

# Whatever Happened to Neighborhood Schools?

APA-Florida Annual Conference  
Hollywood, Florida  
September 10, 2015  
1:15-2:30

# Panel

- Julie C. Salvo, AICP
  - *Orange County Public Schools*
- Tyrone K. Smith, AICP
  - *Orange County Public Schools*
- David Haight, FAICP, LEED AP ND
  - *Atkins, Bay Haven Charter Academies, Inc.*
- Kathie Ebaugh, AICP
  - *Sarasota County Public Schools*

# Frequently Asked Questions

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



Downtown Orlando / Hillcrest ES  
Opened in 1964  
3.8 acres



City of Orlando/ Northlake Park ES  
Opened in 1999  
21.7 acres (includes joint use with YMCA)



# Session Overview

- ❑ Florida school planning requirements
  - State statutes
  - Local regulations
- ❑ Identifying areas of need
- ❑ Challenges
- ❑ School planning toolbox

# State Requirements for Educational Facilities (SREF)

Florida Department of Education requirements for

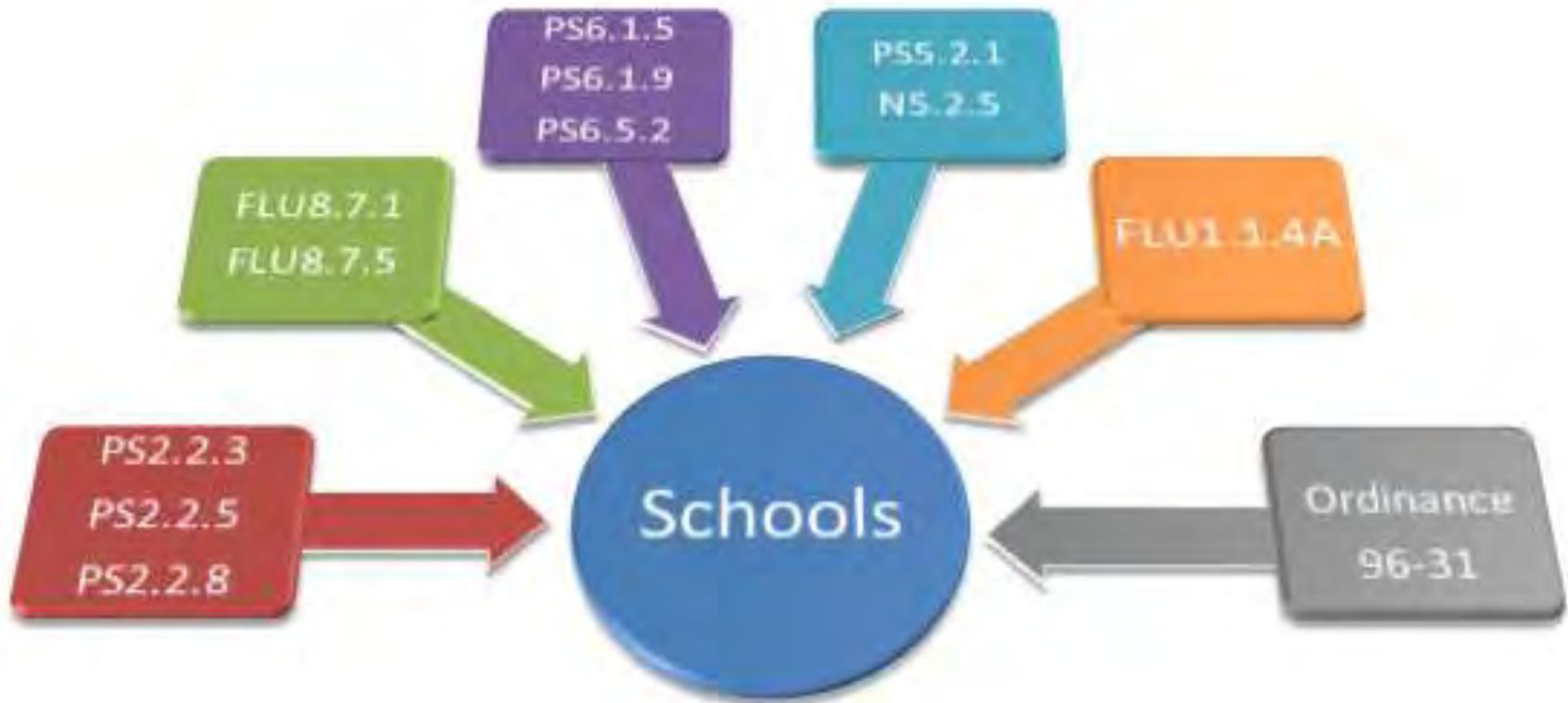
- Property acquisition/disposal
- Finance
- Lease and lease-purchase
- Historic buildings
- Program development
- Professional services
- Inspection services
- Design standards
- Inspection standards

# Florida School Planning Requirements

## Florida Statutes 1013.33

- ❑ Interlocal agreement to establish coordination of plans and processes of public schools and surrounding infrastructure between school districts and local governments.
- ❑ Interlocal must contain information sharing component for planning purposes.
- ❑ Comprehensive plan must include future land use element that clearly identifies land use categories where public schools are an allowable use.

# Comprehensive Plan Support for Schools



Orange County, FL, policies that support schools

# Florida School Planning Requirements

## Florida Statutes 1013.33 (5) & (6)

- ❑ Process for School Board to submit and County to review and reply to consistency determination requests.
- ❑ Mechanism to ensure that School Board is purchasing school sites that comply with Comprehensive Plan and School Siting Ordinance
- ❑ Two phases: (1) prior to purchase of site and (2) prior to commencement of school construction.
- ❑ Discusses waivers to School Siting Ordinance and imposition of reasonable conditions of approval to mitigate off-site impacts of proposed school.

# Florida School Planning Requirements

Florida Statutes 1013.33 (7)

- ❑ Local government may impose reasonable development standards and conditions

Florida Statutes 1013.51

- ❑ Establishes who pays for off-site infrastructure

# Public School Siting Regulations

Public School Siting Regulations (PSSRs) typically contain:

- Minimum parcel size
- Maximum height
- Landscaping requirements
- Permissible zoning table for school sites
- Guidelines & criteria for compatibility
- Community meeting requirements

# School Size Factors

- ❑ Large school vs. small school
  - Efficiencies achieved at a certain enrollment
- ❑ Equity
- ❑ Security
- ❑ Must accommodate:
  - Setbacks
  - Recreation
  - Stormwater
  - Parking
  - Bus loop
  - Classroom/core space
- ❑ Growth

Town of Windermere/ Windermere ES  
Opened in 1967  
15.70 acres



City of Orlando/ Odyssey MS

Opened in 2000

28.85 acres



**Orange County/ East River HS**  
**Opened in 2009**  
**87.70 acres**



# Planning for Future Needs

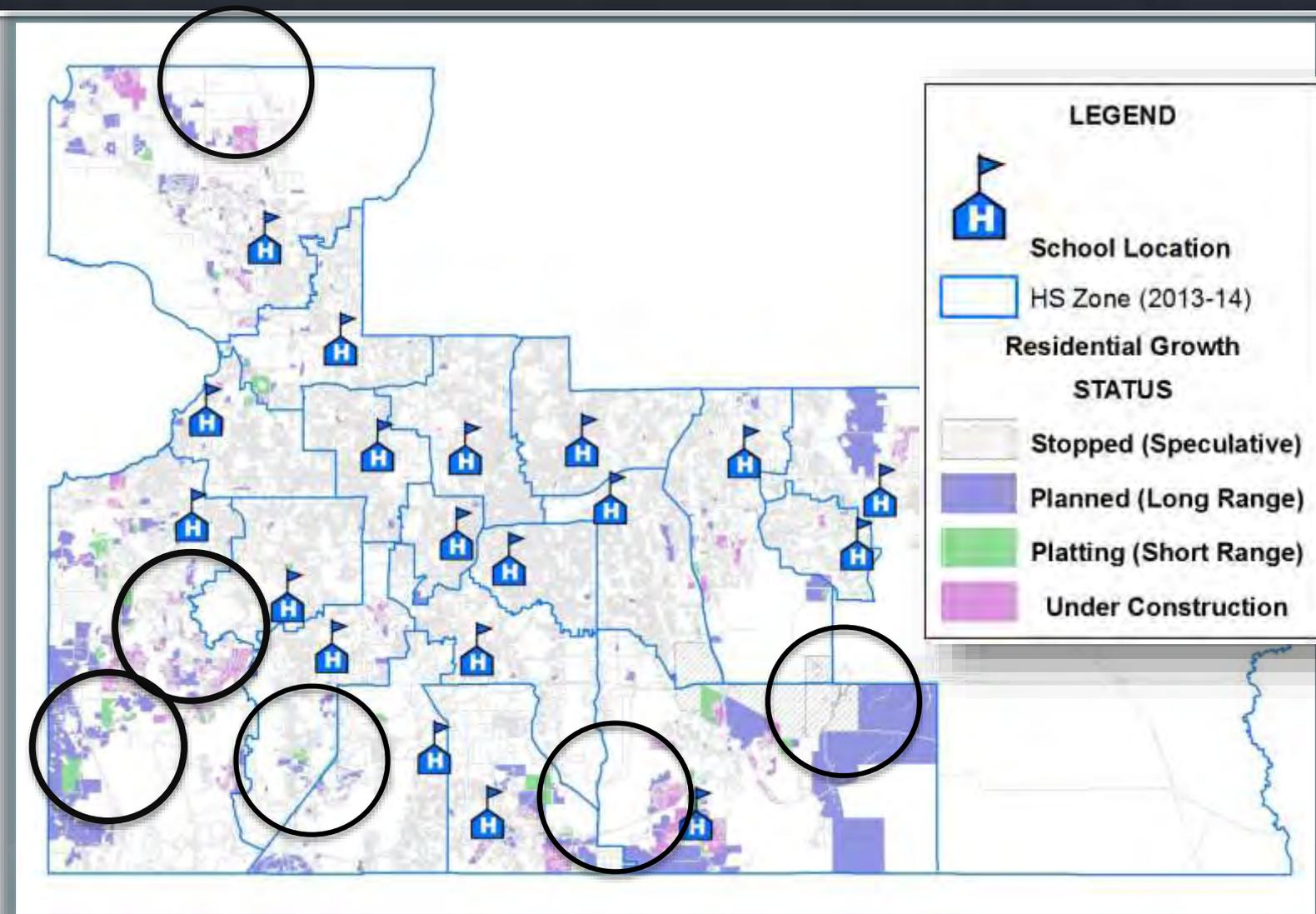


# Planning for Future Needs

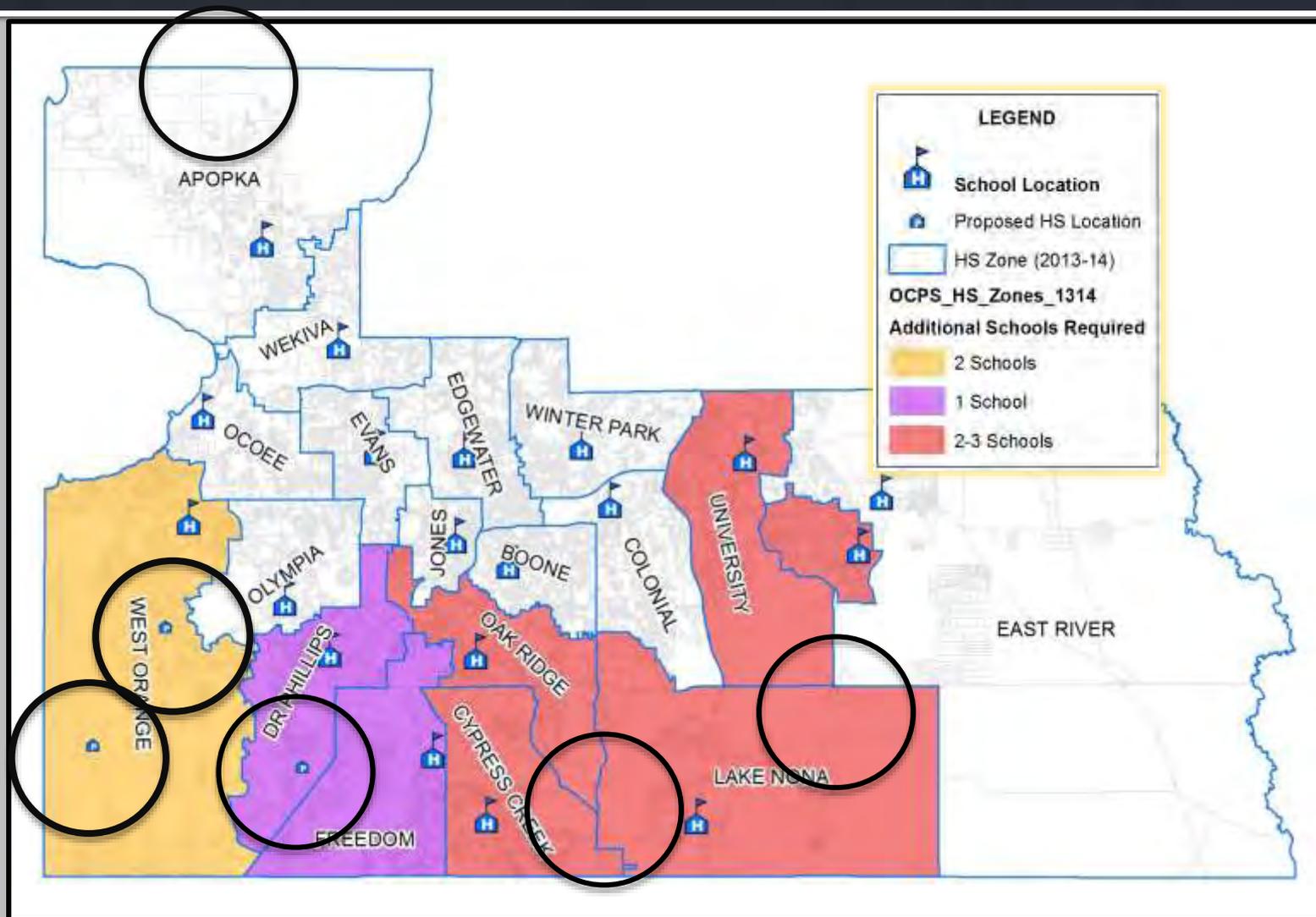
- ❑ Flexible process based on needs
- ❑ Track all growth and development
- ❑ Reserve sites early when possible
- ❑ **Nothing is free**



# Planning for Future Needs



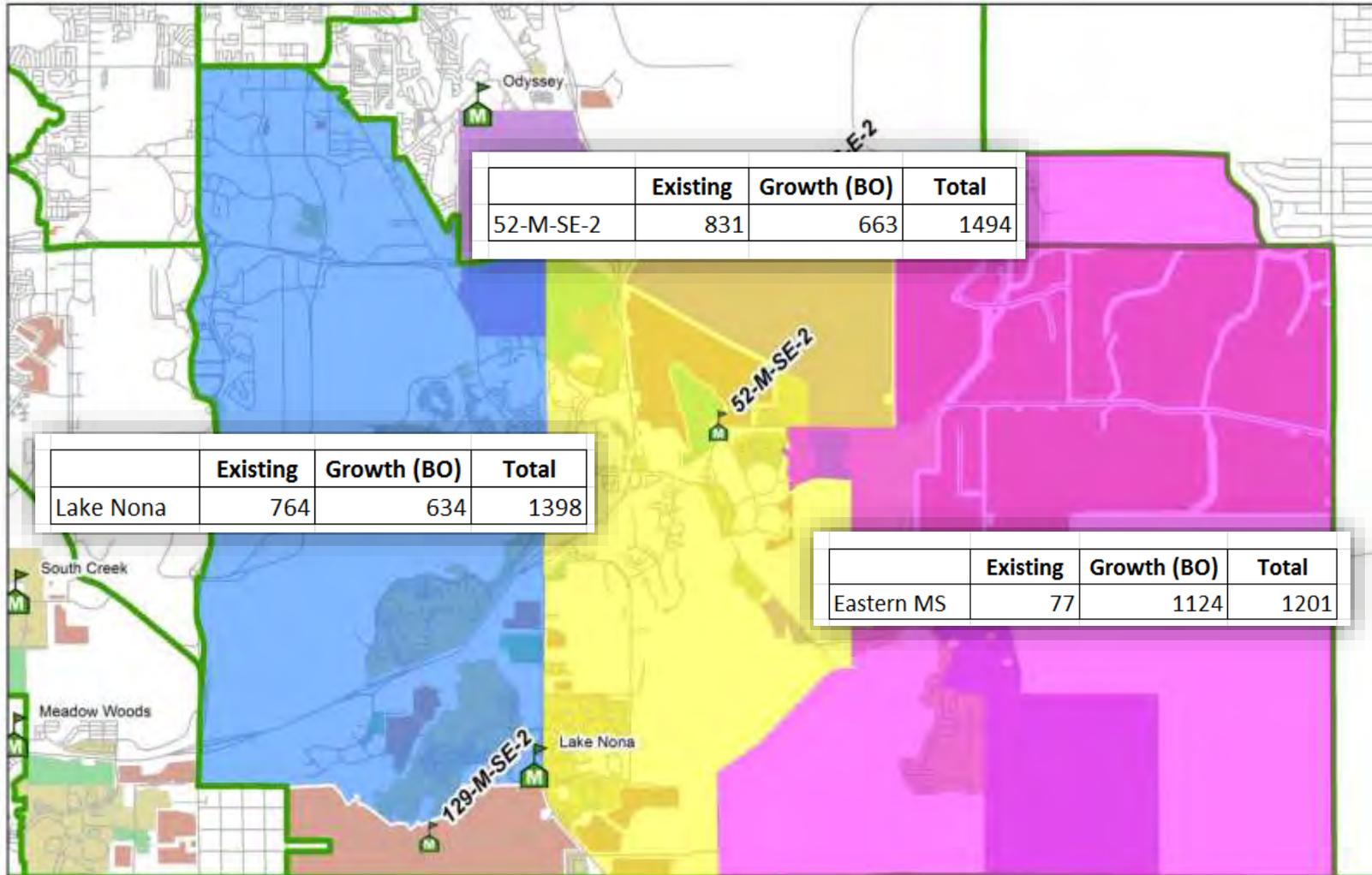
# Planning for Future Needs



# Planning for Future Needs

11/27/2013													
MSID	Learning Community	High School	Capacity (PPC)	Enrollment			Residing Students		Growth	Residing (T) + Growth	Residing (All) + Growth	Additional Schools	
				Actual (2013-14)	Projected 2018-19 (5-Year)	Projected 2023-24 (10-Year)	Traditional	All				Low	High
1521	N	Apopka	3,231	3,009	3,258	3,978	2,841	3,066	1,065	3,906	4,131	0.24	0.32
111	SW	Boone	2,799	2,899	2,951	3,262	2,544	2,806	25	2,569	2,831	-0.08	0.01
661	SE	Colonial	3,743	3,364	3,027	3,078	3,786	4,298	80	3,866	4,378	0.04	0.23
1651	SE	Cypress Creek	2,776	3,058	3,443	3,433	3,000	3,227	1,023	4,023	4,250	0.45	0.53
931	SW	Dr. Phillips	2,895	3,510	3,740	4,082	3,059	3,321	778	3,837	4,099	0.34	0.43
121	N	Edgewater	2,318	1,663	1,777	1,916	1,575	1,849	311	1,886	2,160	-0.16	-0.06
1801	E	East River	3,002	1,836	1,975	2,371	1,983	2,103	803	2,786	2,906	-0.08	-0.03
671	N	Evans	2,289	2,577	2,602	2,609	3,126	3,988	41	3,167	4,029	0.32	0.63
1662	SW	Freedom	2,606	3,232	3,417	3,345	3,349	3,525	464	3,813	3,989	0.43	0.50
5711	SW	Jones	1,650	771	873	847	820	1,316	256	1,076	1,572	-0.21	-0.03
1951	SE	Lake Nona	2,807	2,023	2,663	3,524	1,802	1,860	4,307	6,109	6,167	1.19	1.21
691	SE	Oak Ridge	2,242	2,370	2,763	3,126	2,588	3,221	28	2,616	3,249	0.13	0.36
252	W	Ocoee	2,770	2,379	2,332	2,499	2,541	2,850	231	2,772	3,081	0.00	0.11
1632	W	Olympia	3,273	2,962	2,979	3,346	3,040	3,328	60	3,100	3,388	-0.06	0.04
1631	E	Timber Creek	2,592	3,030	3,303	3,536	3,044	3,110	77	3,121	3,187	0.19	0.21
1001	E	University	2,507	3,048	3,519	3,438	2,754	2,972	503	3,257	3,475	0.27	0.35
1542	N	Wekiva	2,707	2,264	2,431	2,510	2,329	2,637	316	2,645	2,953	-0.02	0.09
1511	W	West Orange	2,994	3,757	4,595	5,400	3,758	3,941	4,725	8,483	8,666	1.98	2.04
1411	E	Winter Park	3,628	3,150	3,197	3,513	2,934	3,129	67	3,001	3,196	-0.23	-0.16
			<b>52,829</b>	<b>50,902</b>	<b>54,845</b>	<b>59,813</b>	<b>50,873</b>	<b>56,547</b>	<b>15,160</b>	<b>66,033</b>	<b>71,707</b>	<b>4.76</b>	<b>6.80</b>

# Planning for Future Needs



# Match Need with Availability

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



# Challenges

- Drawbacks of PSSR
  - Aligns with obsolete SREF requirements
  - Difficult to meet size requirements
  - Not enough “safe harbors”
  - Density in neighborhoods
  - Not flexible
  - Changes in design standards
  - Charter schools not specifically included
- Funding
- Availability of infrastructure
- Politics

# Challenges

## Common Community Issues

- Traffic
- Lights
- Noise
- Crime
- Compatibility



# Case Study – West Orange Relief High School

- ❑ District followed the PSSRs but the school was denied based on compatibility
- ❑ Chief complaints from residents included traffic, noise, crime, lighting from football stadium, and inconsistent with the rural settlement
- ❑ District sued County
- ❑ Site eventually approved through a mediated settlement

# Case Study – West Orange Relief High School



# Case Study – West Orange Relief High School

## A School is Permitted by Special Exception

### Sec. 38-1751 – Zoning categories in which schools are allowed

As indicated in sections 38-77 and 38-79 (139, 140, 141) public school facilities may be located as follows:

- (1) Public Schools shall be permitted by right or by special exception in the following zoning categories, subject to the site and development standards set forth in sections 38-1753 and 38-1755

		By Right	By Special Exception
High	urban service area	C-1, C-2, C-3, I-1A, I-1/I-5, I-2/I-3, I-4, P-D	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2, R-3, RCE, RCE-2, RCE-5, RT, RT-1, RT-2, U-V, RLD, Cluster, P-O
	rural settlement	P-D	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2, RCE, RCE-2, RCE-5, RT, RT-1, RT-2, U-V, RLD, Cluster, P-O, C-1, C-2, C-3, I-1A, I-1/I-5, I-2/I-3, I-4
	rural service area (not in rural settlement)	P-D	n/a

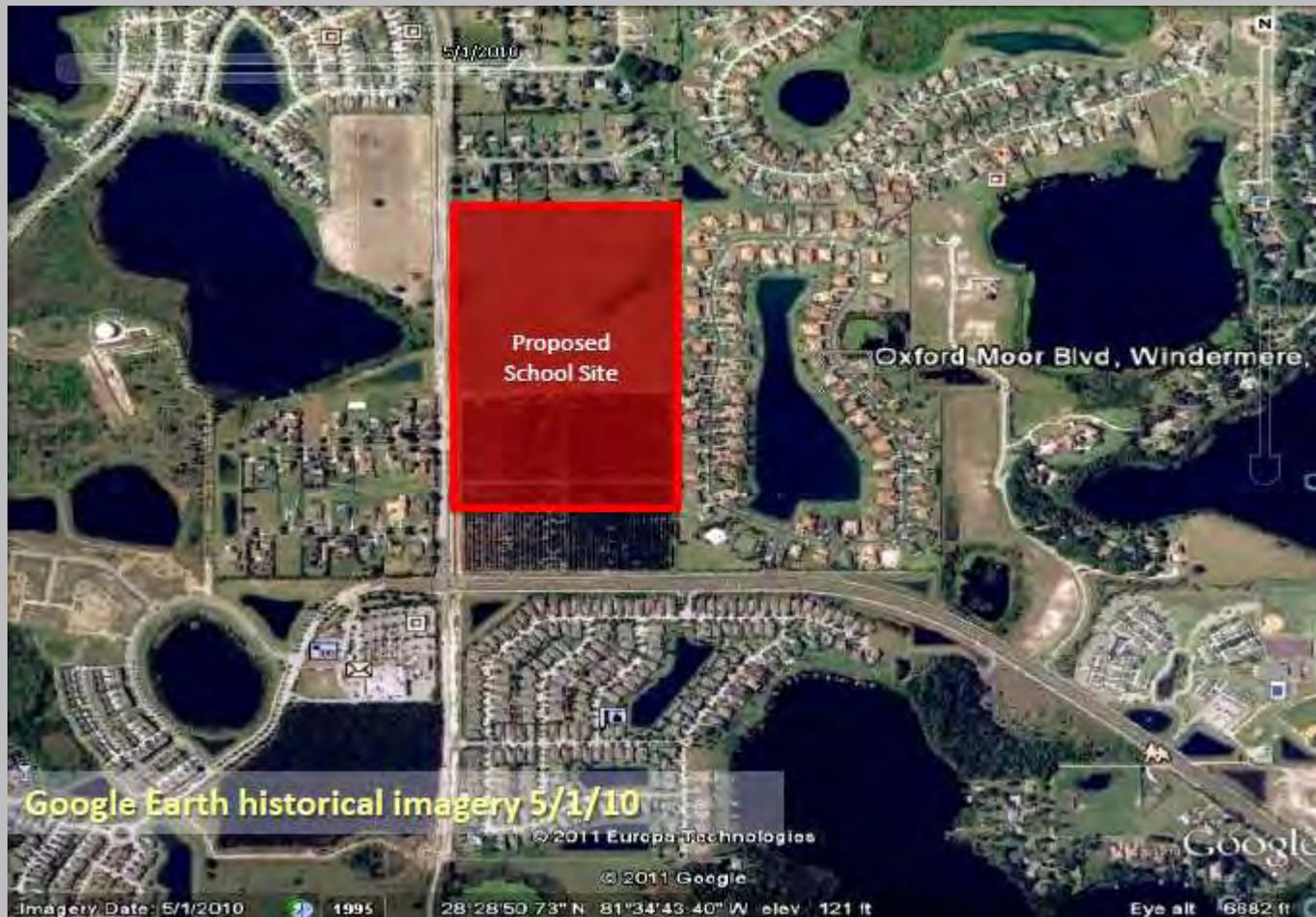
# Case Study – West Orange Relief High School



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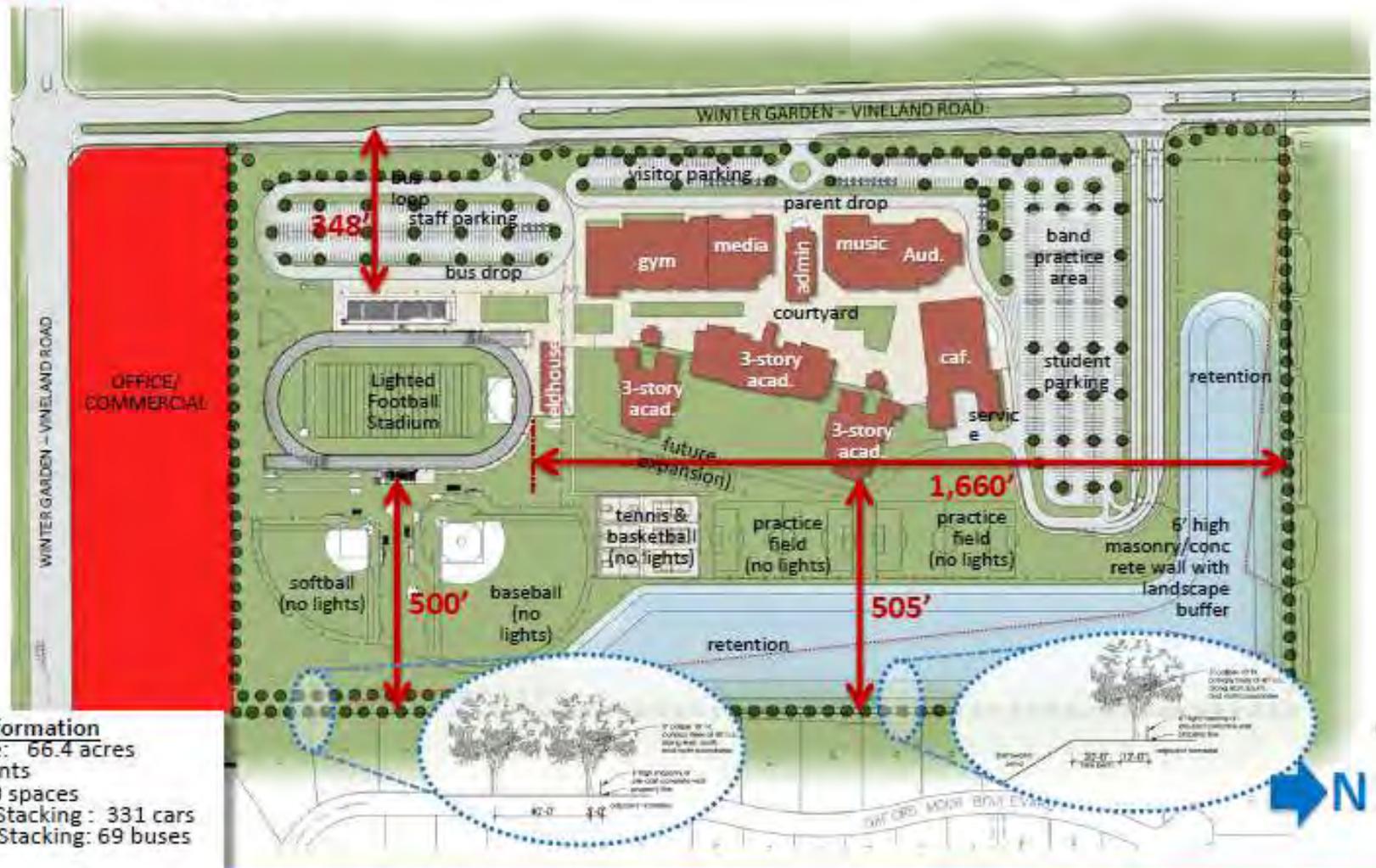


# Case Study – West Orange Relief High School



# Case Study – West Orange Relief High School

## CURRENT Site Plan



### Site Plan Information

Site Acreage: 66.4 acres  
 2,850 Students  
 Parking: 870 spaces  
 On Site Car Stacking : 331 cars  
 On Site Bus Stacking: 69 buses

# Case Study – West Orange Relief High School

Outcome:

- District and County mediated settlement agreement after court ruling
- Football stadium (and stadium lights) located one mile away
- Cap on school capacity
- Additional buffering & decorative fencing
  
- Additional cost - \$3 million

# Charter Schools and School Choice

- What is school choice and what are the issues?
  - Parents make the decision about what school their children will attend
  - Magnet schools
  - Special attendance schools
  - Based on space availability
  - Charter schools
  - Transportation issues

# Florida Private Schools



A private school is defined in Section 1002.01(2), Florida Statutes, as "an individual, association, co-partnership, or corporation or department, division, or section of such organizations, that designates itself as an educational center that includes kindergarten or a higher grade" and is below the college level. Private elementary and secondary schools in Florida are not licensed, approved, accredited, or regulated by the Florida Department of Education. Private schools are required by statute to complete an annual online survey to gather information for inclusion in a statewide Directory of Private Schools. The Directory of Private Schools is maintained as a service to the public, to governmental agencies, and to other parties that are interested in obtaining information about Florida private schools.



# Florida Charter Schools



## About Florida's Charter Schools

Charter schools are public schools of choice. They are very popular—and among the fastest growing school choice options in Florida. Charter schools are largely free to innovate, and often provide more effective programs and choice to diverse groups of students.

Since 1996, the number of charter schools in Florida has grown to over 640 in 2014-15. Charter school student enrollment now tops 251,000 students.

Check out the [Charter School Program Statistics](#) (PDF) for more details.



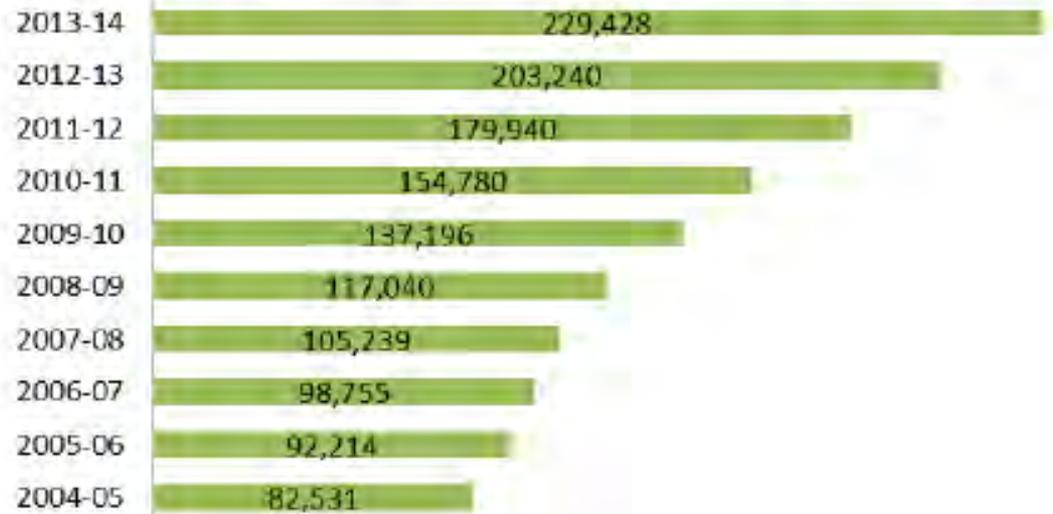
# Charter School Growth



# ools

School Year	Charter Schools Operated	Increase from Prior Year	% Change
1996-97	5		
1997-98	30	25	500.00%
1998-99	74	44	146.70%
1999-00	118	44	59.50%
2000-01	182	64	54.20%
2001-02	201	19	10.40%
2002-03	223	22	10.90%
2003-04	257	34	15.20%
2004-05	301	44	17.10%
2005-06	334	33	11.00%
2006-07	356	22	6.60%
2007-08	358	2	0.60%
2008-09	389	31	8.70%
2009-10	410	21	5.40%
2010-11	459	49	12.00%
2011-12	518	59	12.90%
2012-13	578	60	11.60%
2013-14	615	37	6.4%

## PK-12 Enrollment in Charter Schools



## Charter Schools Have Diverse Student Populations

Florida's charter schools have become increasingly diverse. In 2013-14, 65% of the students served are minorities. Hispanic students comprise 38% of Florida's charter school enrollment, and 22% are African-American students.

Race and Ethnicity of Charter Students



# FDOE Charter School FAQ

<http://www.fldoe.org/schools/school-choice/charter-schools/charter-school-faqs.shtml>

CHARTER SCHOOLS

## Charter School FAQs

[What are charter schools?](#) ^

[Who is eligible to attend charter schools?](#) ^

[How are charter schools created, organized, and operated?](#) ^

[What is a high-performing charter school?](#) ^

[How do the instructional and administrative personnel of a charter school compare with the personnel of a traditional public school?](#) ^

Florida Statutes require that teachers employed by or under contract with a charter school be certified in the same manner as all other public school teachers in Florida.

218.503, F.S., in the most three recent fiscal years for which audits are available. (Exception: Charter school-in-the-workplace can meet this criteria if the audit determines that the school has the monetary resources available to cover any deficiency, or that the deficiency does not result in a deteriorating financial condition)

[What is a high-performing charter school system?](#) v

[What are the benefits offered to a high-performing charter school?](#) v

# FDOE Charter School FAQ

<http://www.fldoe.org/schools/school-choice/charter-schools/charter-school-faqs.shtml>

CHARTER SCHOOLS

## Charter School FAQs

### Accountability

#### How are charter schools held accountable?



First and central to charter school accountability is the charter or contract between the charter school and the sponsor, usually the school district. The sponsor may close a charter school if the school fails to meet the student performance outcomes agreed upon in the charter, fails to meet generally accepted standards of fiscal management, violates the law, or shows other good cause.

Charter schools are evaluated and assigned a school grade using the same standards and criteria as traditional public schools.

The Department of Education is statutorily required to annually provide an analysis and comparison of the overall performance of charter school students to traditional public school students. The comparison is to be based on the statewide assessment program and information reported by the charter school to the school district. Current and [archived reports](#) are available on the School Choice web site.

#### How are the constitutionally mandated class size reduction requirements being implemented in charter schools?



Charter schools are required to comply with the constitutional class size maximums, except that the calculation for compliance pursuant to s. 1003.03, F.S., shall be the average at the school level.

# FDOE Charter School FAQ

<http://www.fldoe.org/schools/school-choice/charter-schools/charter-school-faqs.shtml>

## What are the permissible uses of capital outlay funds by charter schools?



## What happens to charter school funds and property when a charter school is closed?



When a charter is not renewed or is terminated, any unencumbered public funds from the charter school reverts to the district school board; all district school board property and improvements, furnishings, and equipment purchased with public funds automatically revert to full ownership by the district school board subject to complete satisfaction of any lawful liens or encumbrances.

## What are the applicable statutes and rules?



See the [Statutes and Rules page](#) on the School Choice web site for updated listings of laws and rules pertaining to charter schools.

# Section 1002.33, F.S., Authorization

## 1002.33 Charter schools.—

(1) AUTHORIZATION.—Charter schools shall be part of the state's program of public education. All charter schools in Florida are public schools. A charter school may be formed by creating a new school or converting an existing public school to charter status. ...

...A public school may not use the term charter in its name unless it has been approved under this section.

## (2) GUIDING PRINCIPLES; PURPOSE.—

(a) Charter schools in Florida shall be guided by the following principles:

1. Meet high standards of student achievement while providing parents flexibility to choose among diverse educational opportunities within the state's public school system.
2. Promote enhanced academic success and financial efficiency by aligning responsibility with accountability.
3. Provide parents with sufficient information on whether their child is reading at grade level and whether the child gains at least a year's worth of learning for every year spent in the charter school.

# Section 1002.33, F.S., Purposes

1002.33 Charter schools.—

(b) Charter schools **shall** fulfill the following purposes:

1. Improve student learning and academic achievement.
2. Increase learning opportunities for all students, with special emphasis on low-performing students and reading.
3. Encourage the use of innovative learning methods.
4. Require the measurement of learning outcomes.

(c) Charter schools **may** fulfill the following purposes:

1. Create innovative measurement tools.
2. Provide rigorous competition within the public school district to stimulate continual improvement in all public schools.
3. Expand the capacity of the public school system.
4. Mitigate the educational impact created by the development of new residential dwelling units.
5. Create new professional opportunities for teachers, including ownership of the learning program at the school site.

# Section 1002.33, F.S., Requirements

(7) CHARTER.—The major issues involving the operation of a charter school shall be considered in advance and written into the charter. The charter shall be signed by the governing board of the charter school and the sponsor, following a public hearing to ensure community input.

(9) CHARTER SCHOOL REQUIREMENTS.—

(a) A charter school shall be **nonsectarian** in its programs, admission policies, employment practices, and operations.

(b) A charter school shall admit students as provided in subsection (10).

(c) A charter school shall be accountable to its sponsor for performance as provided in subsection (7).

(d) **A charter school shall not charge tuition or registration fees**, except those fees normally charged by other public schools. However, a charter lab school may charge a student activity and service fee as authorized by s. 1002.32(5).

(e) **A charter school shall meet all applicable state and local health, safety, and civil rights requirements.**

(f) A charter school shall not violate the antidiscrimination provisions of s. 1000.05.

(g)1. In order to provide financial information that is comparable to that reported for other public schools, **charter schools are to maintain all financial records that constitute their accounting system:**

# Section 1002.33, F.S., Eligible Students

## (10) ELIGIBLE STUDENTS.—

(a) A charter school shall be open to any student covered in an interdistrict agreement or residing in the school district in which the charter school is located; however, in the case of a charter lab school, the charter lab school shall be open to any student eligible to attend the lab school as provided in s. 1002.32 or who resides in the school district in which the charter lab school is located. Any eligible student shall be allowed interdistrict transfer to attend a charter school when based on good cause. Good cause shall include, but is not limited to, geographic proximity to a charter school in a neighboring school district.

(b) The charter school shall enroll an eligible student who submits a timely application, unless the number of applications exceeds the capacity of a program, class, grade level, or building. In such case, all applicants shall have an equal chance of being admitted through a random selection process.

In most cases...a LOTTERY.

# Section 1002.33, F.S., Preferences

- (d) A charter school may give **enrollment preference** to the following student populations:
1. Students who are **siblings** of a student enrolled in the charter school.
  2. Students who are the **children of a member of the governing board** of the charter school.
  3. Students who are the **children of an employee of the charter school**.
  4. **Students who are the children of:**
    - a. An **employee of the business partner of a charter school-in-the-workplace** established under paragraph (15)(b) or a resident of the municipality in which such charter school is located; or
    - b. A **resident of a municipality that operates a charter school-in-a-municipality** pursuant to paragraph (15)(c).

Bay Haven Charter Academies, Inc., Board Discussion 9/3/2015

7. Special preference for students from lower grades moving into upper grades at NBH through an articulation agreement.

6. Students who are the **children of an active duty member of any branch of the United States Armed Forces**.

# Articulation Agreements

## ARTICULATION AGREEMENT

THIS Agreement is entered into between Freedom Webster Academy (Noah Webster) on the 29<sup>th</sup> day approved by the State Charter School Board on the \_\_\_\_

1. **PURPOSE** This Agreement creates the articulate into Freedom's student body. Freedom is a public charter school (currently expanding to K-12) students who do not return as seventh graders. Noah Webster established on or about July 13, 2005. Many Noah Webster and want to remain in a charter school environment with charters, instructional methods and curricula. Both are many of the same population areas, have like-minded expectations, rigorous academics, and similar behavior

**EFFECTIVE DATE AND TERM.** This Agreement has been approved by both schools' Governing Boards and This agreement will apply to the students attending in the subsequent years this agreement will be evaluated for the participating schools on a year to year basis. It will School Board again unless or until requested by either party.  
**COMPLIANCE WITH LAW.** The parties comply with and regulations relating to this Agreement.

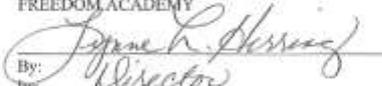
**ARTICULATION** Beginning January 1<sup>st</sup> until the lottery date enroll for the next school year. Once enrolled, a student need not for the following year.

- a. During the enrollment period, Freedom will give for Noah Webster students matriculating from the sixth grade
- b. If there are more than ten seventh grade seats 50% of the available seats for Noah Webster students matriculating
- c. If there are more Noah Webster students applying seventh grade seats available, Freedom will hold a separate determine which students will be enrolled into Freedom seventh students not enrolled by the separate lottery will be entered into
- d. By May 1 of each year any reserved seats not from exhausting lottery lists, will revert back to Freedom for its use
- e. If any of the enrolled Noah Webster students die will be available first to Noah Webster students on the waiting students.
- f. Noah Webster students wishing to attend Freedom
  1. Have attended a charter school at least two Webster.
  2. Maintain grades at or above a "C" in all K-6 who have met IEP goals shall be eligible
  3. Be recommended by at least one current to

5. Have less than 5% unexcused absences during the year in which the student is applying.
2. **COOPERATION** The parties to this agreement shall cooperate with one another in good faith to fulfill the terms of this agreement.
3. **ENTIRE AGREEMENT** This agreement represents the entire understanding and agreement of the parties. Reasonable administrative timelines and procedures will be mutually decided by directors of both parties.
4. **COUNTERPARTS** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2011.

FREEDOM ACADEMY

By:   
Its: Director

NOAH WEBSTER ACADEMY

By:   
Its: Director

UTAH STATE CHARTER SCHOOL BOARD

By:  
Its:

# Section 1002.33, F.S., Capacities

(h) The capacity of the charter school shall be determined annually by the governing board, in conjunction with the sponsor, of the charter school in consideration of the factors identified in this subsection unless the charter school is designated as a high-performing charter school pursuant to s. 1002.331. A sponsor may not require a charter school to waive

## High-performing Charter Schools: Extended charters and 15% increase in students

(i) The capacity of a high-performing charter school identified pursuant to s. 1002.331 shall be determined annually by the governing board of the charter school. The governing board shall notify the sponsor of any increase in enrollment by March 1 of the school year preceding the increase. A sponsor may not require a charter school to identify the names of students to be enrolled or to enroll those students before the start of the school year as a condition of approval or renewal of a charter.

(11) PARTICIPATION IN INTERSCHOLASTIC EXTRACURRICULAR ACTIVITIES.—A charter school student is eligible to participate in an interscholastic extracurricular activity at the public school to which the student would be otherwise assigned to attend pursuant to s. 1006.15(3)(d).

# Section 1002.33, F.S., Exemptions

## (16) EXEMPTION FROM STATUTES.—

(a) A charter school shall operate in accordance with its charter and shall be exempt from all statutes in chapters 1000-1013.

However, a charter school shall be in compliance with the following statutes in chapters 1000-1013:

1. Those statutes specifically applying to charter schools, including this section.
2. Those statutes pertaining to the student assessment program and school grading system.
3. Those statutes pertaining to the provision of services to students with disabilities.
4. Those statutes pertaining to civil rights, including s. 1000.05, relating to discrimination.
5. Those statutes pertaining to student health, safety, and welfare.

# Section 1002.33, F.S., Requirements

- (b) Additionally, a charter school shall be in compliance with the following statutes:
1. Section 286.011, relating to public meetings and records, public inspection, and criminal and civil penalties.
  2. Chapter 119, relating to public records.
  3. Section 1003.03, relating to the maximum class size, except that the calculation for compliance pursuant to s. 1003.03 shall be the average at the school level.
  4. Section 1012.22(1)(c), relating to compensation and salary schedules.
  5. Section 1012.33(5), relating to workforce reductions.
  6. Section 1012.335, relating to contracts with instructional personnel hired on or after July 1, 2011.
  7. Section 1012.34, relating to the substantive requirements for performance evaluations for instructional personnel and school administrators.

# Section 1002.33, F.S., School Board

(c) For purposes of subparagraphs (b)4.-7.:

1. The duties assigned to a district school superintendent apply to charter school administrative personnel, as defined in s. 1012.01(3)(a) and (b), and the charter school governing board shall designate at least one administrative person to be responsible for such duties.

2. The duties assigned to a district school board apply to a charter school governing board.

3. **A charter school may hire instructional personnel and other employees on an at-will basis.**

4. **Notwithstanding any provision to the contrary, instructional personnel and other employees on contract may be suspended or dismissed any time during the term of the contract without cause.**

# Section 1002.33, F.S., Funding

Funding follows the student.

**(17) FUNDING.**—Students enrolled in a charter school, regardless of the sponsorship, shall be funded as if they are in a basic program or a special program, **the same as students enrolled in other public schools in the school district.**

# Section 1002.33, F.S., SREF

## (18) FACILITIES.—

(a) A startup charter school shall utilize facilities which comply with the Florida Building Code pursuant to chapter 553 except for the State Requirements for Educational Facilities. Conversion charter schools shall utilize facilities that comply with the State Requirements for Educational Facilities provided that the school district and the charter school have entered into a mutual management plan for the reasonable maintenance of such facilities. The mutual management plan shall contain a provision by which the district school board agrees to maintain charter school facilities in the same manner as its other public schools within the district. Charter schools, with the exception of conversion charter schools, are not required to comply, but may choose to comply, with the State Requirements for Educational Facilities of the Florida Building Code adopted pursuant to s. 1013.37. The local governing authority shall not adopt or impose any local building requirements or site-development restrictions, such as parking and site-size criteria, that are addressed by and more stringent than those found in the State Requirements for Educational Facilities of the Florida Building Code. Beginning July 1, 2011, a local governing authority must treat charter schools equitably in comparison to similar requirements, restrictions, and processes imposed upon public schools that are not charter schools. The agency having jurisdiction for inspection of a facility and issuance of a certificate of occupancy or use shall be the local municipality or, if in an unincorporated area, the county governing authority.

# Section 1002.33, F.S., Surplus Facilities

## (18) FACILITIES.—

(e) If a district school board facility or property is available because it is surplus, marked for disposal, or otherwise unused, it shall be provided for a charter school's use on the same basis as it is made available to other public schools in the district. A charter school receiving property from the school district may not sell or dispose of such property without written permission of the school district.

# 6A-2.0010, FAC, Educational Facilities

## State Requirements for Educational Facilities

2012



Florida Department of Education  
Office of Educational Facilities

# Section 1002.33, F.S., SREF

Chapter 1 State Requirements for Educational Facilities Section 1.1

November 2012 Page 1

**Educational Facilities**. The State Requirements for Educational Facilities (SREF) is applicable to all public educational facilities and plants: pre-kindergarten (pre-K) through grade 12, **including conversion charter schools**; area vocational educational schools; area vocational/technical centers; adult education; Florida colleges and universities; the Florida School for the Deaf and the Blind (FSDB), where referenced; ancillary plants; relocatables; factory-built structures, reconstructable facilities, modular buildings, and manufactured buildings; lease and lease-purchase; and new construction, remodeling, renovation, improvements, and site-development projects. It shall be the responsibility of each school board, each Florida college board of trustees, and each university board of trustees to ensure that all facilities constructed from any fund source meet the standards set forth in SREF where applicable.

# Bay District Schools Attendance Zones

Bay District Schools  
2015 - 2016  
Elementary School Attendance Zones



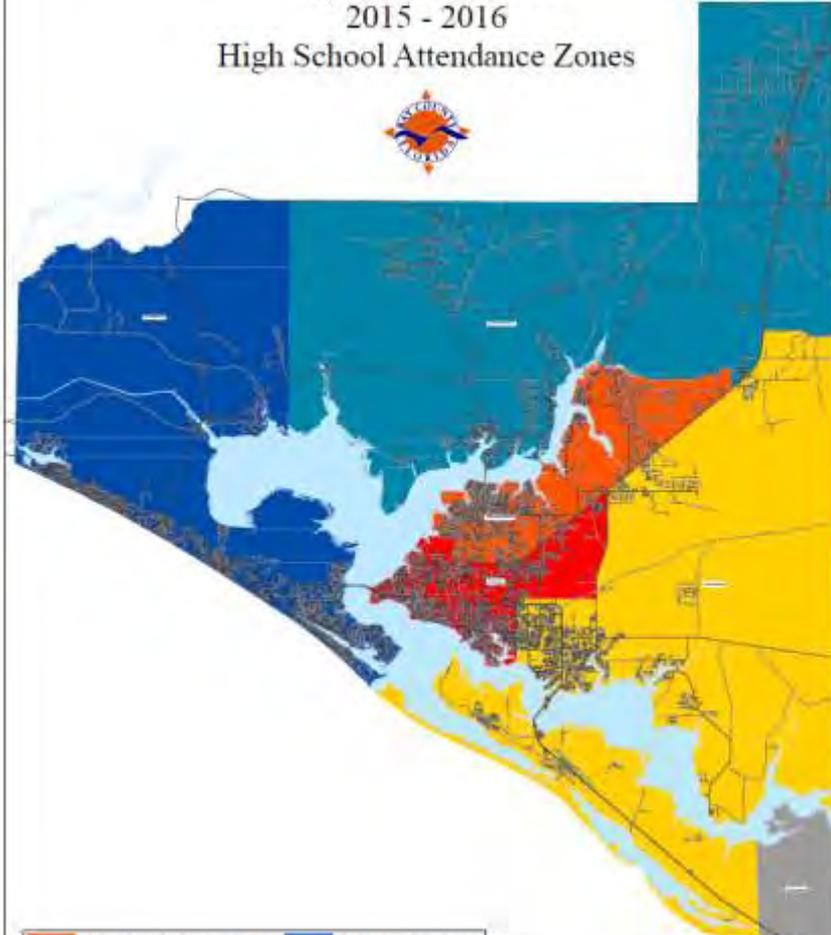
Beaufort Park Elementary	Wright Elementary
Central Elementary	Avon Elementary
East Side Elementary	North Elementary
North Elementary	Palmetto Elementary
New Park Elementary	South Elementary
North Park Elementary	Springfield Elementary
Springfield Elementary	Thomasville Elementary
South Wood Elementary	Wood Elementary
West Side Elementary	West Elementary

Bay District Schools  
2015 - 2016  
Middle School Attendance Zones



Bay District Schools	Bay District Schools
Bay District Schools	Bay District Schools
Bay District Schools	Bay District Schools
Bay District Schools	Bay District Schools
Bay District Schools	Bay District Schools
Bay District Schools	Bay District Schools

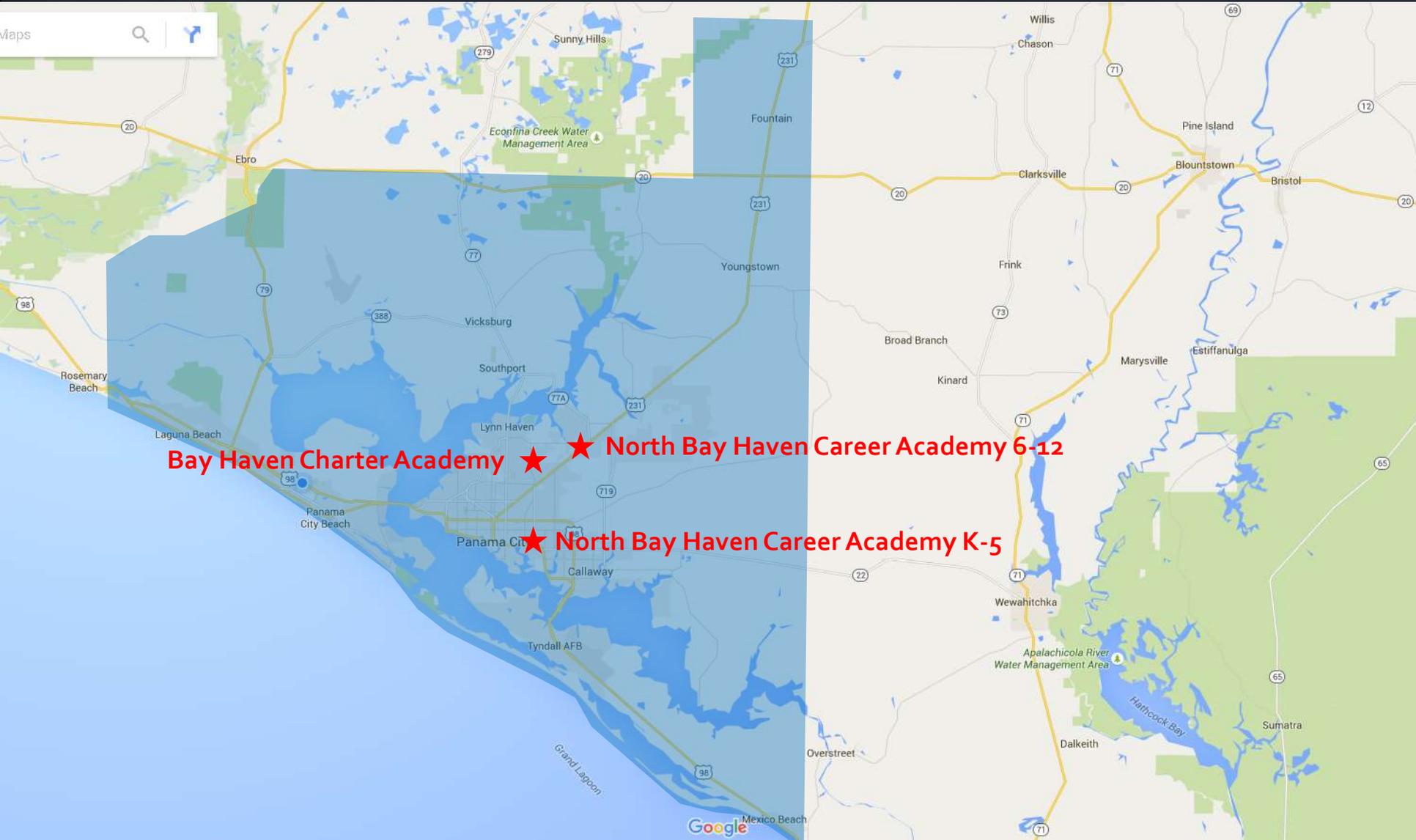
Bay District Schools  
2015 - 2016  
High School Attendance Zones



A Crawford Mosley High School	JR Arnold High School
Bay High School	Rutherford High School
Deane Bateman High School	Gulf County Schools



# BHCA Attendance Zone: Bay County



Bay Haven Charter Academy ★ ★ North Bay Haven Career Academy 6-12

★ North Bay Haven Career Academy K-5

# Section 1002.33, F.S., Transportation

(c) Transportation of charter school students shall be provided by the charter school consistent with the requirements of subpart I.E. of chapter 1006 and s. 1012.45.

The governing body of the charter school may provide transportation through an agreement or contract with the district school board, a private provider, or parents.

The charter school and the sponsor shall cooperate in making arrangements that ensure that transportation is not a barrier to equal access for all students residing within a reasonable distance of the charter school as determined in its charter.

# BHCA Transportation: 2-10 Miles to Hubs

Dear Board:

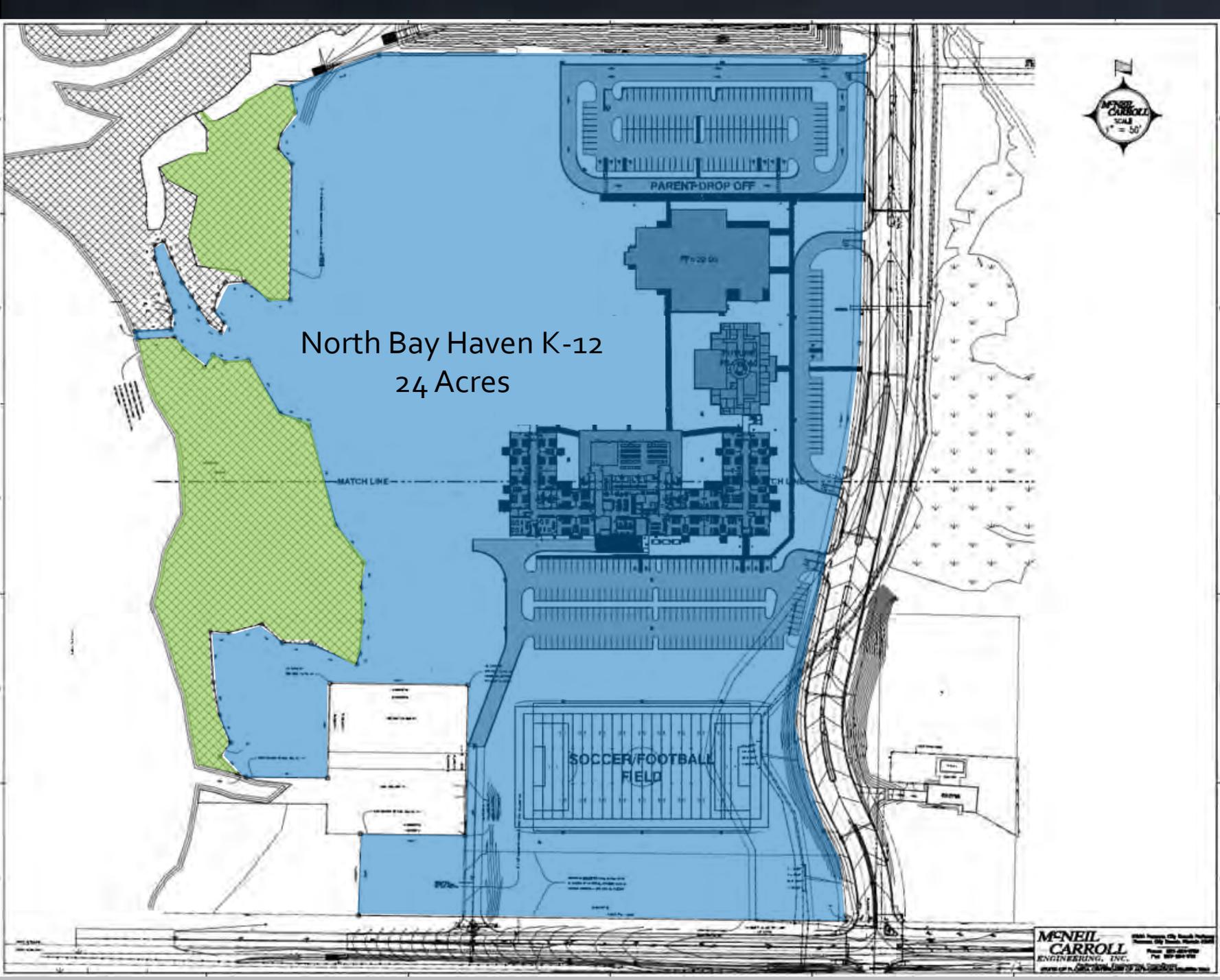
We are in pretty good shape with transportation. Julie Maddox and Jamie Hinrichs stepped in with Julie DuCharme, Kathleen Branch and others to **call 600 parents and place students on the HUB or SHUTTLE busses**. We have run routes for going on four full days and we are adding students to seats and accommodating others who need adjustments. We have enough drivers and busses to just make ends meet as of today. We will have to train new drivers soon and hopefully our two new busses will arrive soon. **We are finding that as we add a student to a bus seat we keep a student in the classroom seat.**

BDS is doing a much better job this year. I am glad for them. Still, they are struggling to make it work. I wish we could give them more support, but we are tapped out on busses and drivers.

Traffic will smooth out in a few days and we will have better patterns. The administrative staffs at all three campuses deserve a standing ovation from our parents, faculty, staff and Board for their efforts. Getting kids to school and home again is the biggest issue we face to start the year. Then we can teach.

Thus far, a great start.

Tim

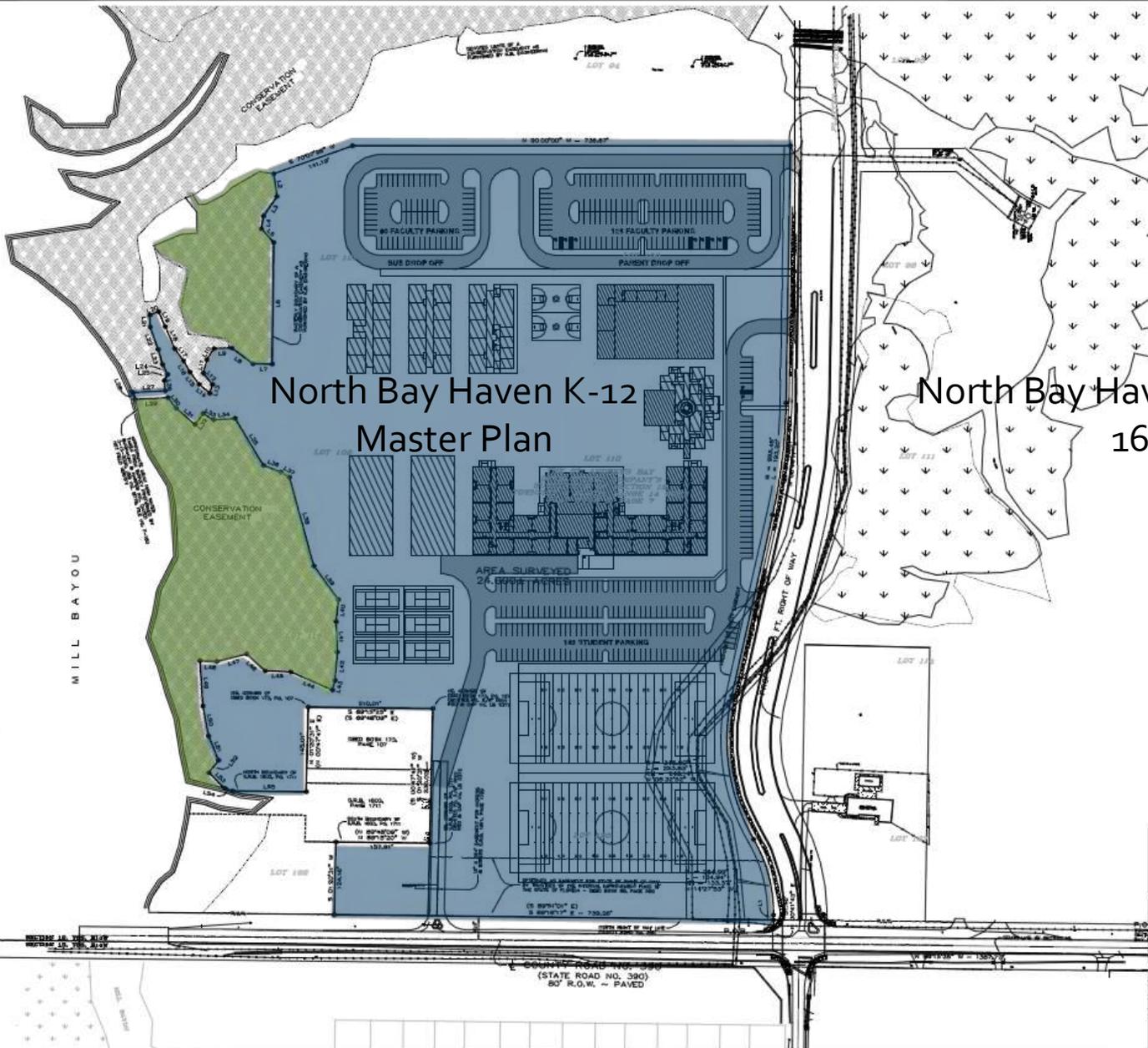


**dag**  
 CONSULTANTS  
 4011 North W. 11th  
 Ft. Lauderdale, FL 33309  
 PHONE: 754-346-1100  
 FAX: 754-346-1101  
 WWW.DAG.COM

**VBA DESIGN**  
 ARCHITECTS  
 1000 N. W. 11th St.  
 Ft. Lauderdale, FL 33309  
 PHONE: 754-346-1100  
 FAX: 754-346-1101  
 WWW.VBADESIGN.COM

**North Bay Haven Charter Academy**  
 LYNN HAVEN, FLORIDA

DATE:	10/12/2010
DRAWN BY:	MESEIL CARROLL
CHECKED BY:	MESEIL CARROLL
SCALE:	AS SHOWN
PAGE NO.:	10/10
DATE:	10/12/2010



North Bay Haven K-12  
Master Plan

North Bay Haven Athletic Fields  
16 Acres



MILL BAYOU

**PERMIT PURPOSES ONLY**

**SITE LAYOUT PLAN**  
NORTH BAY HAVEN  
HIGHWAY 390  
Lynn Haven, FL-10A

		5700 Panama City Beach Parkway Panama City Beach, Florida 32408 Phone: 904-247-2900 Fax: 904-244-0761
PROFESSIONAL ENGINEERING CONSULTANTS STATE OF FLORIDA CERTIFICATE OF REGISTRATION NUMBER 7988		

NO.	DATE	BY	DESCRIPTION

Paul B. Carroll, P.E.  
 12/17/2010

Robert J. Carroll, P.E.  
 12/17/2010

# Construction: 2013-14



North Bay Haven Charter Academy

Image # 9722 2014

Date: 01.13.2014

JA Aerial Photography

850.251.4181

# Construction: 2013-14



North Bay Haven Charter Academy

Image # 9713 2014

Date: 01.13.2014

JA Aerial Photography

850.251.4181

# Construction: 2013-14



North Bay Haven Charter Academy

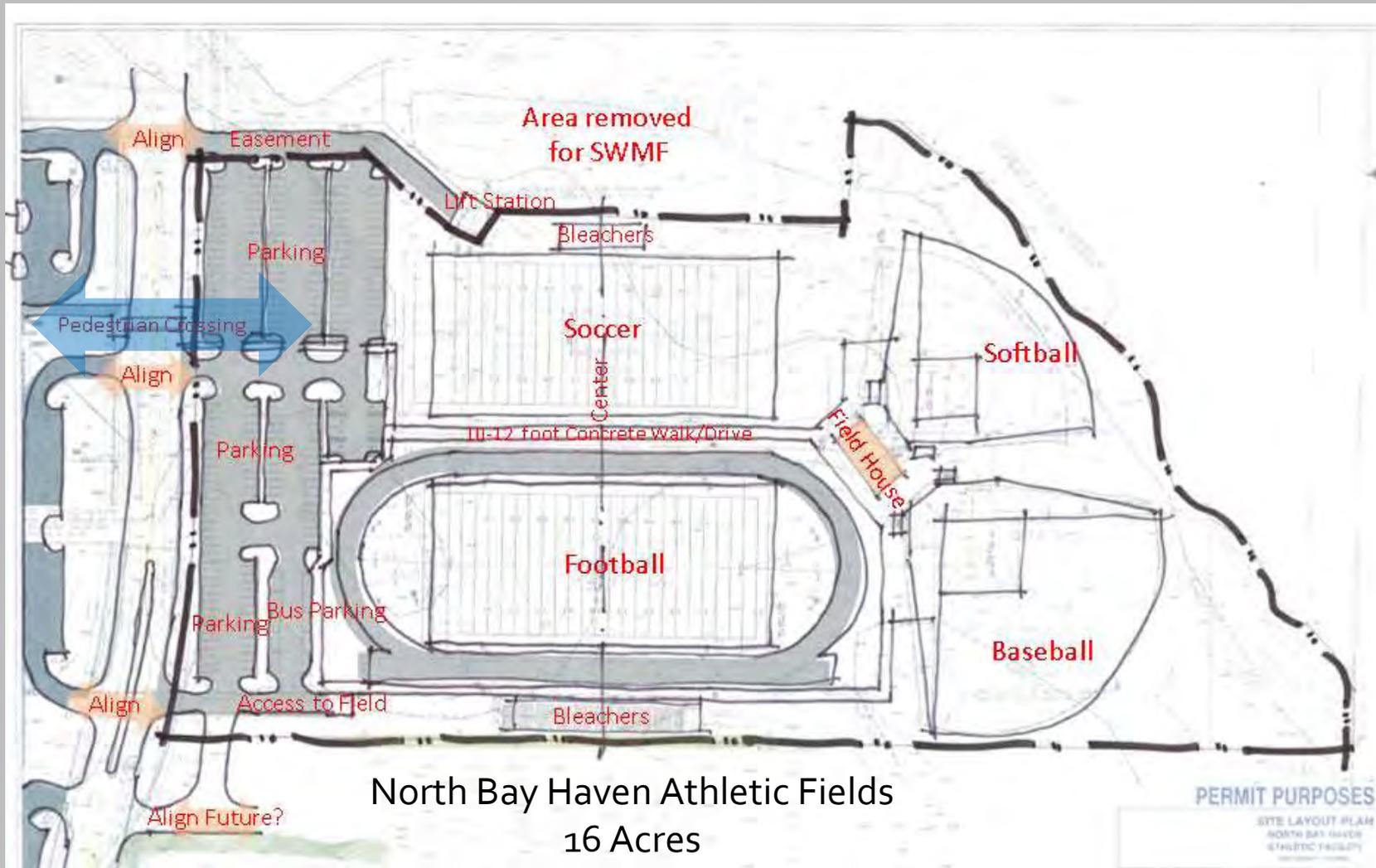
Image # 9720 2014

Date: 01.13.2014

JA Aerial Photography

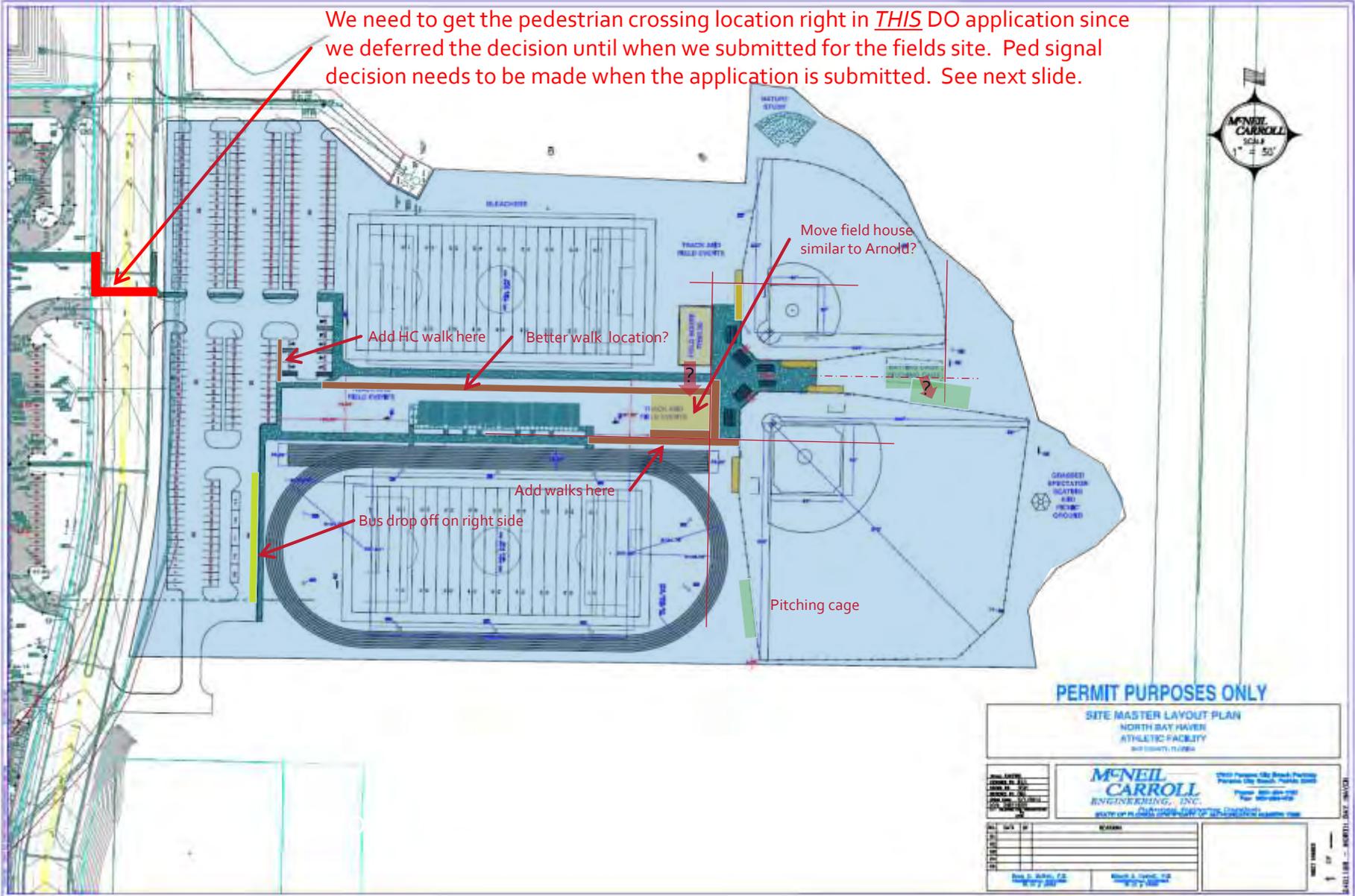
850.251.4181

# Athletic Fields





We need to get the pedestrian crossing location right in THIS DO application since we deferred the decision until when we submitted for the fields site. Ped signal decision needs to be made when the application is submitted. See next slide.



PERMIT PURPOSES ONLY

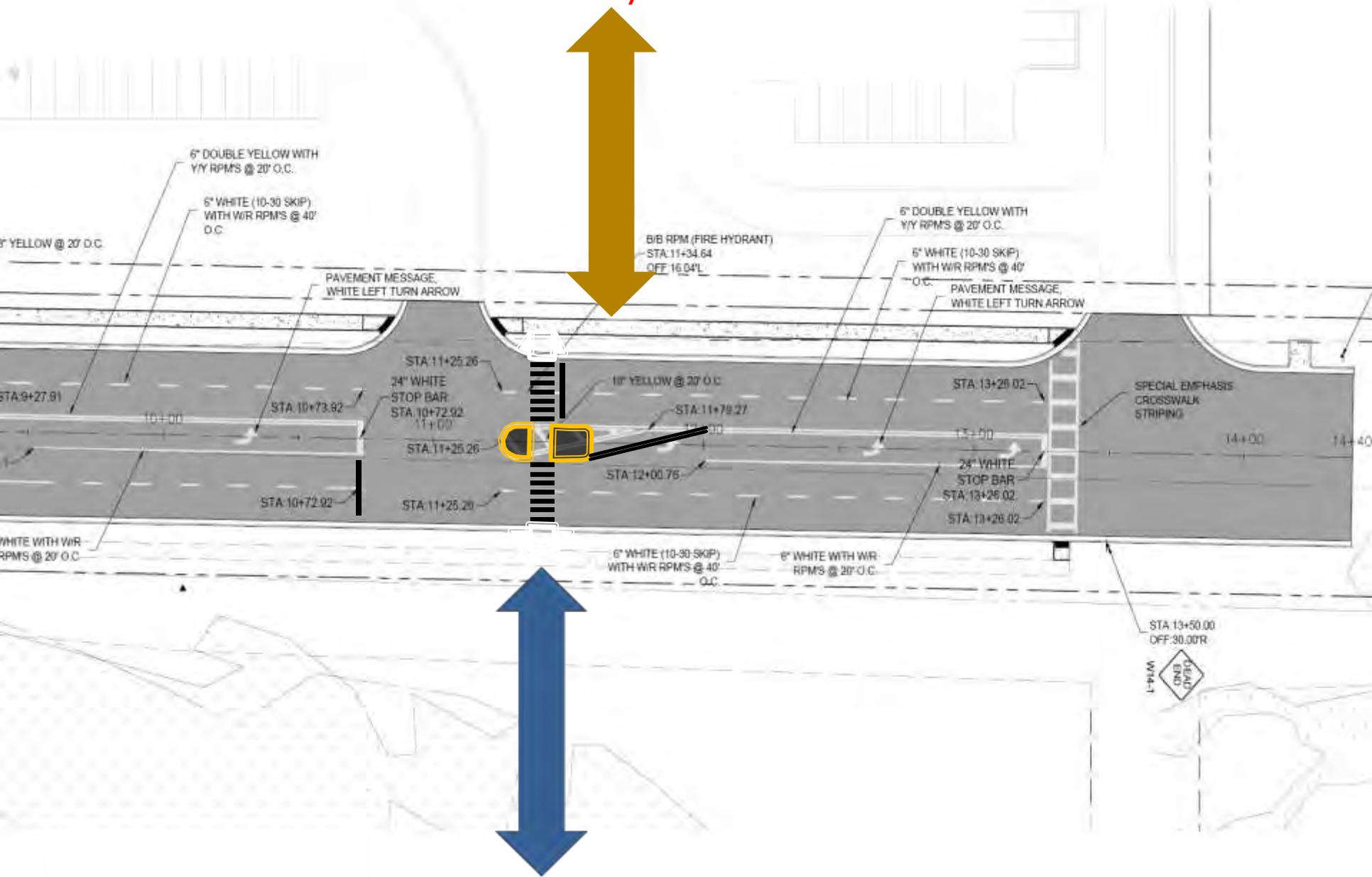
SITE MASTER LAYOUT PLAN  
NORTH BAY HAVEN  
ATHLETIC FACILITY  
BAY COUNTY, FLORIDA

DATE: 08/11/2011	SCALE: AS SHOWN	PROJECT: NORTH BAY HAVEN ATHLETIC FACILITY
DRAWN BY: J. CARROLL	CHECKED BY: J. CARROLL	APPROVED BY: J. CARROLL
DATE: 08/11/2011	SCALE: AS SHOWN	PROJECT: NORTH BAY HAVEN ATHLETIC FACILITY
DRAWN BY: J. CARROLL	CHECKED BY: J. CARROLL	APPROVED BY: J. CARROLL

**McNEIL CARROLL ENGINEERING, INC.**  
19615 Parkway City Beach Parkway  
Panama City Beach, Florida 32413  
Phone: 904-993-1111  
Fax: 904-993-1112  
www.mcneilcarroll.com

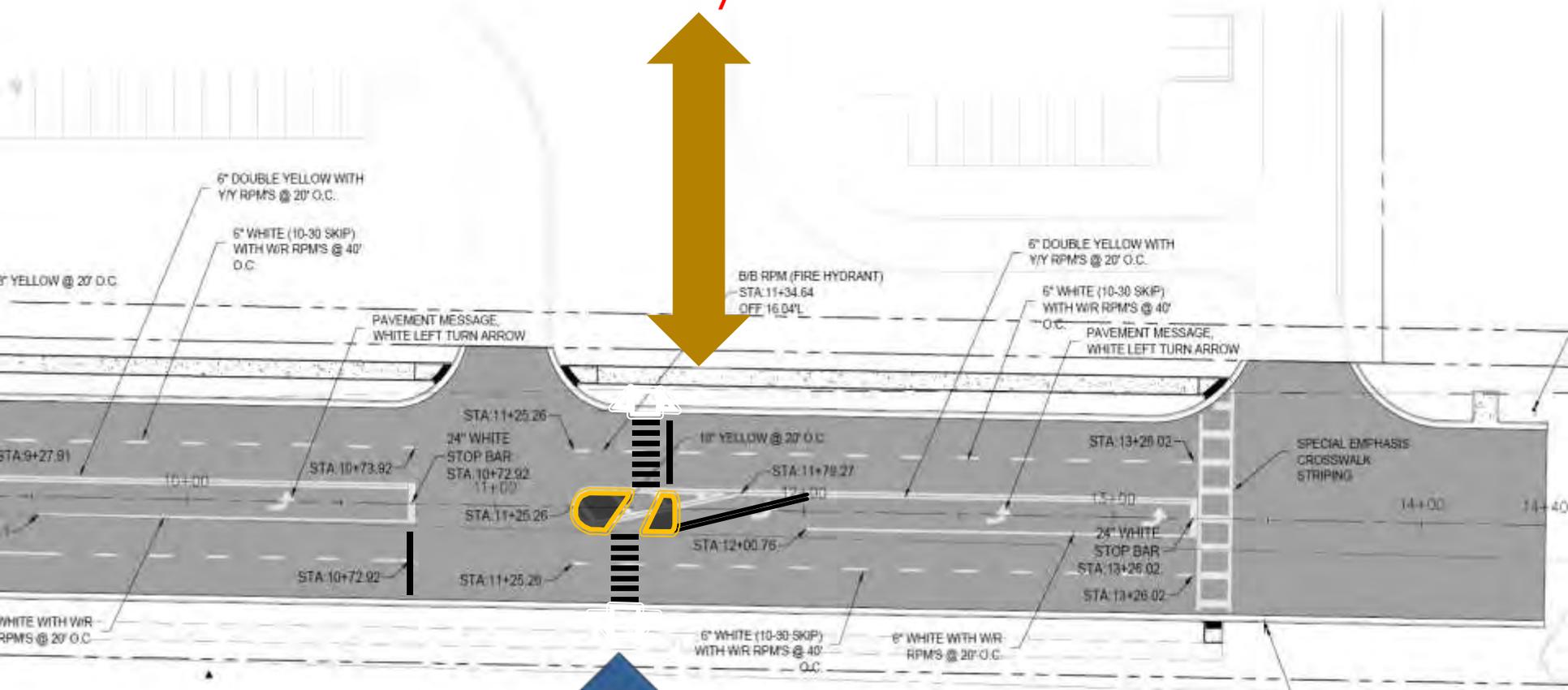
STATE OF FLORIDA  
JAMES J. CARROLL, P.E.  
Professional Engineer  
No. 12456  
FLORIDA  
JAMES J. CARROLL, P.E.  
Professional Engineer  
No. 12456  
FLORIDA

To Gym



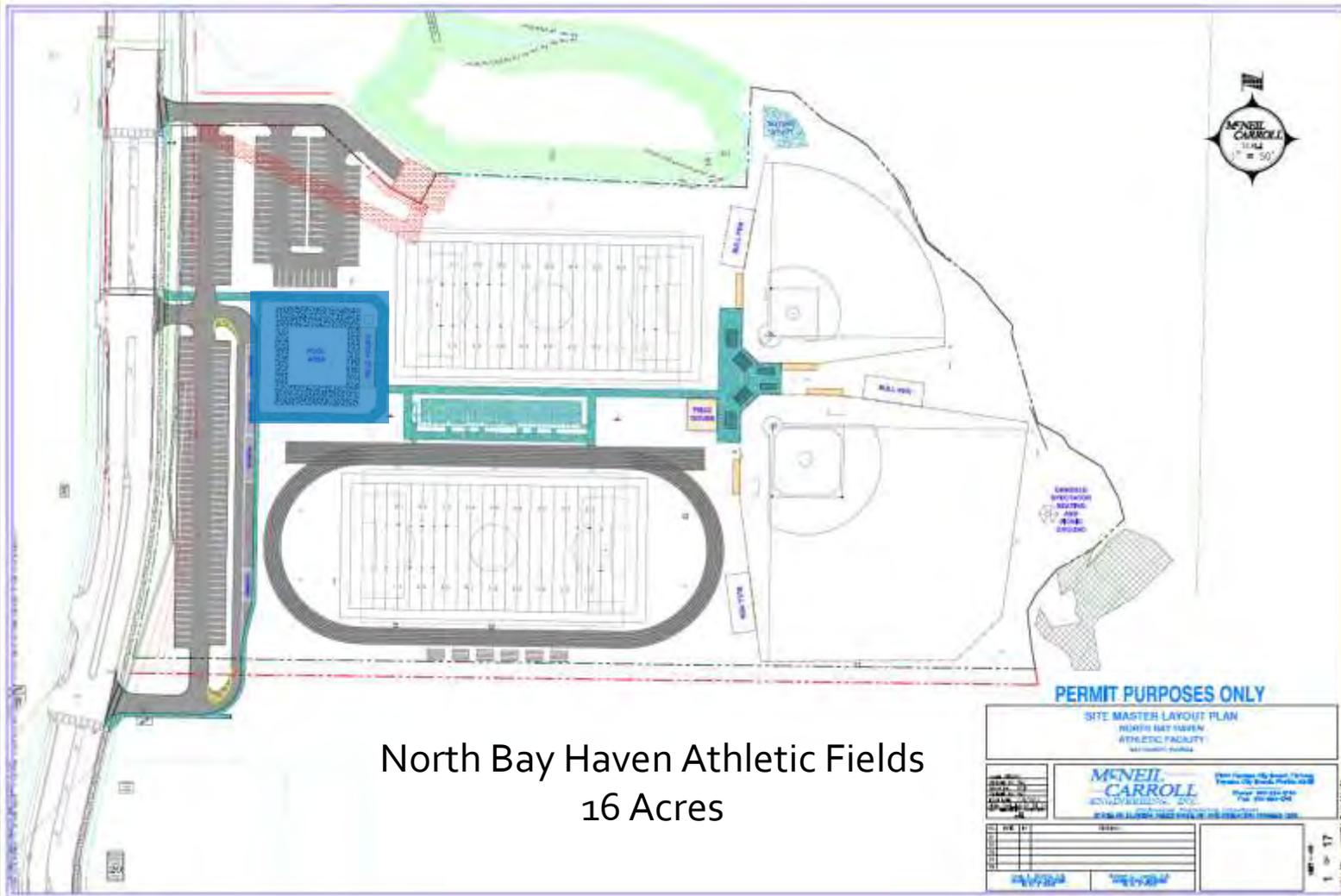
To Athletic Field

To Gym

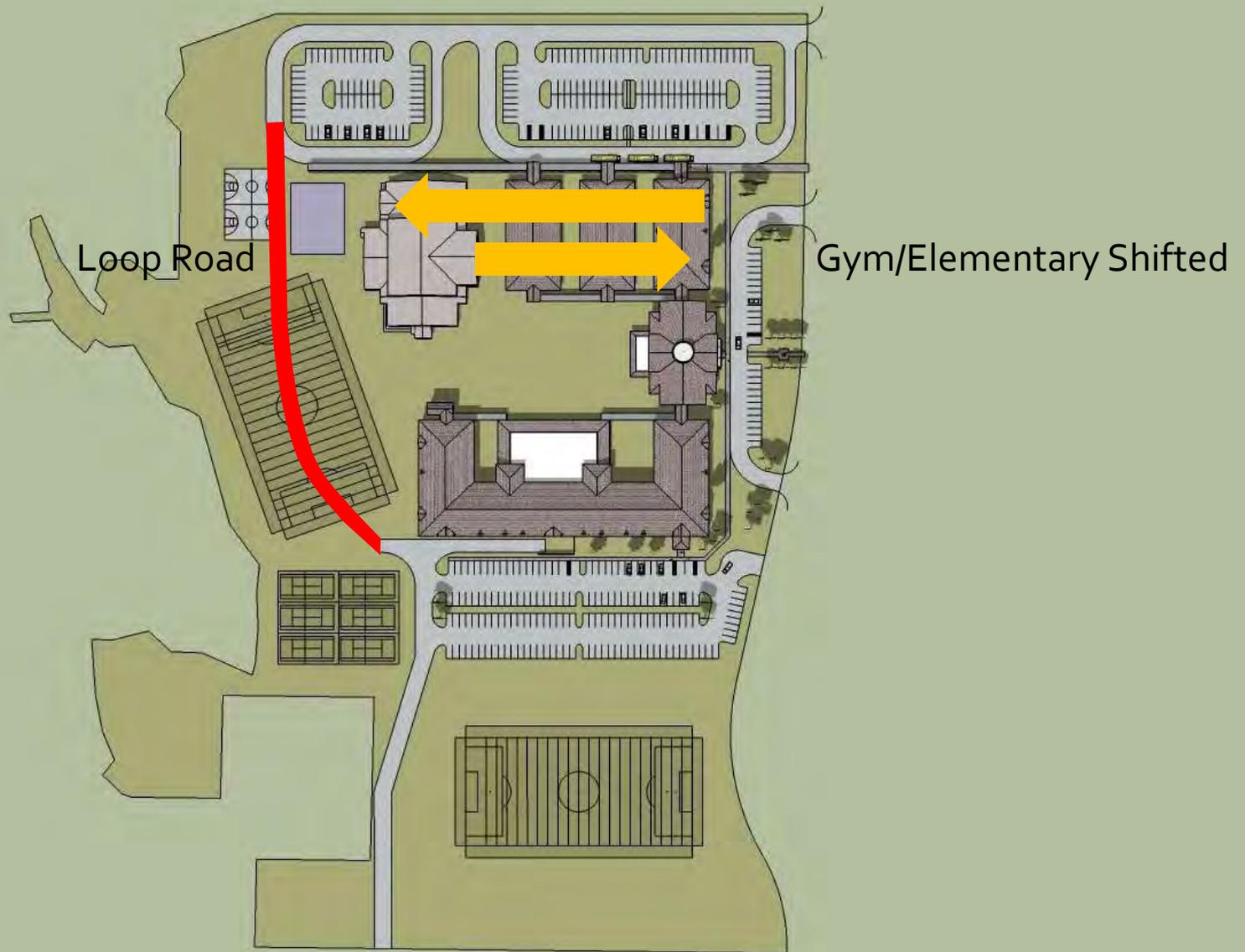


To Athletic Field

# Athletic Fields with Swimming Pool



North Bay Haven Athletic Fields  
16 Acres



# Architectural Renderings



North Bay Haven Charter Academy administration

# Architectural Renderings



North Bay Haven Charter Academy administration



# Architectural Renderings



North Bay Haven Charter Academy    classroom from parking

# Architectural Renderings



North Bay Haven Charter Academy approach view

# Architectural Renderings



North Bay Haven Charter Academy    classroom from tennis courts

# Architectural Renderings



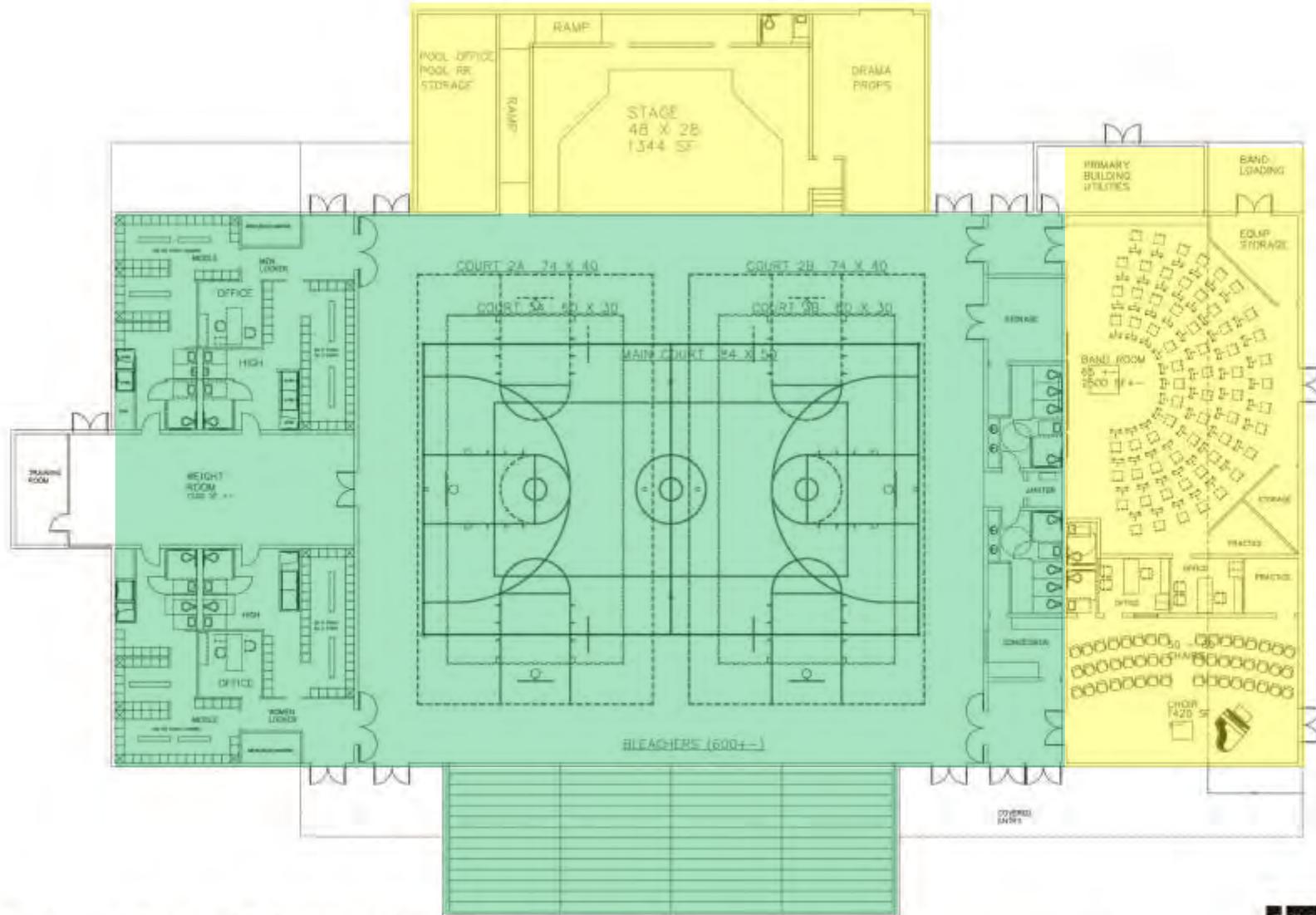
North Bay Haven Charter Academy phase I campus view

# Architectural Renderings



North Bay Haven Charter Academy phase I campus view

# Gym Plan



# First Floor Plan



# Second Floor Plan





Construction, Compromise, and Connections



At North Bay Haven you can kayak to school.

# High Expectations...High Achievement

Motto: High Expectations...High Achievement

- Charter Application: November 2000
- Land Donation Negotiated by St. Joe Company by Billy Buzzett: April 2001
- First Location Opened in Downtown Panama City: August 9, 2001
- Land Donation Finalized: Fall 2003
- BHCA Secured \$11.6 Million in Tax-free Bonds
- Bay Haven Opens with 1050 Students K-8: Fall 2005
- Three New Charter Applications for North Bay Haven-K-5; 6-8; 9-12: 2010
- North Bay Haven opened as K-9 in former Christian School: 2010
- NBH Began with 678 Students
- Waiting list for all 5 charters has been maintained at 2,000
- All 5 charter schools have maintained A grades throughout their history\*
  - \* Except one B at NBH Elementary, missing A by one point
- The Bay Haven schools now enroll 3,000 students of Bay District's 27,561 (10.9%)
- North Bay Haven Mill Bayou 9-12 opened August 2014
- First graduating class of 101 graduated May 2014 and 119 in May 2015
- Planning underway for North Bay Haven K-8, set to open August 2017

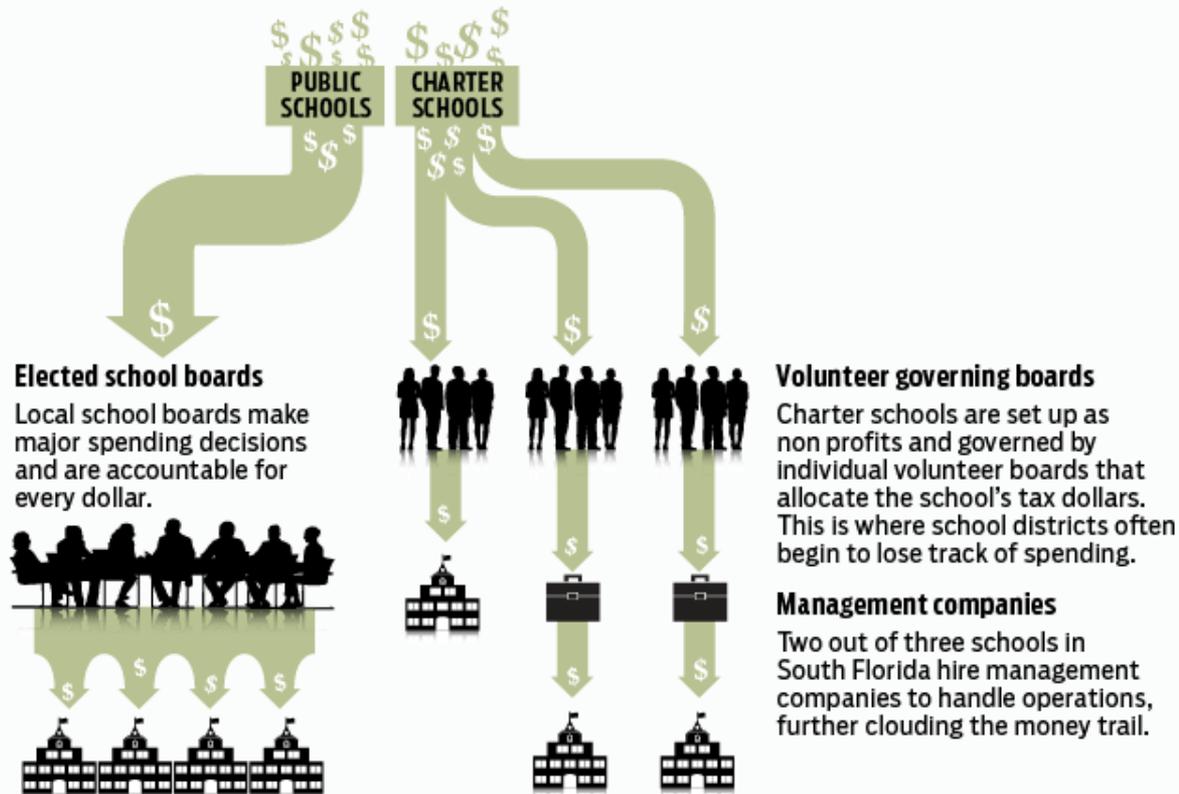
# What can go wrong?

# Poorly Managed Charter Schools

<http://interactive.sun-sentinel.com/charter-schools-unsupervised/investigation.html>

## SCHOOL DISTRICTS

Local school districts divide tax money between traditional public schools and charter schools based on the number of students enrolled.



# Charter School Hostility

## PB rejects charter school for n innovative



Jonathan Hage, founder of Charter Schools USA, visits with students at the Hollywood Academy of Arts and has rejected the private, for-profit company's plans to open a new K-8 school. (Bryan Storkel / Sun Sentinel)

By **Scott Travis**  
Sun Sentinel  
contact the reporter

### SHARELINES

Charter Schools USA faces fight from Palm Beach schools

The **Palm Beach County** School Board has taken a stand against charter schools, rejecting an application by the giant Charter Schools USA to open a seventh location in the county.

South Palm Beach Charter School, which wants to serve K-8 students next year in southwest **Delray Beach**, met all the requirements on a state and district checklist. But School Board members said it didn't meet a provision in Florida statutes that says charter schools should offer "innovative learning opportunities."

#### Related



Florida's charter schools:  
Unsupervised

"We're not going to approve these charters that just fill out the paperwork properly, but don't have anything special to offer our students," board member Debra Robinson said. "I think that this was a really good act of civil obedience on behalf of children."

School board members have become increasingly concerned about the explosion of charter schools, which have grown from serving 7,000 students in 2009 to 19,000 students this year. This has created a strain on the district's budget, officials said. Although charter schools are privately run, they receive public funding, and the district loses money every time a student transfers from a regular school to a charter school.

The Florida Charter Education Foundation, a non-profit group that applied for the charter on behalf of the for-profit Charter Schools USA, has 30 days to appeal the decision to the state. The foundation and company now serve 3,882 county students at six schools branded as Renaissance in West Palm Beach, Royal Palm Beach and western Lake Worth.

"We have a strong track record in **Palm Beach County**," foundation Chairman Ken Haiko said. "South Palm Beach Charter School was previously recommended for approval by district staff which makes the final decision disappointing. We will take time to review the decision before agreeing upon next steps."

Charter school proponents say the district is fighting a losing battle that will cost taxpayers thousands of dollars in legal fees. South Palm Beach Charter has a legal right to open, said Ralph Arza, a former state legislator who lobbies for the Florida Charter School Alliance.

# Charter School Hostility

Board member Frank Barbieri said if the state wants charter schools to compete for the same children the district is educating well, it needs to "level the playing field." He said charter schools don't face the same requirements as to who they accept and how many students can be in a classroom.

"I'm not voting for any more charter schools that have no more objective than to make a profit at the disadvantage of our students," he said.

He specifically complained about a Renaissance School in **Wellington**, which opened this year across the street from high performing Emerald Cove Middle.

"This was a school that was built just to take students out of an A-rated school that has no problem educating the majority of its students," Barbieri said.

Charter Schools USA, based in Fort Lauderdale, has been one of the fastest-growing school operators in the country, with 42 locations in Florida, including eight in Broward and four in Miami-Dade County. The company also operates 28 schools in six other states.

process. Six other charter school applications have been denied in the past month after district administrators said they didn't meet all requirements. Another 15 schools likely would have been denied, but they withdrew their applications before they went to the board.

# Charter School Hostility

800.450.1234 | 561.282.5500



Search Here

Home About CSUSA Our Schools Education Model Services Careers

Home / greatness starts here / palm beach county

## Greatness Starts Here – Palm Beach County

### Palm Beach County

Charter Schools USA is proud to be serving 50+ great schools in Palm Beach County, Florida. Please choose the location nearest you for school information, enrollment and career opportunities.



#### Renaissance Charter School at Central Palm

K-8  
6696 S. Military Trail  
Lake Worth, Florida 33463  
Phone: 561-209-7106  
Fax: 561-209-7107  
<http://www.centralpalmcharter.org>



#### Renaissance Charter School at Cypress

K-8  
8151 Okeechobee Blvd.  
West Palm Beach, Florida 33411  
Phone: 561-282-8880  
Fax: 561-282-5888  
<http://www.cypresscharter.org>

# Orange County Charter School Issues

# Case Study – Avalon Middle School Relief



# Case Study – Avalon Middle School Relief

School	Location	By Right	By Special Exception
Middle	Urban Service Area	R-2,R-3, PD	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, RCE, RCE-2, RCE-5, RT, RT-1, RT-2, U-V, RLD, Cluster
	Rural Settlement	PD	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2, RCE, RCE-2, RCE-5, RT, RT-1, RT-2, U-V, RLD, Cluster

# Case Study – Avalon Middle School Relief

## Selected Site



### Pros

- OCPS-owned property
- Begin planning right away
- Located in target area

### Cons

- Waiver on height and site acreage required
- Adjacent to Rural Settlement
- Joint Use Park Agreement required to fit prototypical amenities

# Case Study – Avalon Middle School Relief

## Selected Site



Proposed:

- Waiver requested for 16.7 acres
- Joint use with adjacent park
- Exfiltration to handle stormwater
- 140 parking spaces
- 172 stacking spaces on-site

# Case Study – Avalon Middle School Relief

## Conceptual Layout



# Case Study – Avalon Middle School Relief

The result:

- Request was DENIED

But, the saga continues.....

# Case Study – Avalon Middle School Relief



## Revised Proposal:

- 28.15 acres
- No waivers requested, no joint use
- Traditional surface stormwater pond
- 357 parking spaces
- 304 stacking spaces

# Case Study – Avalon Middle School Relief



# Charter School Proposals

	Avalon Park Charter Schools Submittals		
	Avalon K-8 Charter	Avalon 6-12 Charter	Avalon Middle Relief Site (Revised)
Proposed Student Capacity	1,145	1,600	1,215 (grades 6-8)
Acreage	6.27*	2.69*	16.70
Proposed Square Footage	68,156	96,945	183,860
Height	35' (2 stories)	60' (3 stories)*	35' (2 stories)
Parking Spaces	123	167 (including 26 on-street spaces)	140 (Proposed)
Stacking Spaces	105 (Quadruple stacking proposed)	No stacking plan provided	172 (Proposed)
Application Type	Development Plan (DP)	Development Plan (DP)	PD Amendment (Elementary to Middle School)
Zoning	Avalon Park PD	Avalon Park PD	Sunflower Trail Estates PD
Approval Process	<ul style="list-style-type: none"> <li>• DRC Approval Needed               <ul style="list-style-type: none"> <li>• Substantial Change?</li> </ul> </li> <li>• May not go to the BCC</li> </ul>	<ul style="list-style-type: none"> <li>• DRC Approval Needed</li> <li>• Does not go to the BCC               <ul style="list-style-type: none"> <li>○ No public hearing required</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• DRC Substantial Change</li> <li>• Community Meeting</li> <li>• BCC Public Hearing</li> </ul>

\*Denotes required waivers from the Public School Siting Regulations, Article XVIII Orange County Code

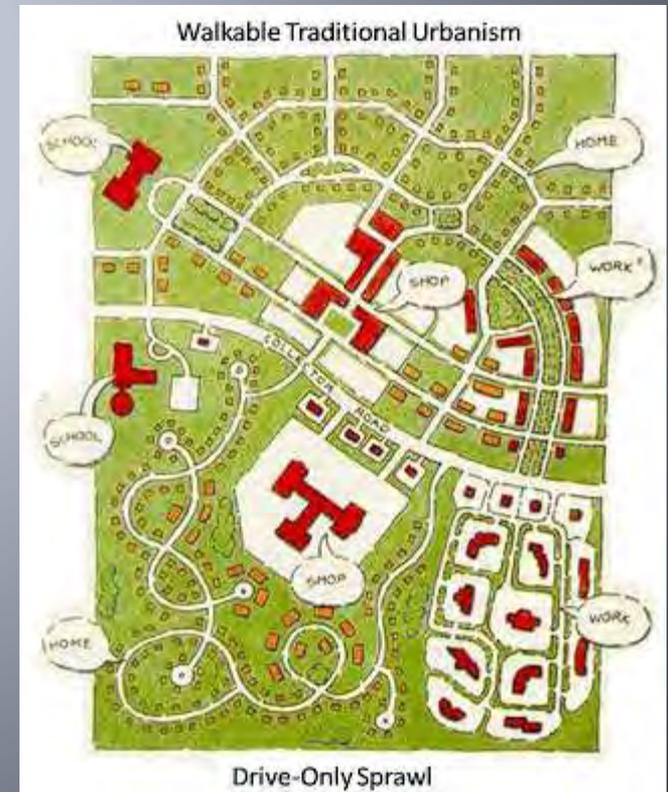
# Schools as Community Centers

Community Connections

Public Linkages

Connectivity

Planning Partnerships



# Public Linkages

- Recreational
  - Playgrounds and Parks
  - Fields and Sport
  
- Community Facilities
  - Libraries
  - Meeting Space
  - Co-located Public Services
  
- Arts



# Community Connections

## □ Education for all

- VPK
- Youth
- Adult Ed



## □ Multi-Generational Resources

- Youth
- Mid-Age Adult
- Senior



# Connectivity

## ☐ Reduced Vehicle Trips

- Co-location
  - Schools
  - Facilities

## ☐ Bike Oriented

- Bike routes
- Multi-use Trails

## ☐ Walkability

- Sidewalks
- Boardwalks



# Planning Partnerships

□ Community Conversations



□ Interlocal Agreements

- Use
- Operations



□ Community Boards



□ Intergovernmental Committees



# Venice Performing Arts Center



# Suncoast Technical College/Library



# Sarasota Parks & Recreation



# Community Discussions



# Campaign Against Summer Hunger



# The Egle Academy





# School Planning Toolbox

- Defendable methodology for planning for future needs
- GIS and property appraiser data
- Flexible school siting regulations
- Community connections
- School choice