofit agencies allow the School District to use their facilities. These schools are examples of how public school facilities can serve the broader community, and not

be limited to only the school-aged population. These public school facilities also allow for public programs to take place that may be otherwise unavailable because of a lack of suitable space to facilitate them. Through the renovation, replacement, and redevelopment of existing public school facilities, opportunities may arise for public schools to serve as community focal points. Current facilities however, will continue to be made available through joint-use agreements for use by the community.

**TABLE 16**  
**Agreements between the Pinellas County School Board and Local Governments, Agencies and Organizations for the Shared Use of Facilities**

SCHOOL NAME	DESCRIPTION OF USE AGREEMENT
Anona Elementary	YMCA before- and after-school child care.
Azalea Elementary	YMCA of St. Petersburg before- and after-school child care.
Azalea Middle	City of St. Petersburg installed and maintains a lighted soccer/football field within the school track for use the city and the school.
	City of St. Petersburg therapeutic recreation program in school gym.
Bardmoor Elementary	Cross Bayou Little League uses field space for baseball and soccer practices.
	Osceola Youth Soccer Ass. Uses field space for soccer practices.
	R'Club before- and after-school child care.
Bauder Elementary	YMCA before- and after-school child care.
Bay Point Elementary	YMCA of St. Petersburg before- and after-school child care.
	City of St. Petersburg installed and maintains playground equipment on the site for use by the community and the school.
Bay Vista Fundamental Elementary	R'Club before- and after-school child care.
	City of St. Petersburg installed and maintains playground equipment on the site for use by the community and the school. (under construction 2007)
Bear Creek Elementary	Joint-use-of-facilities agreement with Grace Bible Church for the infrequent use of each other's facilities.
	YMCA of St. Petersburg before- and after-school child care.
Belcher Elementary School	YMCA before- and after-school child care.
Belcher Road Site	Somerset Homeowners Assc. installed and maintains a privacy fence along the western edge of the site.
Belleair Elementary	YMCA before- and after-school child care.
Blanton Elementary	Joint-use-of-facilities agreement with Northwest Presbyterian Church for occasional use of each other's facilities.
	R'Club before- and after-school child care.
Boca Ciega High	Gulfport Little League uses playfields for practices.
	Joint-use-of-facilities agreement with Little League Baseball Inc. The Little League can schedule use of the school's gym and parking lot, and the school's sports teams can schedule use of the Little League's pool and baseball diamond.
Brooker Creek Elementary	YMCA after-school art program.
	YMCA after-school sports clinics.
	YMCA before- and after-school child care.
Campbell Park Elementary	An agreement with Brookwood Florida for limited maintenance of a shared wall between the two sites.
	YMCA of St. Petersburg before- and after-school child care.
Camp Soule Property (Site S-7)	A 27 acre school district site adjacent to the Boy Scouts' Lake Chautauqua property provided for Boy Scout activities.
Carwise Middle	A lawn-maintenance agreement with Bentley Park Homeowners Ass. For the land parcel located between the ass. perimeter wall and Alderman Rd.
	Palm Harbor Parks and Recreation installed and maintains soccer fields on the western portion of the school site for recreation department and school use.

SCHOOL NAME	DESCRIPTION OF USE AGREEMENT
Clearview Avenue Elementary	Clearview Baptist Church provides overflow parking and playfield space in exchange for annual reimbursement towards maintenance costs YMCA of St. Petersburg before- and after-school child care.
Clearwater High	City of Clearwater (Jr. Tornados) youth football use of stadium in the fall. YMCA summer pool program.
Clearwater Intermediate Middle	A small parcel across Holt Ave. is used as overflow parking by the city in its lease to Le-azon Technology Institute.
Countryside High	City of Clearwater (Jr. Cougars) youth football use of stadium in the fall. City of Clearwater youth soccer uses practice fields, Aug- Nov. City of Clearwater installed lights north and northwest of the school stadium from use by the city and school.
Cross Bayou Elementary	R'Club before- and after-school child care.
Curlew Creek Elementary	YMCA before- and after-school child care.
Curtis Fundamental Elementary	YMCA before- and after-school child care. City of Clearwater constructed Martin Luther King Recreation Center on site. Some use by the school. A .8 acre parcel of land with building located across the street from the school is provided to Community Pride Child Care Center of Clearwater.
Cypress Woods Elementary	YMCA after-school art program. YMCA after-school sports clinics. YMCA before- and after-school child care.
Davis, Leila G., Elementary	Joint-use-of-facilities agreement with Heritage United Methodist Church for overflow parking. YMCA before- and after-school child care.
Dunedin Elementary	City of Dunedin before- and after-school child care. Blue Jays spring training; Visitors allowed to park on field with parking revenue shared by the city and school.
Dunedin High	Dunedin Jr. Falcons youth football program uses the northwest portion of high school site. The Falcons installed and maintain light poles for use by the Fr. Falcons and the schools. The City of Dunedin inspects the lighting regularly. City of Dunedin summer recreation camp. City of Dunedin track program, Wednesdays. City of Dunedin adult flag football; six Saturdays. City of Dunedin Highland Games use of football field and parking lot. Joint-use-of-facilities agreement with City of Dunedin. Various short-term uses of school facilities. High school sports teams obtain use of Highlander Pool, Sterling Recreation Center, Englebert Complex and Fischer Field for games and practices.
Dunedin Highland Middle	City of Dunedin before-school child care. City of Dunedin evening basketball program in the gym, Dec- June, 4 evenings per week. City of Dunedin summer recreation camp. Shared-use of lighted softball fields, soccer fields and other recreation amenities within the City of Dunedin on the southwest portion of the site.
East Lake High	Joint-use-of-facilities agreement with ELYSA. East Lake High School soccer teams use the ELYSA Sports Complex on Keystone Rd., and ELYSA occasionally uses the school stadium. YMCA basketball league uses gym during school year, Mon-Thur. School swim team uses YMCA of North Pinellas pool. YMCA summer basketball league uses gym, Mon-Fri. YMCA tennis and wrestling camp at various times during the year. YMCA flag football leagues and soccer leagues at various times during the year. YMCA summer cheerleading camp.

SCHOOL NAME	DESCRIPTION OF USE AGREEMENT
Eisenhower Elementary	Shared use driveway at Drew St. and Hampton Rd. locate partially on the school site and partially on city land. R'Club before- and after-school child care.
Fairmount Park Elementary	R'Club before- and after-school child care.
Fitzgerald Middle	Pinellas County uses auditorium periodically as mid-county location for public meetings, e.g., transportation issues
Forest Lakes Elementary	SPC College For Kids summer program. YMCA before- and after-school child care.
Frontier Elementary	YMCA before- and after-school child care.
Fuguitt Elementary School	SPC College For Kids summer program. YMCA before- and after-school child care.
Garrison-Jones Elementary	City of Dunedin before- and after-school child care. SPC College For Kids summer program.
Gibbs High	City of St. Petersburg (Lightning Bolt Track Club) uses track, Apr - Aug.
Gulf Beaches Elementary	Joint-use-of-facilities agreement with St. Albans Episcopal Church for overflow parking. YMCA of St. Petersburg before- and after-school child care.
Gulfport Elementary	R'Club before- and after-school child care.
High Point Elementary	R'Club before- and after-school child care. Pinellas County Installed and maintains playground equipment on the site for use by the community and the school. (under construction 2007)
Highland Lakes Elementary	SPC College For Kids summer program. An agreement with Sutton Place Homeowners Assc. For limited maintenance of a common masonry wall between the assc. and the school site. YMCA before- and after-school child care.
Hopkins Middle	R'Club before- and after-school child care. City of St. Petersburg (Fast Forward Track Club) uses track year-round.
Jamerson, Douglas L., Elementary	YMCA of St. Petersburg before- and after-school child care.
Jordan Park	A portion of the facility is provided to Head Start.
Kennedy Middle	YMCA before- and after-school child care.
Kings Highway Elementary	R'Club before- and after-school child care.
Lake St. George Elementary	YMCA before- and after-school child care.
Lakeview Fundamental Elementary	R'Club before- and after-school child care.
Lakewood Elementary	City of St. Petersburg installed and maintains playground equipment on the 7th St. side of the site for use by the community and the school. R'Club before- and after-school child care.
Lakewood High	City of St. Petersburg installed and maintains two lighted baseball fields lighted softball field and a t-ball field on 10 acres located on the southeast portion of the site for use by the city and the school. City of St. Petersburg, Baypoint Little League, uses ball fields.
Largo Central Elementary	Overflow parking from City of Largo events. R'Club before- and after-school child care.
Largo High	City of Largo summer recreation camp. City of Largo summer volleyball camp. Overflow parking from City of Largo events. City of Largo track camp, Feb-Apr., Wednesday evenings. City little league use of baseball field, Jan-May, evenings and weekends. City of Largo installed lights on the ball field for use by the city and the school. Joint-use-of-facilities agreement with City of Largo. Various short-term uses of school facilities. High school sports teams obtain use of Southwest Recreation Center, Bayhead Complex, Highland Recreation Center and Largo City Park.
Largo Middle	Overflow parking from City of Largo events. YMCA before- and after-school child care.
Lealman Avenue Elementary	R'Club before- and after-school child care.

SCHOOL NAME	DESCRIPTION OF USE AGREEMENT
Lynch Elementary	Meadowlawn Little League uses the ball fields and playfields evenings and weekends.
	City of St. Petersburg installed and maintains playground equipment on the site for use by the community and the school.
	YMCA of St. Petersburg before- and after-school child care.
Madeira Beach Elementary	YMCA of St. Petersburg before- and after-school child care.
Madeira Beach Middle	The southwest portion of the site is provided to the City of Madeira Beach for use as Bicentennial Park.
	City of Madeira Beach uses field area for weekend soccer programs.
	City of Madeira Beach uses parking lot for occasional weekends for overflow parking for city events, such as the Seafood Festival.
	City of Madeira Beach sponsors use of field one weekend in April for American Cancer Society's Relay For Life.
Marshall Thurgood Middle	R'Club before- and after-school child care.
Maximo Elementary	City of St. Petersburg installed and maintains playground equipment on the northeast corner of the site for use by the community and the school.
	YMCA of St. Petersburg before- and after-school child care.
McMullen-Booth Elementary	R'Club before- and after-school child care.
Meadowlawn Middle	City of St. Petersburg installed and maintains two lighted football fields and associated amenities for use by the city and the school.
Melrose Elementary	YMCA of St. Petersburg before- and after-school child care.
Mildred Helms Elementary	City of Largo before-and after-school child care.
Mount Vernon Elementary	City of St. Petersburg installed and maintains playground equipment on the north portion of the site for use by the community and the school.
	YMCA of St. Petersburg before- and after-school child care.
Nina Harris Center	R'Club before- and after-school child care.
North Shore Elementary	Joint-use-of-facilities agreement with the Masonic Home for occasional use of each other's facilities.
	YMCA of St. Petersburg before- and after-school child care.
North Ward Elementary	YMCA before- and after-school child care.
	City of St. Petersburg newspaper recycling bin.
Northeast High	City of St. Petersburg (St. Pete Junior Magic basketball program) Aug- March, Mon-Thurs.
	YMCA of St. Petersburg summer pool program
Northwest Elementary	YMCA before- and after-school child care.
Oakhurst Elementary School	YMCA of St. Petersburg before- and after-school child care.
Oldsmar Elementary	SWFWMD permitted to install monitoring wells onsite at the SW corner of Chestnut and Buckingham.
	YMCA before- and after-school child care.
Orange Grove Elementary	YMCA before- and after-school child care.
Osceola High	Cross Bayou Little League uses field space for baseball and softball practices.
	Osceola Youth Soccer Assc. uses field space for soccer practices and games. OYSA installed lights on the field are on south portion of the site.
	Osceola Middle
Osceola Middle	Cross Bayou Little League uses field for baseball and softball practices.
	Osceola Youth Soccer Assc. uses field space for soccer practices.
Ozona Elementary	YMCA before- and after-school child care.
Palm Harbor Elementary	R'Club before- and after-school child care.
Palm Harbor Middle	Palm Harbor Parks and Recreation installed and maintains the football field inside the school track for use by the recreation department and school.
Palm Harbor University High	Palm Harbor Parks and Recreation summer basketball camp.
	YMCA youth basketball leagues, year-round evenings, Mon-Fri. School swim team uses YMCA of Palm Harbor pool.
	YMCA sports camps, summer, Mon-Thurs.

SCHOOL NAME	DESCRIPTION OF USE AGREEMENT
Perkins Elementary	YMCA of St. Petersburg before- and after-school child care.
	SPC College For Kids summer program.
Pinellas Central elementary	YMCA of St. Petersburg before- and after-school child care.
Pinellas Park Middle	YMCA of St. Petersburg before- and after-school child care.
Plumb Elementary	YMCA before- and after-school child care.
Ponce de Leon Elementary School	City of Largo before-and after-school child care.
Rawlings Elementary	R'Club before- and after-school child care.
Ridgecrest Elementary	R'Club before- and after-school child care.
Rio Vista Elementary	City of St. Petersburg after-school program.
	City of St. Petersburg installed and maintains playgroup equipment on the site for use by the community and the school.
Riviera Middle	City of St. Petersburg youth basketball program uses gym, Sept-Mar, Fridays.
	City of St. Petersburg uses field for youth baseball.
Safety Harbor Elementary	YMCA before- and after-school child care.
Safety Harbor Middle	Shared -use of track constructed on the middle school site by the City of Safety Harbor
San Jose Elementary	City of Dunedin before- and after-school child care.
Sanderlin, James B., Elementary	R'Club before- and after-school child care.
Sanders, Richard L.	An agreement with Stuart S. Golding Co. for limited maintenance of a wall between the school and Park Plaza Shopping Center.
Sandy Lane Elementary	Pinellas County Environmental Division permitted to place an air-quality monitoring station onsite. Located west of parking lot.
	R'Club before- and after-school child care.
Sawgrass Lake Elementary	City of St. Petersburg installed and maintains two lighted football/soccer fields and associated improvements for use by the city and the school.
	YMCA of St. Petersburg before- and after-school child care.
Seminole Elementary	Joint-use-of-facilities agreement with VFW Post 9272 to use each other's facilities for overflow parking.
	R'Club before- and after-school child care.
Seminole High	City of Seminole uses auditorium and stage one weekend in February for Miss Seminole Pageant.
Seminole Vocational Education Center	Kiwanis Horses for Handicap Foundation of Pinellas County provides professional personnel, materials and supplies; and SVEC provides a riding area, horses and volunteers. The program benefits exceptional students.
	SPC Veterinary Technology Program.
Seventy-Fourth St. Elementary	R'Club before- and after-school child care.
Sexton Elementary	YMCA of St. Petersburg before- and after-school child care.
	SPC College For Kids summer program.
Shore Acres Elementary	R'Club before- and after-school child care.
Skycrest Elementary	YMCA before- and after-school child care.
Skyview Elementary	Pinellas County Environmental Division permitted to place an air-quality monitoring station onsite. Located on the southeast portion of the site.
	R'Club before- and after-school child care.
South Ward Elementary	Joint-use-of-facilities agreement with First United Methodist church of Clearwater for overflow parking needs.
	YMCA before- and after-school child care.
Southern Oak Elementary	R'Club before- and after-school child care.
Southside Fundamental Middle	R'Club before- and after-school child care.
St. Petersburg High	Albright United Methodist Church provides overflow parking spaces in exchange for limited parking lot maintenance.
Starkey Elementary	Cross Bayou Little League uses field space for baseball and softball practices.
	Osceola Youth Soccer Assc. Uses field space for soccer practices.
	YMCA before- and after-school child care.
	SPC College For Kids summer program.

SCHOOL NAME	DESCRIPTION OF USE AGREEMENT
Stephens, Paul B., Center	R'Club before- and after-school child care.
Sunset Hills Elementary	YMCA before- and after-school child care.
	City of Tarpon Springs use of parking lot for overflow parking resulting from Sunset Beach concert.
Sutherland Elementary	R'Club before- and after-school child care.
Tarpon Springs Elementary	YMCA before- and after-school child care.
Tarpon Springs Fundamental Elementary	Agreement permitting the City of Tarpon Springs use of Board-owned land adjacent to Ed Dorsett Park.
	YMCA before- and after-school child care.
Tarpon Springs High	City of Tarpon Springs youth football playoffs 2 weekends in November.
Tyrone Elementary	R'Club before- and after-school child care.
	Joint-use-of-facilities agreement with the Elks Club, primarily for overflow parking.
Tyrone Middle	Pinellas County Environmental Division permitted to lace an air-quality monitoring station onsite. Located near the corner of Tyrone Blvd. and 66th st.
	City of St. Petersburg adult basketball program uses gym, Mon-Wed.
	R'Club before- and after-school child care.
Walsingham Elementary	R'Club before- and after-school child care.
Westgate Elementary	YMCA of St. Petersburg before- and after-school child care.
	City of St. Petersburg installed and maintains playground equipment on the site for use by the community and the school.
Woodlawn Elementary	YMCA of St. Petersburg before- and after-school child care.
Source: Pinellas County School District, 2007.	

## Emergency Shelters

The use of public school facilities as emergency shelters is an important asset to the local community. As Pinellas County is a peninsula with water on three sides, a hurricane or other severe weather event has the potential to cause significant damage from high winds and rising water. It is important that there be as many shelter spaces available to the resident population as possible. The State of Florida and Pinellas County have recognized that public schools can serve as excellent emergency shelters because of their sizes, construction standards and facilities. **Table 17** displays the facilities throughout Pinellas County that are utilized for emergency shelters, the population they serve, and their capacity. According to the 2006 Hurricane Evacuation Study, Pinellas County has a deficit of 21,244 shelter spaces for emergency situations. Currently, the County has 73,440 shelter spaces, including those shelter spaces not located within a public school facility. Northside Baptist Church, White Chapel Harbor Hall, and St. Pete Judicial Tower, are the only non-public school facilities that offer emergency shelter space in Pinellas County.

**TABLE 17  
2006 Hurricane Evacuation Shelter List**

<b>Shelter Name</b>	<b>Address</b>	<b>City</b>	<b>Capacity</b>
Tarpon Springs Middle School	501 North Florida Avenue	Tarpon Springs	2,617
Brooker Creek Elementary School	3130 Forelock Road	East Lake	1,389
East Lake High School	1300 Silver Eagle Drive	East Lake	4,041
Carwise Middle School	3301 Bentley Drive	Palm Harbor	4,043
Palm Harbor University High School	1900 Omaha Street	Palm Harbor	3,022
Palm Harbor Middle School	1800 Tampa Road	Palm Harbor	2,848
White Chapel Harbor Hall *	1190 Georgia Avenue	Palm Harbor	85
Safety Harbor Middle School	901 - 1st Avenue North	Safety Harbor	7,707
Dunedin Highland Middle School */**	70 Patricia Avenue	Dunedin	1,825
McMullen Booth Elementary School	3025 Union Street	Clearwater	1,327
Kennedy Middle School ***	1660 Palmetto Street	Clearwater	3,512
Oak Grove Middle School */**	1370 South Belcher Road	Clearwater	1,801
Largo High School ***	410 Missouri Avenue	Largo	1,074
Bauder Elementary School	12755 - 86th Avenue North	Seminole	1,159
Pinellas Park High School	6305 - 118th Avenue North	Pinellas Park	4,150
John M. Sexton Elementary School	1997 - 54th Avenue North	St. Petersburg	1,372
Lealman Middle School	4900 - 28th Street North	St. Petersburg	3,504
Northside Baptist Church	6000 - 38th Avenue North	St. Petersburg	1,325
St. Petersburg High School ***	2501 - 5th Avenue North	St. Petersburg	2,167
St. Petersburg Judicial Tower *	545 - 1st Avenue North	St. Petersburg	525
Fairmount Park Elementary School	575 - 41st Street South	St. Petersburg	1,157
Campbell Park Elementary School	1051 - 7th Avenue South	St. Petersburg	2,660
John Hopkins Middle School **	701 - 16th Street South	St. Petersburg	1,113
Gibbs High School	850 - 34th Street South	St. Petersburg	6,550
Jamerson Elementary School	1200 - 37th Street South	St. Petersburg	1,347
Gulfport Elementary School	2014 - 52nd Street South	Gulfport	2,660
Thurgood Marshall Middle School*	3901 - 22nd Avenue South	St. Petersburg	7,205
Sanderlin Elementary School	2350 - 22nd Avenue South	St. Petersburg	1,255
<b>Total Hurricane Evacuation Shelter Spaces:</b>			<b>73,440</b>

**Notes:**

\* **Pet Friendly Shelter**

\*\* **Special Needs Shelter**

\*\*\* **Homeless Friendly Shelter**

Capacity is based on square footage per person:

General shelter space based on 10 square feet per person.

Special Needs shelter space based on 40 square feet per person.

**Source: Pinellas County Emergency Management Department, 2006**

## **MONITORING AND EVALUATION**

Consistent with the adopted Public Schools Interlocal Agreement (**Appendix B**), the Public Schools Collaborative will meet once yearly, in order to monitor and evaluate the progress and implementation of this Element, the Interlocal Agreement, and school, concurrency. At such time, the Collaborative may propose amendments if deemed necessary. The public will be provided an opportunity to provide input at all Collaborative meetings.

## DEFINITIONS

**Additional Capacity** means school facilities that will be in place or under actual construction within three years based on the Five-Year Work Program.

**Attendance Area** means a geographical area that contains a number of schools for parents to consider for their child. Each area contains, to the extent possible, equivalent academic offerings to all students in that area, an equal distribution of exceptional student education programs, racial balances that comply with the court order and distances that are reasonable for transportation purposes.

**Available Capacity** shall be calculated based on the following formula:

$$\text{Available Capacity} = [\text{FISH School Capacity} + \text{Additional Capacity}] - [\text{Enrollment} + \text{Vested Students}]$$

**Class-Size Amendment**—the amendment to Section 1 of Article IX of the Florida Constitution in November 2002, establishing, that by the beginning of the 2010-2011 school year, the maximum number of students in core-curricula courses assigned to a teacher in each of the following three grade groupings; (1) Pre-kindergarten through grade 3, 18 students; (2) grades 4 through 8, 22 students; and (3) grades 9 through 12, 25 students. SB-30A specifically implements the reduction of the average number of students per classroom by at least two-students-per-year beginning with the 2003-2004 fiscal year until the maximum number of students per classroom does not exceed the 2010-2011 maximum.

**Concurrency Service Area**-means the areas of the County within which the level of service will be measured for school concurrency purposes. The boundaries of these areas shall be adopted by the School Board. The initial Concurrency Service Areas will be represented by the Choice Attendance Areas, which are areas of the County designated by the School Board for purpose of student assignment.

**Educational Plant Survey or the Five-Year Plant Survey**- means the systematic study of educational and ancillary plants of the School Board conducted at least every five years to evaluate existing facilities and plan for future facilities to meet proposed program needs. (see Section 1013.35, F.S.)

**Effective Date** means the date as of which school concurrency will be applied to residential site plans or final residential subdivision approvals, after the Public School Facility Element (PSFE) and land development regulations implementing the PSFE are in effect for all Partner Local Governments.

**Enrollment**- means the official student enrollment count of the fall semester.

**Existing Level of Service or LOS** shall be calculated for each Concurrency Service Area and shall be based on the following formula:

$$\text{LOS} = \frac{\text{Student Enrollment} + \text{Vested Students}}{[\text{FISH School Capacity} + \text{Additional Capacity}]}$$

**Five-year Facilities Work Program or the Five Year Work Program** - means the document created by the School District to assist it as it plans, proposes, and prioritizes its current and five-year capital outlay needs. (see Section 1013.35, F.S.)

**FISH (Florida Inventory of School Houses)**- means the inventory numbering system used by the Florida Department of Education for parcels, buildings, and rooms in public educational facilities.

**FISH School Capacity**- means the number of students that may be housed in a facility at any given time based on State Requirements of Educational Facilities (SREF).

**Level-of-Service Standard or LOS Standard**-establishes the minimum service level that will be provided by public school facilities in Pinellas County. The LOS Standard is applied consistently district-wide and is established within both the Public Schools Interlocal Agreement and the Public School Facilities Element.

**Local Government or Local Governments**—means Pinellas County and all of the municipalities within the County.

**Metropolitan Planning Organization (MPO)**—An organization made up of local elected and appointed officials responsible for developing, in cooperation with the state, transportation plans and programs in metropolitan areas containing 50,000 or more residents. The Pinellas County MPO develops plans, policies, and priorities that guide decision making on transportation issues in Pinellas County.

**Partner Local Governments**- Includes Pinellas County and the municipalities within Pinellas County that are a party to the Public Schools Interlocal Agreement. This term in the Public School Facilities Element is equivalent to the term ‘Local Governments’ as used in the Public Schools Interlocal Agreement.

**Pinellas Schools Collaborative**- the group consisting of two elected representatives from the School Board and one elected representative from each of the partner local governments. The Collaborative shall review and consider amendments to the Public School Facilities Element, shall meet to consider the implementation of the Public Schools Interlocal Agreement and school concurrency, propose amendments for improvement if deemed necessary, and shall have any other powers specifically assigned to it pursuant to the Public Schools Interlocal Agreement.

**Proportionate Share Mitigation**- means a legally binding commitment by a developer to provide mitigation proportionate to the demand for public school facilities to be created by a proposed development, if school capacity is not available to meet the impact of the development. The proportionate share mitigation amount shall be calculated using the following formula for each school level:

Multiply the number of additional new student stations required for mitigation of the estimated demand for public school facilities created by the proposed Residential

Approval by the average cost per student station using the actual construction cost being experienced by the School District for student stations at the time when proportionate share mitigation is accepted plus the inclusion of land costs, if any.

**Public School Facilities Element (PSFE)** - means the element required to be adopted in local government comprehensive plans by Section 163.3177 (12), F.S., for those communities that are required to implement a school concurrency program.

**Public Schools Interlocal Agreement** — means the Interlocal Agreement filed with the Pinellas County Board Clerk on April 24, 2007 between the Pinellas County School Board, Pinellas County, and the twelve municipalities within Pinellas County that are required to implement school concurrency per Section 163.3177(1), F.S., or as it may subsequently be amended.

**Remodeling** - As defined in the Florida Building Code, Chapter 4, Section 423.5., means the changing of existing facilities by rearrangement of space and/or change of use.

**Renovations** - As defined in the Florida Building Code, Chapter 4, Section 423.5., means the rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment. The use and occupancy of the spaces remain the same.

**Residential Approvals**- means residential site plans or final residential subdivision approvals.

**School Capacity and Level of Service Report**- means the report annually prepared by the School District to calculate the existing level of service and the Available Capacity within each Concurrency Service Area.

**School Planning Workgroup**- the group consisting of staff from each of the partner local governments, the School District, and the Pinellas Planning Council that provides support to the Pinellas Schools Collaborative.

**School Transportation and Enhanced Pedestrian Safety (STEPS) Committee**- means the intergovernmental committee of transportation, education and law enforcement professionals, in addition to citizen representatives. The Committee works exclusively on trip-to-school safety issues, with a primary focus on interagency communication and resolutions to vehicular and pedestrian safety concerns at school sites and on routes to school.

**School Transportation Safety Committee (STSC)**- means the MPO intergovernmental committee comprised of elected officials and citizen re from the County, the municipalities, and the School Board. The committee works exclusively on trip-to-school safety issues, with a primary focus on policy, practices, multi-jurisdictional matters and site-specific concerns.

**State Requirements for Educational Facilities**- means a document produced by the State of Florida Department of Education, outlining state requirements for property acquisition/disposal, finance, lease and lease-purchase, historic buildings, program development, professional services, inspection services, and design and inspection standards. The second volume of the

document contains Florida's Uniform Building Code, while the appendices provide samples of the required forms.

**Sustainability** - means meeting the environmental, social and economic needs of today without compromising the ability to meet those needs in the future.

**Type of School** - means an elementary, middle or high school.

**Vested Students** – means the estimated number of students that would be generated from Residential Approvals after the Effective Date (see Section 13.a.i. of the Public Schools Interlocal Agreement) less the number of Vested Students represented by the dwelling units of the Residential Approvals that (1) received certificates of occupancy since the Effective Date when preparing the first School Capacity and Level of Service Report or since the preparation date of the previous Report when preparing the second and subsequent Reports and are located in a residential development that received School Concurrency Approval, or (2) had their School Concurrency Approval expire.

APPENDIX A  
Interlocal Agreement for  
Public Educational Facilities Siting

# APPENDIX B

## Public Schools Interlocal Agreement

APPENDIX C  
School District  
Five-Year Work Program and Summary