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PUBLIC SCHOOL FACILITIES ELEMENT

I. GOALS, OBJECTIVES AND POLICIES

GOAL 1: PUBLIC SCHOOL CONCURRENCY

It is a GOAL of County to provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

OBJECTIVE 1.1 Level Of Service

To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

Policy 1.1-a: The LOS standard is the school's utilization, which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first FTE student count reaches 108 % or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The former is intended to prevent the movement of students more than once.

Policy 1.1-b: If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments, 2) attendance boundary adjustments, or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

Policy 1.1-c: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity.

Policy 1.1- d: The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004/05 school year, by which time the School District has achieved the countywide adopted level of service for all schools of each school type. In the interim, Table 1.1-1 establishes the tiered level of service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered LOS during that time shall not be allowed to exceed the utilization standards for that school type as shown in the Maximum Utilization Table of this element (Table 1.1-2).

**Table 1.1-1
Standards for Tiered Level of Service**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	120	110				
	Middle	130	125	110			
	High	110					
2	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	110		
3	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	120	110	
4	Elementary	115	110				
	Middle	130	130	110			
	High	125	125	125	120	110	
5	Elementary	110					
	Middle	130	130	110			
	High	135	135	130	130	110	
6	Elementary	110					
	Middle	130	130	125	120	110	
	High	120	120	125	120	110	

CSA	FACILITY TYPE	2000-01	2001-02	2003-04	2003-04	2004-05	2005-06
8	Elementary	110					
	Middle	130	130	125	125	110	
	High	125	125	120	120	110	
9	Elementary	125	125	125	125	110	
	Middle	125	125	125	120	110	
	High	130	130	130	130	110	
10	Elementary	135	120	110			
	Middle	125	125	125	125	110	
	High	120	120	120	110		
11	Elementary	135	135	110			
	Middle	125	125	125	110		
	High	125	125	110			
12	Elementary	140	130	110			
	Middle	135	135	135	120	110	
	High	140	140	140	120	110	
14	Elementary	125	125	115	110		
	Middle	140	140	140	140	110	
	High	135	130	115	115	110	
15	Elementary	135	135	110			
	Middle	135	135	135	135	110	
	High	135	135	120	120	110	
16	Elementary	130	130	130	130	110	
	Middle	125	125	125	125	110	
	High	150	150	150	150	110	
17	Elementary	130	125	110			
	Middle	135	130	110			
	High	145	120	115	110		
18	Elementary	120	115	125	125	110	
	Middle	140	140	140	140	110	
	High	145	140	140	120	110	
19	Elementary	110					
	Middle	110					
	High	165	130	110	110		
20	Elementary	110					
	Middle	125	110				
	High	165	130	130	130	110	

CSA	FACILITY TYPE	2000-01	2001-02	2003-04	2003-04	2004-05	2005-06
21	Elementary	115	110				
	Middle	125	125	110			
	High	125	125	110			
22	Elementary	110					
	Middle	110					
	High	110	110	110	120	110	
23	Elementary	110					
	Middle	110					
	High	110					
Countywide	Alternative Schools	110					

Source: Based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.

**Table 1.1-2
Maximum Utilization Table:
Standards for Utilization of Capacity**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	165	125	130	130	120	120
	Middle	130	125	120	120	120	120
	High	120	120	120	120	120	120
2	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	120	120	120
3	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	125	120	120
4	Elementary	155	150	120	120	120	120
	Middle	135	135	120	120	120	120
	High	135	135	130	130	120	120
5	Elementary	155	150	120	120	120	120
	Middle	140	135	120	120	120	120
	High	135	135	130	130	120	120
6	Elementary	155	145	125	125	120	120
	Middle	135	135	135	130	120	120
	High	120	120	125	125	120	120
8	Elementary	120	120	120	120	120	120
	Middle	135	135	135	135	120	120
	High	120	120	120	120	120	120

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
9	Elementary	130	130	130	130	120	120
	Middle	135	135	135	130	120	120
	High	130	130	130	130	120	120
10	Elementary	205	165	130	130	120	120
	Middle	140	140	140	140	120	120
	High	120	120	120	120	120	120
11	Elementary	245	245	120	120	120	120
	Middle	125	125	120	120	120	120
	High	125	125	120	120	120	120
12	Elementary	150	150	130	130	120	120
	Middle	145	145	145	130	120	120
	High	145	145	145	120	120	120
14	Elementary	140	135	135	135	120	120
	Middle	145	145	145	145	120	120
	High	165	120	120	120	120	120
15	Elementary	180	180	145	145	120	120
	Middle	140	140	140	140	120	120
	High	135	135	130	125	120	120
16	Elementary	200	175	175	175	120	120
	Middle	150	150	150	150	120	120
	High	150	150	150	150	120	120
17	Elementary	205	205	155	150	120	120
	Middle	175	175	130	130	120	120
	High	145	135	135	135	120	120
18	Elementary	130	120	135	135	120	120
	Middle	140	140	140	140	120	120
	High	160	145	145	125	120	120
19	Elementary	130	130	130	125	120	120
	Middle	120	120	120	120	120	120
	High	170	145	145	130	120	120
20	Elementary	120	120	120	120	120	120
	Middle	130	120	120	120	120	120
	High	170	145	145	130	120	120
21	Elementary	165	145	135	135	120	120
	Middle	155	155	135	135	120	120
	High	145	145	145	145	120	120
22	Elementary	120	120	120	120	120	120
	Middle	120	120	120	120	120	120

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
	High	120	120	120	120	120	120
23	Elementary	300	120	120	120	120	120
	Middle	120	120	120	120	120	120
	High	120	120	120	120	120	120
Countywide	Alternative Schools	120	120	120	120	120	120

Source: Based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.

Policy 1.1-e: Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map PS 1.1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

1. The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- a. School locations, student transporting times, and future land uses in the area.
- b. Section lines, major traffic-ways, natural barriers and county boundaries.

2. Each CSA shall demonstrate that:

- a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
- b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

3. Consistent with s.163.3180(13)(c)2.,F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments, Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.

Policy 1.1-f: The County shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five Year Plan, as reflected in Table 17 (Five Year Capital Improvement Schedule) of the Capital Improvement Element of the County's Comprehensive Plan), when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 1.1-g: The County shall amend Table 17 (Five Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.

Policy 1.1-h: For purposes of urban infill and in recognition of the entitlement density provisions of the County's Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.

Policy 1.1-i: The County shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:
 - a. The occurrence of an "Act of God"; or
 - b. The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or
 - c. The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or
 - d. The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or by a court action or final administrative action; or
 - e. If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 1.1-i.2 below.
2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
 - a. Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or
 - b. The School District does not maximize utilization of school capacity, allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
 - c. Where the School Board materially amends the first 3 years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.
3. The County shall maintain records identifying all Concurrency Service Areas in which the School District has notified the County that the application of concurrency has been suspended.
4. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.

5. If a Program Evaluation Report recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”.
6. Upon termination of the Interlocal Agreement the County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

OBJECTIVE 1.2: Facilities Requirements

To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

Policy 1.2-a: Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Policy 1.2-b: A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

OBJECTIVE 1.3 Five-Year Capital Improvement Schedule

To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 1.3-a: The County, in coordination with the School District and other local governments, shall annually amend Table 17 of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), and shall transmit the adopted copies of these amendments to all signatories of this agreement within thirty (30) days of adoption, to maintain consistency with the School Board’s adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

GOAL 2 SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION

It is the GOAL of Palm Beach County to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.

OBJECTIVE 2.1 School Facility Siting

To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 2.1-a: The County shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 2.1-b: There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 2.1-c: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy 2.1-d: The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy 2.1-e: The County shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in Policy 2.1-a above; and,
3. Considering schools as an allowable use within all urban residential land use categories.

Policy 2.1-f: The County shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

OBJECTIVE 2.2 Intergovernmental Coordination

To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy 2.2-a: The County shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6)(h)1.and 2. F.S. and 163.3180 F.S.

Policy 2.2-b: The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 2.2-a above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports; and
6. Operation and effectiveness of the Concurrency Program;
7. Program Evaluation Reports.

Policy 2.2-c: The County shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

Policy 2.2-d: The County shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The County shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District’s long range facilities maps (Maps PS 3.1 and PS 3.2), to ensure consistency and compatibility with the provisions of this Element.

Policy 2.2-e: The County shall advise the School District of a proposed public school site’s consistency with the County’s Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 2.2-f: The County shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

Policy 2.2-g: The County shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

OBJECTIVE 2.3 Population Projections

To establish a joint process of coordination and collaboration between the County, local governments and the School District in the planning and decision making on population projections.

Policy 2.3-a: The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.

Policy 2.3-b: The County commits to working with the School District and the municipalities to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

II. IMPLEMENTATION SECTION

Concurrency Service Area (CSA) Boundary Description

The Palm Beach County School District is divided into twenty-one CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with s.163.3180(13)(c)2.,F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#1

NORTH - The Martin / Palm Beach County Border

SOUTH - Donald Ross Rd

EAST - The Atlantic Ocean

WEST - Florida's Turnpike

#2

NORTH - The Martin / Palm Beach County Border

SOUTH - Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy

EAST - Florida's Turnpike

WEST - Bee Line Hwy

#3

NORTH - Donald Ross Rd

SOUTH - The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trail, then South along Military Trail to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike

EAST - The Atlantic Ocean

WEST - Florida's Turnpike

#4

NORTH - The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18

SOUTH - Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07

EAST - Florida's Turnpike

WEST - The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy, and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#5

- NORTH -** The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12 West to Military Trail
- SOUTH -** The South Section Line of Sections (using T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trail
- EAST -** The Atlantic Ocean
- WEST -** Military Trail

#6

- NORTH -** Northlake Blvd
- SOUTH -** The South Section Line of Sections (using T-R-S) 42-42-36 West of Military Trl, 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- EAST -** Military Trail
- WEST -** The West Section Line of Sections (using T-R-S) 42-42-18, 42-42-19, 42-42-30, and 42-42-31

#8

- NORTH -** The South Section Line of Sections (using T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trail
- SOUTH -** The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trail
- EAST -** The Atlantic Ocean
- WEST -** Military Trail

#9

- NORTH -** The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trail), 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- SOUTH -** The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19
- EAST -** Military Trail
- WEST -** The West Section Line of Sections (using T-R-S) 43-42-06, 43-42-07, 43-42-18, and 43-42-19 North of the South Line of the North Half

#10

- NORTH -** Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd, then West along the South Section Line of Sections (using T-R-S) 42-41-08, and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13
- SOUTH -** Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33
- EAST -** The East Section Line of Sections (using T-R-S) 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd
- WEST -** The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd

#11

- NORTH -** The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl
- SOUTH -** The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trail
- EAST -** The Atlantic Ocean
- WEST -** Military Trail

#12

- NORTH -** The North Section Line of Sections (using TRS) 43-42-24 West of Military Trail, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19
- SOUTH -** The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- EAST -** Military Trail
- WEST -** The West Section Line of Section (using T-R-S) 43-42-19 South of the North Line of the South Half, and State Rd 7

#14

- NORTH -** The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trail
- SOUTH -** The South Section Line of Sections (using T-R-S) 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, and 44-42-25 East of Military Trail
- EAST -** The Atlantic Ocean
- WEST -** Military Trail

#15

- NORTH -** The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- SOUTH -** The L-14 Canal
- EAST -** Military Trail
- WEST -** State Rd 7

#16

- NORTH -** Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33
- SOUTH -** The South Section Line of Sections (using T-R-S) 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29, and 44-41-30 East of the L-40 Canal
- EAST -** U.S. Hwy 441 / State Rd 7
- WEST -** The L-40 Canal and the West Section Line of Section 43-40-33 South of Southern Blvd

#17

- NORTH -** The South Section Line of Sections (using T-R-S) 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, 44-42-25, 44-42-26, and 44-42-27 East of Jog Rd
- SOUTH -** The Boynton Canal
- EAST -** The Atlantic Ocean
- WEST -** Jog Rd

#18

- NORTH -** The L-14 Canal West to the Florida Turnpike, then North along the Turnpike to the South Section Line of Section (using T-R-S) 44-41-29, then West along the South Section Line of Sections 44-42-30, 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29 and 44-41-30 East of the L-40 Canal
- SOUTH -** The Boynton Canal
- EAST -** Jog Rd
- WEST -** The L-40 Canal

#19

- NORTH -** The Boynton Canal
- SOUTH -** The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal
- EAST -** The Atlantic Ocean
- WEST -** The L-40 Canal

#20

- NORTH -** The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal
- SOUTH -** The South Section Line of Sections (using T-R-S) 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal
- EAST -** The Atlantic Ocean
- WEST -** The L-40 Canal

#21

- NORTH -** The South Section Line of Sections (using T-R-S) 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal
- SOUTH -** The Palm Beach / Broward County Border
- EAST -** The Atlantic Ocean
- WEST -** The L-40 and L-36 Canals

#22

- NORTH -** The Martin / Palm Beach County Border
- SOUTH -** The Palm Beach / Broward County Border

EAST - From the Martin / Palm Beach County Border, the Bee Line Hwy South to the West Section Line (using T-R-S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24, 42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along The West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 443-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.

WEST - The Shoreline of Lake Okeechobee South, to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border

#23

NORTH - The South Section Line of Sections (using T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23

SOUTH - The L-16 and L-21 Canals, also referenced as the Bolles Canal

EAST - The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Lines of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal

WEST - The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal

ABBREVIATED AMENDMENT HISTORY

Action	Date	Ord. No.	Effective Date
<i>Adopted (with the deletion of the Public Education Element)</i>	<i>03/26/01</i>	<i>2001 - 13</i>	<i>5/22/01</i>
<i>01-2 Revisions – Clarify LOS standards, suspension of school concurrency, school siting, and enrollement projections</i>	<i>12/05/01</i>	<i>2001 - 77</i>	<i>01/28/02</i>
<i>02-2 Revisions – Update Level of Service</i>	<i>12/18/02</i>	<i>2002 - 86</i>	<i>02/19/03</i>
<i>05-1 Revisions – Update for consistency with School Concurrency Interlocal Agreement</i>	<i>08/25/05</i>	<i>2005-28</i>	<i>11/01/05</i>
<i>07-1 To revise references from a CIE six year capital improvement schedule to a five year schedule</i>	<i>08/27/07</i>	<i>2007-10</i>	<i>10/26/07</i>

Note: For a complete history of the specific changes to this element, please contact the Planning Division at (561) 233-5300.

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