

Chapter 2: Existing Community Conditions

Introduction

Sarasota County is situated on Florida's west coast bordering the Gulf of Mexico and encompassing a total land area of 572 square miles. The population is estimated to be 367,867 as of April 1, 2005 (refer to **Table PSFE 1**) representing a density of 643 persons per square mile. The population predominantly resides along the coast and west of Interstate 75.

As shown by **Map PSFE 1**, the municipalities of Sarasota, Venice, North Port and a portion of Longboat Key are located within the County.

The primary purpose of this analysis is to (1) describe the historical and current relationship between population, housing and school enrollment and (2) provide a framework for projecting the demands of projected growth on school capacity.

Population & Housing

Population

The population of Sarasota County has expanded steadily and rapidly since 1950. The influence of the gulf coast, the attractive climate of South Florida and the reputation of Sarasota for excellence in schools and as a retirement and vacation destination offering theater, opera, art galleries, and other cultural amenities has contributed to this growth and can be expected to sustain this demand during the twenty year planning period.

Table PSFE 1: Sarasota County Population Growth – 1950-2000

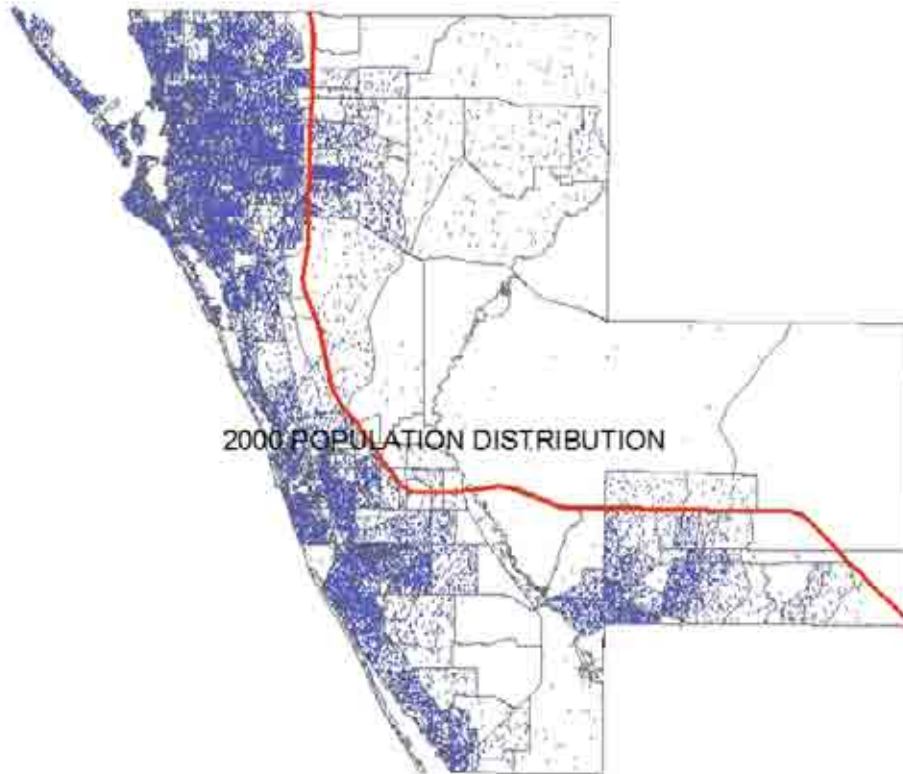
Year	Sarasota County Total Population	10 Yr Increase (%)	Average Annual Growth (%)	Unincorporated Sarasota County	10 Yr Increase (%)	Unincorporated as % of Total
1950	28,827	79.0%	7.9%	9,204		31.9%
1960	76,895	166.7%	16.7%	38,695	320.4%	50.3%
1970	120,413	56.6%	5.7%	70,836	83.1%	58.8%
1980	202,251	68.0%	6.8%	130,182	83.8%	64.3%
1990	277,776	37.3%	3.7%	194,927	49.7%	70.2%
2000	325,957	17.3%	1.7%	227,669	16.8%	69.8%
2005	367,867	12.9%*	2.6%	246,147	8.2%*	66.9%

Source: US Bureau of the Census; 2005 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida

* 5 Yr Increase (%)

As shown by **Table PSFE 1**, the County's population has increased more than twelve fold since 1950. **Map PFSE 3** illustrates the dominant influence of the coast and the north – south pattern of the major roadway network including Interstate 75. The communities of Sarasota, Venice, Longboat Key and unincorporated coastal areas have been the focus of this growth for several decades. In the last two decades, the City of North Port has experienced substantial growth as well and is now the most rapidly growing municipality in the County.

SARASOTA COUNTY



MAP PSFE 3: 2000 POPULATION DISTRIBUTION

A substantial portion of the County's historic growth has occurred within the unincorporated area and within the City of North Port. Unless significant annexation occurs, much of the future growth can be expected to occur in unincorporated areas as the vacant land within municipal limits is developed.

Table PSFE 2: Sarasota County Population Characteristics by Municipality

Year	Sarasota	Venice	North Port	Longboat Key (part)	Unincorporated County
1990	50,961	16,922	11,973	3,393	194,527
2000	52,715	17,764	22,797	5,012	227,669
2005*	54,848	20,800	41,000	5,072	246,147
2000 Population Characteristics					
Median Age	45.4	69.1	41.4	68.4	52.3
% Under 18	18.4%	6.9%	23.3%	1.9%	16.0%
% Over 65	22.0%	57.5%	23.4%	60.7%	31.8%

Source: US Bureau of the Census; 2005 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida

With a median age of 50.5 years (2000), Sarasota County's population is the third oldest in the State following Charlotte County and Citrus County and is substantially older than the Florida's median age of 38.7 years and the national median age of 35.3 years. Correspondingly, the percentage of persons under the age of 18 is 16.0% in Sarasota County compared to 22.8% for the State and 25.7% nationally.

The communities within Sarasota County exhibit different demographic characteristics that are significant for school planning. As shown in **Table PSFE 2**, a relatively small percentage of the population in Venice and Longboat Key is under 18. In contrast, over 23% of the population of the City of North Port is under the age of 18. This factor combined with the rapid growth in North Port has important implications for maintaining adequate school capacity.

School Age Population

As noted above, Sarasota County's school age population (5-17) represented 12.3% of the total population compared to 16.9% for the State. This percentage is forecasted to decline after 2005 (refer to **Table PFSE 3**) to 10.1% in 2030 due to the aging of the population and the tendency toward smaller families. As a result, the school age population is expected to increase at a slower rate than the population as a whole.

Table PSFE 3: School Age & Total Population, 2000- 2030

Year	School Age Population (Ages 5-17)	Numerical Change	Percent Change	Total Population	Numerical Change	Percent Change	School Age Population (% of Total)
2000	40,030	-	-	325,957	-	-	12.28%
2005*	44,961	4,931	12.32%	367,867	41,910	12.86%	12.22%
2010**	47,510	2,549	5.67%	406,900	39,033	10.61%	11.68%
2015**	48,920	1,410	2.97%	443,500	36,600	8.99%	11.03%
2020**	50,886	1,966	4.02%	476,500	33,000	7.44%	10.68%
2025**	52,580	1,694	3.33%	505,400	28,900	6.07%	10.40%
2030**	53,961	1,381	2.63%	532,000	26,600	5.26%	10.14%

Source: Bureau of Economic & Business Research, University of Florida, February 2006

*Estimate

** Projection

Housing Characteristics

The effect of the older population of Sarasota County and its attraction as a seasonal destination is reflected in the housing inventory with lower percentages of owner-occupied and lower average household sizes in Venice and Longboat Key as compared to North Port, the City of Sarasota and unincorporated Sarasota County as shown by **Table PSFE 4**.

Table PSFE 4: Sarasota County 2000 Housing Characteristics

	Sarasota	Venice	North Port	Longboat Key (part)	Unincorporated County	Total County
Housing Units	26,898	13,516	10,302	5,745	126,006	182,467
Occupied Housing Units	23,427	9,680	9,111	2,813	104,906	149,937
% Occupied	82%	72%	88%	49%	83%	82%
Vacant Housing Units	3,471	3,836	1,191	2,932	21,100	32,530
% Vacant	13%	28%	12%	51%	17%	18%
% Seasonal	7%	19%	8%	46%	10%	11%
Average Household Size (occupied units)	2.12	1.76	2.48	1.78	2.15	2.13

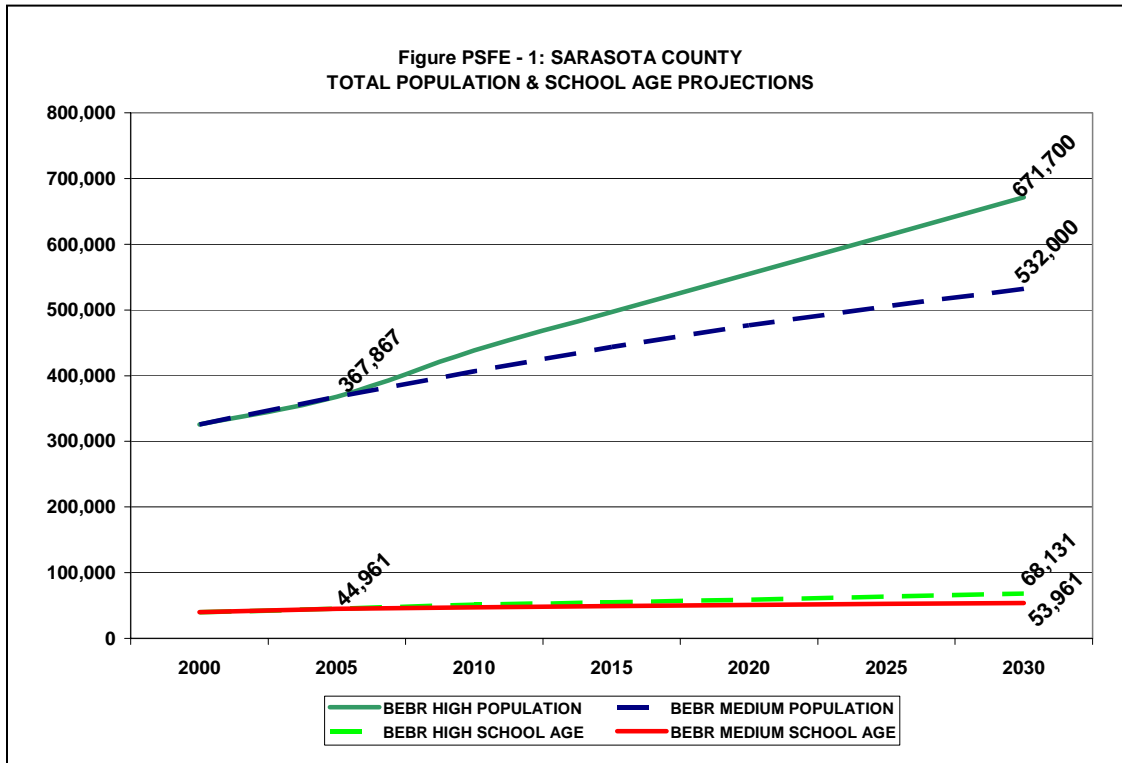
Source: US Bureau of the Census

Development Trends

The Sarasota Manatee Metropolitan Planning Organization (MPO) has projected population and housing by Traffic Analysis Zones (TAZ) with the following components.

- **2000 Base Data:** Population and housing data reconciled with the 2000 US Census. This dataset includes population, single-family housing and multi-family housing.
- **2030 Medium BEBR Projection:** Population and housing data projected to 2030 using the Medium BEBR projection. This dataset projects population, single-family housing and multi-family housing.
- **2030 High BEBR Projection:** Population and housing data projected to 2030 using the High BEBR projection. This dataset projects population, single family-housing and multi-family housing.

BEBR also projects population by age¹ as shown by **Table PFSE 3. Figure PFSE 1** shows the population and school age trend lines for Sarasota County produced by these data.

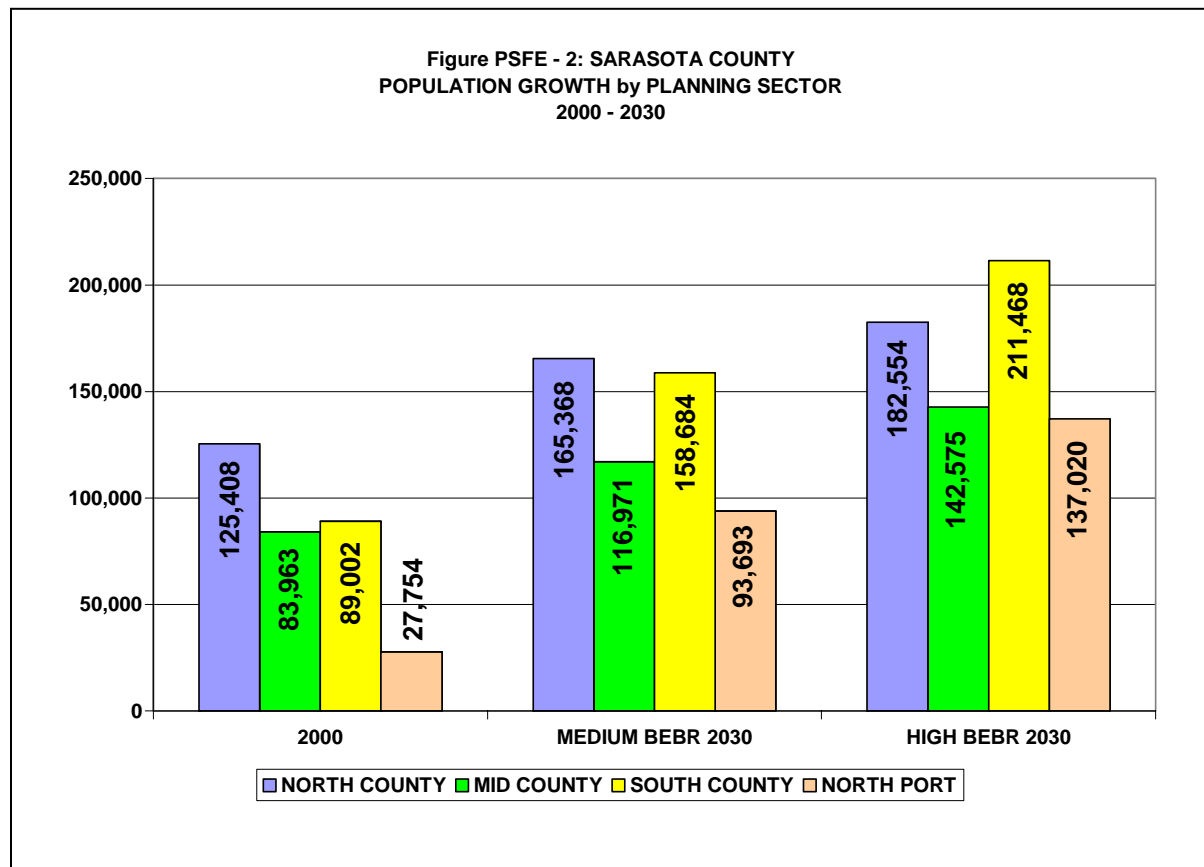


Source: Bureau of Economic & Business Research, University of Florida, Florida Population Studies, Volume 39, Bulletin 144, February 2006; Adapted by Department of Urban & regional planning, University of Florida

The Medium BEBR population projection anticipates a 25-year increase population of approximately 164,000 persons (45%) between 2005 and 2030. Correspondingly, the school age population is projected to increase by about 9,000 persons (20% increase).

If the County grows at the rate reflected by the BEBR high projection, the County would add about 304,000 residents by 2030 (83% increase). Under this scenario, the school age population would increase by over 23,000 persons (51% increase).

Figure PFSE 2 shows the projected distribution of population throughout the County. Notably, the highest amount of growth will occur within the North Port area (approximately 66,000 by 2030) representing an increase of 239%.



The student enrollment projections shown in **Table PSFE 6** are derived by the application of “student generation multipliers” shown in **Table PSFE 5** to the housing estimates and projections adopted by Sarasota Manatee MPO (using the Medium BEBR projection). These projections indicate that approximately 22,000 public school students will be added by 2030. The “student generation multipliers” used for this analysis were derived from impact fee analysis and are summarized in the **Appendix A. Appendix B** provides a comparison of student enrollment projections based on the High BEBR projections.

Table PSFE 5: Student Generation Multipliers

		All	Elementary	Middle	High
Composite Multiplier	Single Family	0.283	0.127	0.072	0.084
	Multi Family	0.061	0.029	0.016	0.015

Source: Impact Fees for Educational Facilities, Sarasota County: Henderson & Young, January 13, 2004; Composite multiplier developed by Department of Urban & Regional Planning, University of Florida

Table PSFE 6: MEDIUM BEBR 2000 - 2030 PUBLIC SCHOOL ENROLLMENT PROJECTIONS

	MEDIUM BEBR GROWTH PROJECTION								MED BEBR 30 YR GROWTH	HIGH BEBR 30 YR GROWTH
	2000	2005	2010	2015	2020	2025	2030	HIGH BEBR 2030		
NORTH COUNTY SECTOR										
POPULATION	125,408	132,068	138,728	145,388	152,048	158,708	165,368	182,554	39,960	57,146
HOUSING	65,462	68,701	71,941	75,180	78,419	81,659	84,898	91,487	19,436	26,025
PUBLIC SCHOOL STUDENTS										
ELEMENTARY	5,566	5,833	6,100	6,367	6,635	6,902	7,169	7,932	1,603	2,366
MIDDLE	3,143	3,294	3,445	3,596	3,746	3,897	4,048	4,480	905	1,337
HIGH	3,564	3,735	3,905	4,076	4,246	4,417	4,587	5,089	1,023	1,525
TOTAL	12,273	12,862	13,450	14,039	14,627	15,216	15,804	17,501	3,531	5,228
MID COUNTY SECTOR										
POPULATION	83,963	89,464	94,966	100,467	105,968	111,470	116,971	142,575	33,008	58,612
HOUSING	48,935	51,623	54,311	56,999	59,686	62,374	65,062	74,889	16,127	25,954
PUBLIC SCHOOL STUDENTS										
ELEMENTARY	4,144	4,448	4,752	5,057	5,361	5,665	5,969	7,159	1,825	3,015
MIDDLE	2,340	2,507	2,674	2,842	3,009	3,176	3,343	4,048	1,003	1,708
HIGH	2,653	2,845	3,038	3,231	3,424	3,616	3,809	4,635	1,156	1,982
TOTAL	9,137	9,800	10,464	11,130	11,794	12,457	13,121	15,842	3,984	6,705
SOUTH COUNTY SECTOR										
POPULATION	89,002	100,616	112,229	123,843	135,457	147,070	158,684	211,468	69,682	122,466
HOUSING	54,146	59,711	65,276	70,842	76,407	81,972	87,537	108,220	33,391	54,074
PUBLIC SCHOOL STUDENTS										
ELEMENTARY	5,042	5,619	6,195	6,772	7,349	7,925	8,502	10,906	3,460	5,864
MIDDLE	2,850	3,177	3,503	3,829	4,156	4,482	4,808	6,170	1,958	3,320
HIGH	3,257	3,633	4,008	4,384	4,760	5,136	5,512	7,092	2,255	3,835
TOTAL	11,149	12,429	13,706	14,985	16,265	17,543	18,822	24,168	7,673	13,019
NORTH PORT SECTOR										
POPULATION	27,754	38,744	49,734	60,724	71,713	82,703	93,693	137,020	65,939	109,266
HOUSING	14,032	19,419	24,806	30,194	35,581	40,968	46,355	62,706	32,323	48,674
PUBLIC SCHOOL STUDENTS										
ELEMENTARY	1,419	1,938	2,457	2,976	3,495	4,014	4,530	6,590	3,111	5,171
MIDDLE	803	1,096	1,389	1,682	1,975	2,268	2,562	3,730	1,759	2,927
HIGH	923	1,259	1,595	1,931	2,267	2,603	2,939	4,300	2,016	3,377
TOTAL	3,145	4,293	5,441	6,589	7,737	8,885	10,031	14,620	6,886	11,475
DISTRICT TOTAL										
	MEDIUM BEBR GROWTH PROJECTION								MED BEBR 30 YR GROWTH	HIGH BEBR 30 YEAR GROWTH
	2000	2005	2010	2015	2020	2025	2030	HIGH BEBR 2030		
POPULATION	326,127	360,892	395,657	430,422	465,186	499,951	534,716	673,617	208,589	347,490
HOUSING	182,575	199,455	216,334	233,214	250,093	266,973	283,852	337,302	101,277	154,727
PUBLIC SCHOOL STUDENTS										
ELEMENTARY	16,172	17,838	19,505	21,172	22,839	24,506	26,170	32,587	9,998	16,415
MIDDLE	9,137	10,074	11,011	11,948	12,886	13,823	14,761	18,428	5,624	9,291
HIGH	10,397	11,472	12,547	13,622	14,697	15,772	16,847	21,116	6,450	10,719
TOTAL	35,706	39,384	43,063	46,742	50,422	54,101	57,778	72,131	22,072	36,425

Schools

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

Guidelines for the Development of Schools

The Educational Facilities Survey, a school district's official list of approved projects, is required by the State at least every five years. Sarasota County School's latest survey was completed in 2005.

According to the Educational Facilities Survey, a school site should be adequate to address existing needs based on school programs and enrollment and to allow economical future expansion and development. The choice of sites for new schools is of critical importance in the overall development of a school facilities program. New sites should be located to minimize transportation and infrastructure costs and should be sized so that they provide adequate space for school buildings, stormwater retention, off street parking, queuing for parent and bus loading and unloading, and playground areas.

The Educational Facilities Survey presents minimum space requirements based on program needs, pursuant to Rule A-2.032, Florida Administrative Code, Size of Space, and Occupant Design Capacity Criteria. The minimum space requirements include student capacity, student stations, gross square footage of buildings, and facilities utilization. Student capacity is the maximum number of students a school facility is designed to accommodate. A student station is the area necessary for a student to engage in learning activities, and varies with particular types of activities. It is a measure of the use of space in schools.

According to State criteria, student capacity in elementary schools can be equated to the number of student stations, since elementary school students are assigned to one classroom throughout the day. In secondary schools, however, students move from classroom to classroom depending on their subjects. Scheduling then becomes a factor in calculating capacity as well as the number of students and student stations. Therefore, utilization factors of 90% for middle schools and 95% for high schools have been established in determining capacity.

According to the Educational Facilities Survey, the optimum size of elementary schools is 600-800 students. It is educationally and economically desirable for an elementary school to be large enough to justify a full time principal, a librarian, and instructional and clerical services. The optimum size for middle schools is 1,000-1,200 students, and for high schools it's 1,800-2,000 students.

The School Board has indicated that the operation and administration of larger schools is more economically feasible than smaller schools, so long as the educational standards are maintained. To guide its facilities planning efforts, the School Board has adopted the following minimum space requirements, which are higher than those recommended by the State:

Elementary Schools (Grades Pre-K - 5)

Student Capacity	970 (State: 600 - 800)
Student Stations	970 (State: 600 - 800)
Gross sq. ft.	137,866
Utilization	100%

Middle Schools (Grades 6-8)

Student Capacity	1,398 (State: 900 - 1,080)
Student Stations	1,553 (State: 1,000 - 1,200)
Gross sq. ft.	234,334
Utilization	90%

High Schools (Grades 9-12)

Student Capacity	2,214 (State: 1,620 -1,800)
Student Stations	2,331 (State: 1,800 -2,000)
Gross sq. ft.	361,465
Utilization	95%

Sarasota County School District reports capacity to the Department of Education using the standards of the Florida Inventory of School Houses (FISH). FISH capacity is reported in a variety of ways including: permanent satisfactory student stations, satisfactory student stations assigned to relocatables (portables) and total capacity from permanent facilities and from portables. Sarasota County uses FISH capacity for reporting purposes to the Department of Education.

However, for the purposes of implementing school concurrency the Sarasota County School Board has directed District staff to use program capacity as an alternative method for measuring the capacity of schools. This capacity measure is a more exact means of reflecting the actual programs and capacity of its schools. Program capacity is based on the actual use of a school's space, taking into account special needs students and special programs that may or may not be counted as capacity. In some instances, specialized programs may be recognized as legitimate classroom uses and therefore may add capacity to FISH. In other instances, program capacity may reduce FISH capacity. If these factors are not considered when discussing capacity, the result may be a mistaken impression that classrooms are being under- or over-utilized.

Historic Overview

The growth of the public school system is reflected in **Table PFSE 7**. As noted, 34% of the physical plant was constructed in the last 10 years with 62% constructed during the last 20 years. Only 4% of this physical plant was in place prior to 1955 (50 years).

In Sarasota County, elementary schools include pre-kindergarten through fifth grade (PK-5), while middle schools include grades 6-8, and high schools, grades 9-12. As of 2006, Sarasota County had twenty elementary schools, six middle schools, one K-8 school, five high schools, nine special education schools, and ten charter schools. **Map PSFE 4** presents the location of existing School Board facilities. Currently, there are five schools planned in North Port based on its recent growth rate. The special education schools provide various other educational programs. For instance, Oak Park specializes in the education of emotionally, physically and developmentally challenged students, while Pine View specializes in the education of gifted students.

Current State of Public Schools

The Sarasota School District currently reports the following profile for the 2005-06 school year:

Elementary	20 schools	16,289 students
Middle	6	7,157
K-8	1	1,318
High	5	10,999
Special	9	3,486
Charter Schools	10	<u>2,023</u>
TOTAL	51	41,272

As of September 2005, Florida Department of Education records indicate that the overall FISH capacity of the public school system is 53,378. Approximately 77% of this capacity is housed in permanent structures with the remaining 23% provided by relocatables.

The District maintains approximately 6.7 million sq ft of school facilities with 2.8 million sq ft of classroom space. (Refer to **Table PSFE 7**).

Table PSFE 7: Sarasota School District -Florida Inventory of School Houses (FISH) Data

PHYSICAL PLANT	
High Schools	5
Middle Schools	6
K-8 Schools	1
Elementary Schools	20
Special Schools	9
Permanent Buildings	495
Relocatable Buildings	102
Permanent Stations	41,230
Relocatable Stations	13,396

Total Stations	54,626
FISH CAPACITY	53,378
Permanent Classrooms	2,195
Relocatable Classrooms	699
Total Classrooms	2,894
TOTAL NET SQ FT	6,726,909
Permanent Net Sq Ft	6,018,257
Relocatable Net Sq Ft	708,652
Instructional Net Sq Ft	2,758,700
AGE of PHYSICAL PLANT	
% Sq Ft 1 – 10 Years Old	34%
% Sq Ft 11 – 20 Years Old	28%
% Sq Ft 21 – 30 Years Old	12%
% Sq Ft 31 – 40 Years Old	8%
% Sq Ft 41 – 50 Years Old	13%
% Sq Ft Over 50 Years Old	4%
Source: Florida Department of Education, Office of Educational Facilities, September 20, 2005	

The analysis of school capacity and its impact on adopted LOS standards presented in the PSFE is based on “permanent program capacity.” For special schools, the analysis of capacity is based on “total program capacity” which includes permanent facilities, as well as relocatables (portables). The LOS standard for schools is expressed as a percentage of student enrollment to school capacity based on its program capacity.

Whereas the Department of Education's FISH capacity is determined by formulas applied to each school's design, program capacity is a District-determined measure based upon the actual use of the school. For program capacity, the major capacity factors are constitutional class size limits, student educational needs, and staff scheduling. District staff analyzed the capacity of each school to determine its program capacity. For elementary, middle and high schools only the capacity of permanent facilities was considered. For special schools, the capacity of permanent and portable facilities was considered. Finally, the capacity of schools was adjusted based on the planned addition of permanent and relocatable spaces over the five- or ten-year period corresponding to the long term concurrency program.

At the elementary level, where students begin the day in "home room" and then go to art, music, physical education, and various supportive classes [e.g., foreign language, science lab, part-time special education, computer labs, etc.], each school's 2005-06 school year classroom usage was analyzed to derive the permanent, relocatable, and total program capacities; an average *program-to-FISH* factor was then applied to future construction projects to accurately predict their program capacities. The difference between program and FISH capacities are significant at the elementary school level because, on average, each school uses six classrooms for purposes which essentially carry little or no additional capacity. Students in those rooms for part of the day are already counted toward the school's capacity in their home room.

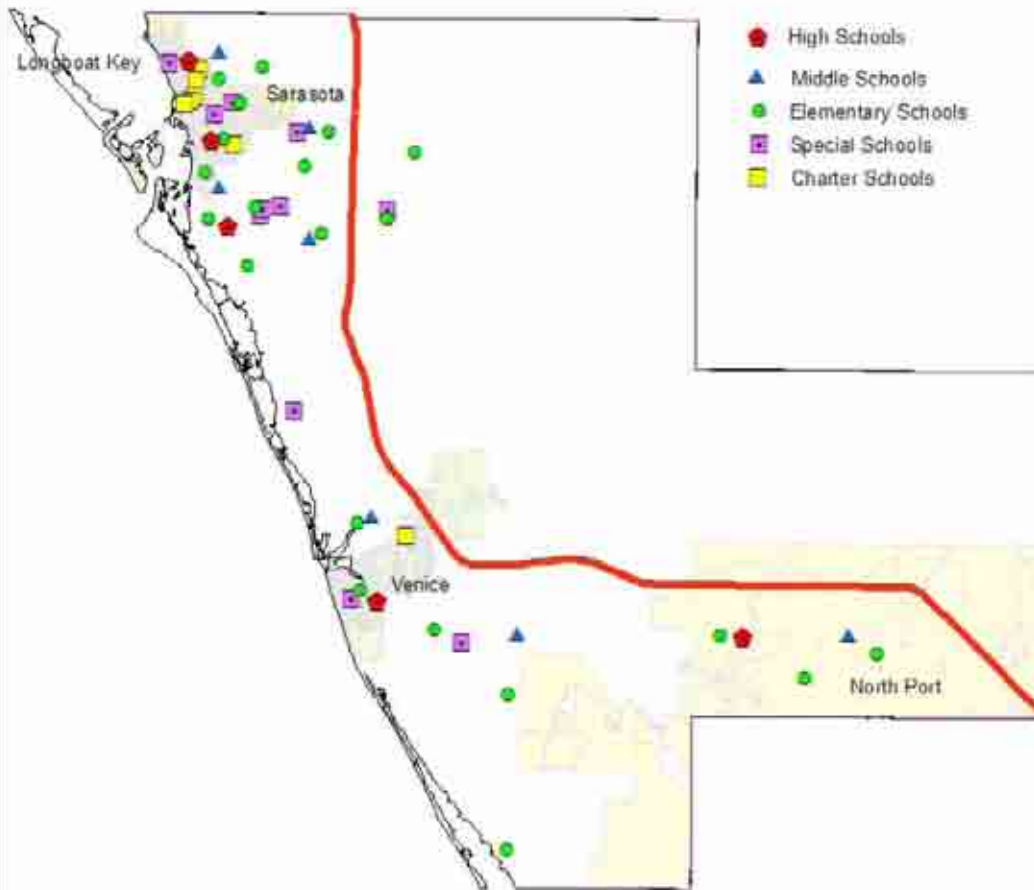
At the middle school level, Sarasota County School District implements a middle school model where a team of language arts, math, science, and social studies teachers share about 88 students for four of the six periods each day. For the other two periods, students are in “Exploratory” and other special classes. Each middle school's 2005-06 school year classroom usage was analyzed to derive the permanent, relocatable, and total program capacities; an average *program-to-FISH* factor was then applied to future construction projects to accurately predict their program capacities. The difference

between program and FISH capacities are less significant at the middle school level due to the state's 90% utilization rate applied to middle school FISH student stations.

At the high school level, Sarasota County Schools has implemented a "Small Learning Communities (SLC)" model as a means of personalizing the education of students at this critical time. Regardless of the standardization of SLC's across the District, determining the program capacity of each high school is complicated due to their various scheduling methods [e.g., traditional, block, modified block, etc.] and the extent to which some teachers "float" from one room to another to use empty classrooms when other teachers are on their planning period. Each high school's 2005-06 school year classroom usage was analyzed to derive the permanent, relocatable, and total program capacities; an average *program-to-FISH* factor was then applied to future construction projects to accurately predict their program capacities. The difference between program and FISH capacities are less significant at the high school level due to the state's 95% utilization rate applied to high school FISH student stations.

While this initial determination of program capacity was accomplished by school-by-school analysis, in future years the district will be able to utilize the new Archibus software to automatically differentiate program from FISH capacity and to systematically analyze *maximization of capacity* standards as required in statute.

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MAP PSFE 4: PUBLIC SCHOOL LOCATIONS

High Schools

Five public high schools are provided by the Sarasota County School District. A profile of these schools is shown by **Table PSFE 8**. Their locations and attendance zones are illustrated by **Map PSFE 5**.

<i>School Name</i>	<i>Permanent Program Capacity</i>	<i>2005-06 Enrollment</i>	<i>Permanent Program Capacity Level of Service (%)</i>
Booker High	1,436	1,603	112%
North Port High	2,056	2,040	99%
Riverview High	2,254	2,618	116%
Sarasota High	2,404	2,592	108%
Venice High	1,697	2,146	126%
High Total	9,847	10,999	112%

Source: Sarasota County Public Schools

The permanent program capacity of the Sarasota County high schools is 9,847 student stations. The 2005-06 reported enrollment within the five high schools is 10,999 students. On a district-wide basis, Sarasota County's high schools are operating at 112% of their permanent program capacity. With the exception of North Port High, student enrollments at high schools exceed the program capacity for permanent facilities.

Middle Schools

Six public middle schools and one K-8 school (Laurel Nokomis) are provided by the Sarasota County School District. A profile of these schools is shown by **Table PSFE 9**. Their locations and attendance zones are illustrated by **Map PSFE 6**.

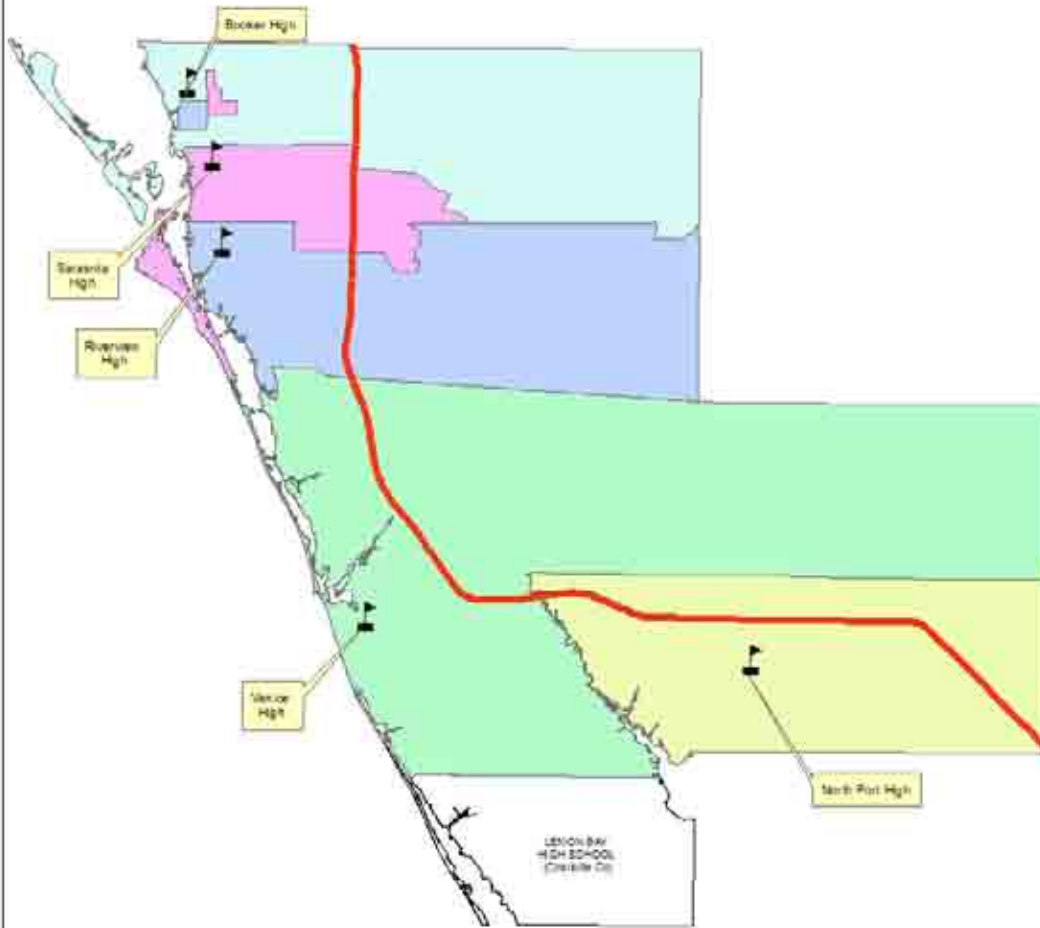
The 2005-06 reported enrollment within the six middle schools and the 6-8 classrooms assigned to Laurel Nokomis is 7,716 students. On a district-wide basis, Sarasota County's middle schools are operating at 109% of their permanent program capacity. With the exception of Booker Middle and Brookside Middle, student enrollments at middle schools exceed the program capacity for permanent facilities.

<i>School Name</i>	<i>Permanent Program Capacity</i>	<i>2005-06 Enrollment</i>	<i>Permanent Program Capacity Level of Service (%)</i>
Booker Middle	1,417	1,005	71%
Brookside Middle	1,136	1,071	94%
Heron Creek Middle	1,305	1,844	141%
Laurel Nokomis Middle⁶	392	559	143%
McIntosh Middle	1,080	1,093	101%
Sarasota Middle	986	1,249	127%
Venice Middle	780	895	115%
Middle Total	7,096	7,716	109%

Source: Sarasota County Public Schools

⁶ Laurel Nokomis serves K-8. Enrollment and capacity is prorated between elementary and middle school components

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MAP PSFE 5: HIGH SCHOOL ATTENDANCE ZONES

SARASOTA COUNTY



MAP PSFE - 6: MIDDLE SCHOOL ATTENDANCE ZONES

Elementary Schools

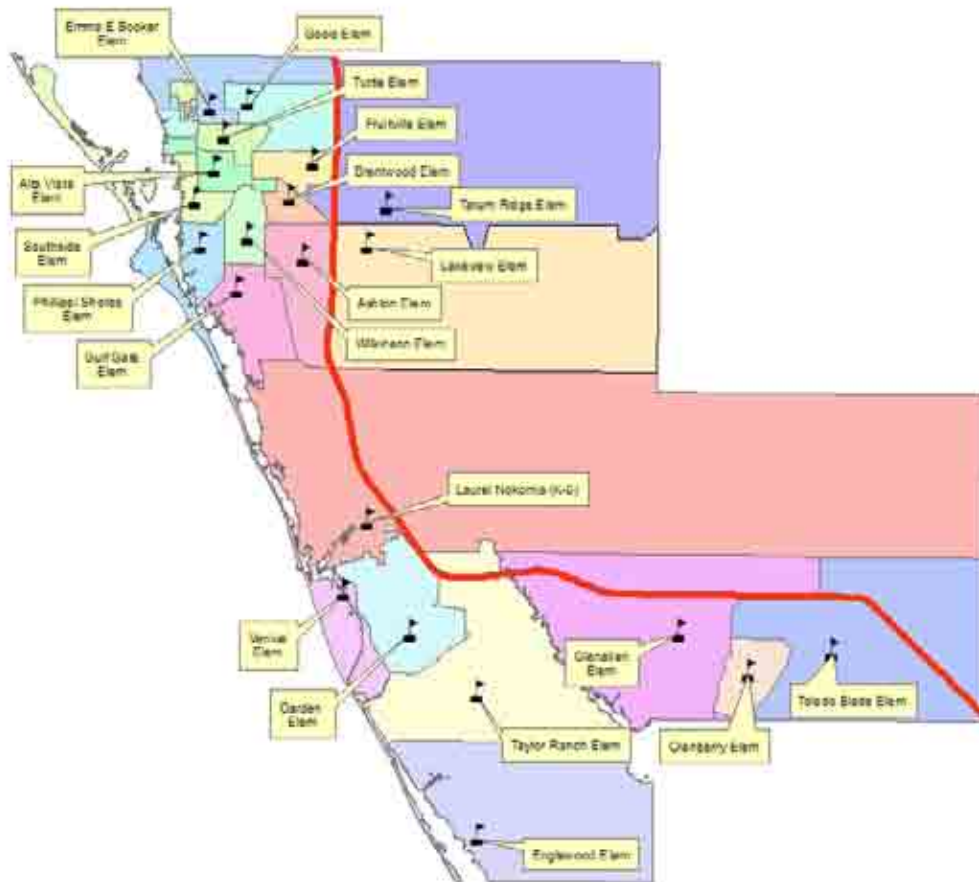
Twenty public elementary schools and one K-8 school (Laurel Nokomis) are provided by the Sarasota County School District. A profile of these schools is shown by **Table PSFE 10**. Their locations and attendance zones are illustrated by **Map PSFE 7**.

The 2005-06 reported enrollment within the 20 elementary schools and the K-5 classrooms assigned to Laurel Nokomis is 17,048 . On a district-wide basis, Sarasota County's elementary schools are operating at 134% of their permanent program capacity. With the exception of Brentwood Elementary, Englewood Elementary and Phillippi Shores Elementary, student enrollments exceed program capacity for permanent facilities.

<i>School Name</i>	<i>Permanent Program Capacity</i>	<i>2005-06 Enrollment</i>	<i>Permanent Program Capacity Level of Service (%)</i>
Alta Vista Elem	632	706	112%
Ashton Elem	678	897	132%
Brentwood Elem	868	815	94%
Cranberry Elem	646	858	134%
EE Booker Elem	620	664	107%
Englewood Elem	552	486	88%
Fruitville Elem	578	675	117%
Garden Elem	404	642	159%
Glenallen Elem	682	1,269	186%
Gocio Elem	506	914	181%
Gulf Gate Elem	762	861	113%
Lakeview Elem	534	828	155%
Laurel Nokomis K-8	542	759	140%
Phillippi Shores Elem	592	575	97%
Southside Elem	288	675	234%
Tatum Ridge Elem	672	696	104%
Taylor Ranch Elem	672	871	130%
Toledo Blade Elem	778	1,510	194%
Tuttle Elem	514	884	172%
Venice Elem	610	673	110%
Wilkinson Elem	610	780	128%
Elementary Total	12,740	17,048	134%

Source: Sarasota County Public Schools

SARASOTA COUNTY



MAP PSFE 7: ELEMENTARY SCHOOL ATTENDANCE ZONES

Special Purpose Schools

Sarasota County School District operates nine special schools and programs providing a variety of educational services. These schools and programs are as listed in **Table PSFE 11**. Special schools and programs are available to students on a district-wide basis. Additionally because of the program characteristics several of these special schools and programs do not provide permanent classrooms but rather rely solely on portables. Consequently total program capacity is considered in evaluating the level of service for special schools and programs. With the exception of Bay Haven and Pineview, all special purpose schools are operating within their program capacity

Table PSFE 11: 2006 Inventory of Sarasota County Public Special Schools & Programs

<i>School Name</i>	<i>Total Program Capacity</i>	<i>2005-06 Enrollment</i>	<i>Total Program Capacity Level of Service (%)</i>
CYESIS	149	144	97%
Gulf Coast Marine	40	35	88%
Infinity Middle	45	29	64%
Oak Park School	420	385	92%
Bay Haven	536	570	106%
Phoenix Academy	200	157	79%
Pine View	1,891	2,061	109%
TRIAD - North	70	60	86%
TRIAD - South	60	45	75%
Total Special	3,411	3,486	102%

Source: Sarasota County Public Schools

Charter Schools

The Sarasota County School District charters ten schools to be operated by private organizations. Although charter schools are public schools, the enrollment within these schools is excluded from the Capital Outlay Full Time Equivalent (COFTE) counts and projections provided by the Florida Department of Education (DOE). Charter school facilities are not required to meet the building standards of public schools nor are their curriculum dictated by the District. The capacities of charter schools are self reported. Additionally, there are no uniform standards for reporting charter school capacity.

Table PSFE 12 provides an inventory of charter schools within Sarasota County.

Table PSFE 12: Charter Schools

<i>Name</i>	<i>Capacity</i>	<i>2005-06 Enrollment</i>	<i>2010-11 Projected Enrollment</i>
Island Village Montessori	350	314	299
Island Village Montessori Middle	80	31	132
Island Village Montessori North	45	22	324
Richard Milburn Academy	150	101	130
Goodwill – Manasota Transition		0	45
Sarasota Military Academy	475	447	420
Sarasota School of Arts & Sciences	669	570	594
Sarasota Suncoast Academy	164	165	324

Student Leadership Academy	390	166	288
Suncoast School for Innovative Studies	300	207	215
Total	2,623	2,023	2,771

Source: Charter Schools in Sarasota County

Relocatables (Portables)

The District addresses capacity deficiencies and other program needs at individual schools by the use of relocatables or portables. As shown by **Table PSFE 13**, the District uses a total of 702 relocatables providing 13,371 student stations. **Appendix C** provides a break-down of the use of portables by school and school type.

Table PSFE 13: 2006 Use of Relocatables

School	No of Relocatables	Student Stations
High Total	80	1,713
Middle Total	133	2,597
Elem Total	382	6,970
Special Total	107	2,091
District Total	702	13,371

Source: Sarasota County School District

Ancillary Facilities

Ancillary facilities provide general support for the operation of the District not related to individual schools. An inventory of these facilities is provided by **Table PSFE 14**.

Table PSFE 14: Ancillary Facilities Inventory

Facility	Building Size (sq ft)	Site Size (acres)
Construction & Facilities Services	26,000	6.7
Educational Services Center	77,500	6.0
Central Administration/ The Landings	95,451	8.6
17 th Street Bus Depot	7,680	5.5
South County Maintenance/ Transportation	48,200	71.0
Taylor Ranch Bus Depot	3,200	4.0
Total Inventory	258,031	101.8

Source: Sarasota County School District, Henderson & Young, Impact Fees for Educational Facilities in Sarasota County, January, 2004

Summary of School Facilities

Table PSFE 15 provides a summary of the capacity, enrollment and level of service district-wide for the high, middle, elementary and special purpose schools operated by the district. The district-wide capacity for charter schools is also provided. As noted, elementary, middle and high schools are generally operating at enrollment levels that exceed 100% of their permanent program capacity.

School Type	Permanent Program Capacity	2005-06 Enrollment	Permanent Program Capacity Level of Service (%)
High Total	9,847	10,999	112%
Middle Total	7,096	7,716	109%
Elementary Total	12,740	17,048	134%
Special Total	2,790	3,486	125%
Charter Schools	2,623 ¹	2,023	77%
All Schools	35,096	41,272	118%
Source: Sarasota County Public Schools			
¹ Self-reported			

Relationship to Sarasota County and Municipalities

Future Land Use Element / Future Land Use Map

The municipalities of Sarasota, Venice, North Port and Longboat Key and Sarasota County each maintain a comprehensive plan and implement land development regulations consistent with Florida statutes and rules. Each of the municipalities have incorporated school siting and coordination policies in their comprehensive plans. Sarasota County has incorporated public schools in the framework of the Comprehensive Plan by including schools in the Public Buildings and Related Facilities Chapter. This section provides a summary of the current status of these programs as they relate to school facilities planning and coordination.

Summary of Objectives and Policies related to Public Schools – Sarasota County

Public Buildings and Related Facilities Element	
Objective 2.1	Establishes Levels of Service standards pursuant to the provisions of Rule 9J-5.0055(1)(a)
Policy 2.1.1	Guidelines for the space needs of school facilities.
Objective 2.2	Establishes mechanisms designed to coordinate with the Sarasota County School Board, in order to provide, compatibility between local land use and public school planning.
Policy 2.2.1	Facilitates the continued School Board participation in the development review process.
Policy 2.2.2	Coordinates various development and review processes as required by Sections 235.19 and 235.193, Florida Statutes.
Policy 2.2.3	States that Sarasota County will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property pursuant to Section 235.193, Florida Statutes.
Policy 2.2.4	Addresses the location of institutional facilities, public schools will be an allowable use within the Urban Service Area, as designated on the Future Land Use Map consistent with Future Land Use Policy 3.4.1.
Policy 2.2.5	Protects schools from the intrusion of incompatible land uses.
Policy 2.2.6	Provision of bicycle and pedestrian access to public schools consistent with Objective 1.4. and Policies 1.4.1. through 1.4.4. of the <u>Transportation Plan in Apoxsee</u> , and Chapter 234.021, Florida Statutes.

Policy 2.2.7	Provision of sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools.
Policy 2.2.8	Permits the joint-use of school sites and County facilities with similar facility needs, such as libraries, parks and recreation facilities, and health care facilities.
Policy 2.2.9	Coordinates Sarasota County with the School Board to determine the feasibility of alternative funding sources for the school district's capital needs, including but not limited to, incorporating public schools in the County's impact fee system, as allowed by law.
Policy 2.2.10	States coordination between Sarasota County and the Sarasota County Schools during updates or amendments to the Sarasota County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.
Future Land Use Element	
Objective 4.1	Establishes and implements planning programs which address development and redevelopment opportunities.
Policy 4.1.5	Expands the Community Planning Program so that plans will have been completed for all developed areas within the designated Urban Service Areas by the end of Fiscal Year 2000-01.
Capital Improvements Plan Element	
Objective 1.3	Conditions for the issuance of development orders and building permits based upon the availability of those public facility types explicitly required in Rule 9J-5, Florida Administrative Code and the maintenance of adopted Level of Service (LOS) standards.
Policy 1.3.3	Pursues negotiations with the Sarasota County School Board toward the establishment of an inter-local agreement which would set regulatory levels of service for school facilities consistent with other appropriate provisions of the comprehensive plan.
Objective 1.4	Ensure that future development pays a proportionate share of the costs of capital facility capacity via impact fees and other legally available and appropriate methods in development conditions.
Policy 1.4.4	Investigates the feasibility of implementing impact fees, or similar mechanisms, for additional public facility types.
Intergovernmental Coordination Element and Citizen Participation	
Objective 1.1	Establishes a formal process for intergovernmental coordination between the County, its municipalities, and other units of local government.
Policy 1.1.1	Maintains the formation of a Sarasota County Council of Governments as a forum for discussion of issues of mutual interest and benefit and coordinate with the governing bodies of the Cities of Sarasota, Venice, and North Port; the Town of Longboat Key; and the Sarasota County Board of Public Instruction in the formation of such a council.
Policy 1.1.4	The County will recognize campus master plans prepared pursuant to Chapter 240.155, Florida Statutes.
Objective 1.2	Maintains the implementation of procedures that ensure the County's Comprehensive Plan is coordinated with the comprehensive plans of the County's municipalities; adjacent counties; the School Board of Sarasota

	County; the Sarasota-Manatee Metropolitan Planning Organization; and the Southwest Florida Regional Planning Council.
Policy 1.2.1	Maintains the establishment of a Comprehensive Planning Committee with representation from the professional staffs of the County; the Cities of Sarasota, Venice, and North Port; the Town of Longboat Key; the School Board of Sarasota County; and the Sarasota-Manatee Metropolitan Planning Organization.
Policy 1.2.2	Encourages participation from Manatee, Charlotte, and DeSoto Counties and the Southwest Florida Regional Planning Council on the Comprehensive Planning Committee.
Policy 1.2.3	Maintains review procedures for the review of comprehensive plans and comprehensive plan amendments of the County's municipalities, adjacent counties, and the School Board of Sarasota County.

Summary of Objectives and Policies related to Public Schools – North Port

Capital Improvements Element

Objective 4	Coordinates the City's management of its fiscal resources and land use decisions to ensure the provision of capital improvements as identified in the City's CIP and the to maintain adopted Level of Service standards for future development.
Policy 4.17	Instructs the City to meet with the Sarasota School Board and staff to deal with issues unique to North Port and the School Board's provision of schools within the City Limits and joint planning areas.

Future Land Use Element

Objective 1	Directs future development activities in appropriate areas as depicted on the Future Land Use Map, and encourages the use of innovative land development regulations.
Policy 1.11	Allows Public school facilities in the Low, Medium, and High Density Residential; Activity Center; and Public designations on the Future Land Use Map.
Objective 4	Establishes City-wide and neighborhood specific policies addressing development and redevelopment efforts, safety, stability, property values, mobility and aesthetic controls.
Policy 4.8	Coordinates the City and the Sarasota County School Board to ensure that future schools located within the city are "neighborhood friendly."
Objective 13	States that any property under unified ownership or united application within the City, which can meet the minimum requirements to form a village, town center, and neighborhoods contributing to the formation of a village, may receive a Village Land Use Classification.
Policy 13.1	States the general Community Planning Principles Each Village must adhere.
Policy 13.2	Stipulates the location, design, size, and formulation of a Town Center and Village District Pattern Plan prior to development.
Policy 13.3.1	Stipulates the location, design, size, and formulation of a Village and school siting requirements.
Policy 13.3.2	Stipulates the location, design, size, and formulation of a Rural Village and school siting requirements.
Policy 13.5.1	States that area set aside for commercial development shall be in addition to

	that required for any civic use.
Policy 13.5.2	Stipulates the location, design, size, and formulation of a Village Center and school siting requirements.
Policy 13.6	Establishes detailed Village boundaries through the adoption of a Village District Pattern Plan (VDPP), and its components, design, and location.
Concurrency / Extension of Facilities	
Objective 6	Issues development orders and permits for future development activities only if infrastructure facilities necessary to meet level of service standards are available concurrent with the impacts of the development.
Policy 6.2	The platting of additional residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.
Intergovernmental Coordination Element	
Objective 1	Exercises the appropriate mechanisms with other jurisdictions which are needed to manage growth, adjacent development impacts, and maintain adopted level of service standards.
Policy 1.1	Continues inter-local agreement, and expands cooperation as necessary, with the Sarasota County School Board regarding such matters as bussing and facility and site planning, including elementary, middle, and high schools.
Policy 1.2	Maintains the appropriate level of responsibility for maintenance and expansion of shared facilities.
Objective 10	Improves coordination with the City and affected appropriate governments and agencies to maximize their input into the development process and mitigation of potential adverse impacts of future development activities.
Policy 10.4	Coordinates Sarasota County Board to ensure optimum school facilities and services are provided within the City of North Port.
Policy 10.6	Supports the development of campus-style educational facilities which clusters elementary, middle and high school facilities on one self-contained geographic area, and encourages other appropriate government or public uses adjacent to the school campus.
Policy 10.7	Coordinates planning efforts with the City and the Sarasota County School Board to provide the logical assembly of adequate lands, necessary infrastructure, and pedestrian friendly facilities.
Policy 10.8	Coordinated the City with the Sarasota County School Board to develop a feasibility study for planned and future Public lands, Prior to the year 2000.
Objective 11	By 2000, solutions to problems inherent to platted lands as identified by a DCA, Regional Planning Council financed feasibility study, shall be considered for adoption by the City Commission to ensure compliance with the State and Regional Comprehensive Plans.
Policy 11.13	States that if Sarasota County does not return the tax lots to City control, at no cost to the City, then the City shall encourage the County to use the lots for other uses.
Recreation and Open Space Element	
Objective 2	Establish general priorities for the development of a community park system to meet the park and recreational needs of present and projected resident populations.
Policy 2.2	Establishes recreational linkages between neighborhoods and existing and

	proposed community parks, schools, City Center and multi-purpose buildings, and conservation areas by utilizing facilities including but not limited to: roadways, pathways, greenways, pedestrian bridges, and waterways.
Policy 2.4	Where it is determined to be financially feasible, the assembly and consolidation of community park lands adjacent to existing and proposed school sites, and City-owned properties shall be encouraged.
Objective 9	Coordinates other government agencies and the private sector to implement park acquisition, construction, maintenance, and preservation plans.
Policy 9.2	Coordinates the Sarasota County School Board and the Sarasota County Department of Parks and Recreation to provide recreation facilities and programs at the Glen Allen Elementary School, Toledo Blade Elementary School, Multi-purpose building, and other future appropriate public sites and facilities.

Summary of Objectives and Policies related to Public Schools – Venice

Objective 1	Coordinates Development patterns with the provision of utilities and public facilities and compatible with the physical characteristics of the City of Venice.
Policy 1-5	Ensures that the demand for new or expanded school facilities which result from additional City residential growth is accommodated through coordination with the School District..

Summary of Objectives and Policies related to Public Schools – City of Sarasota

Neighborhood Chapter

Objective 8	Coordinates the City with the School Board of Sarasota County to provide a high quality education for children of City residents.
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Housing Chapter

Objective 3	Directs the City to pursue actions that maintain and attract moderate and middle income families.
Policy 3.1	Coordinates the City with the School Board of Sarasota County to provide a high quality education for children of City residents.

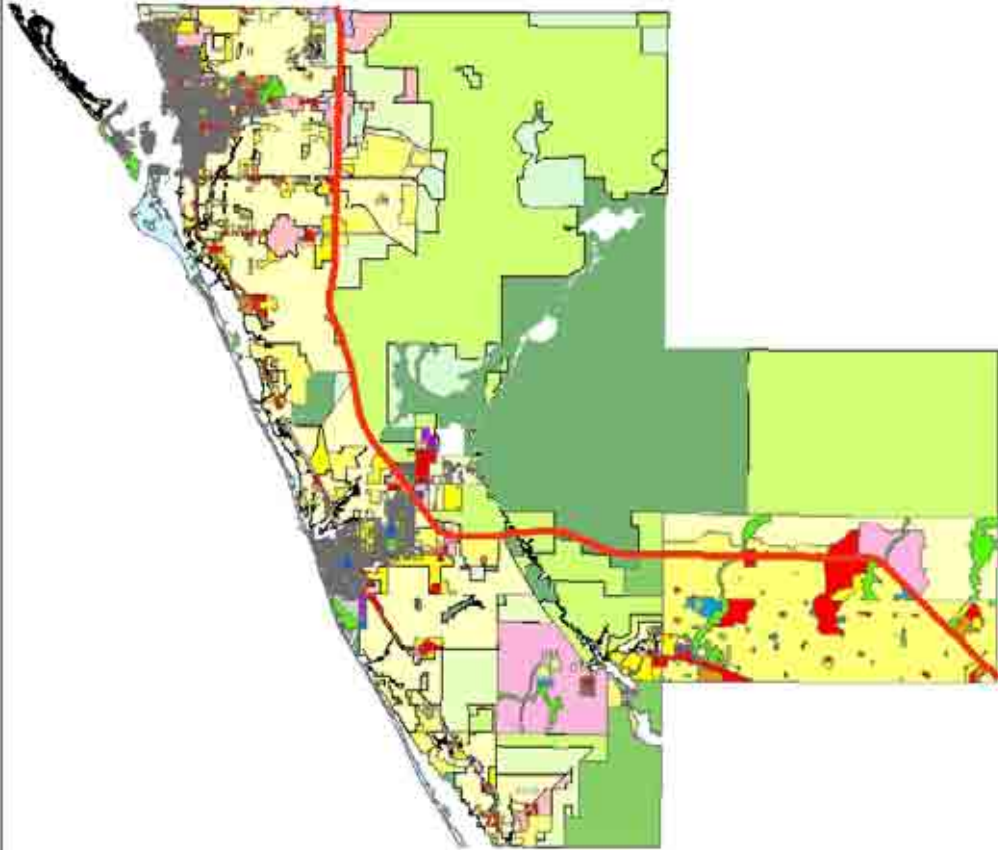
Recreation and Open Space Chapter

Objective 4	Coordinates the City with other public agencies and the private sector in the acquisition and development of open spaces and recreation facilities with the Future Land Use Chapter.
Policy 4.1	Coordinates development and maintenance of open spaces and recreation facilities with the private sector.
Objective 6	Implements the Parks and Connectivity Master Plan to develop, maintain, and improve upon the recreational system of parks, trails, and open spaces.
Policy 6.1	The City will develop a new park east of Tuttle Avenue that will include basketball courts, a playground, a family aquatic center, and open space.

	The park should be located proximate to residential uses and existing recreation facilities or schools.
Transportation Chapter	
Objective 6	Provides safe and convenient pedestrian and bicycle networks including links to schools, recreational facilities, bus stops, and major trip generators.
Policy 6.1	Lists and identifies sidewalk needs.
Objective 2	Coordinates the City with the School Board of Sarasota County on actions that have mutual impacts.
Policy 2.1	Expands the collaborative planning process with the School Board of Sarasota County and the City.
Policy 2.2	Mandates the inter-local agreement.
Policy 2.3	Coordinates the City with the School Board of Sarasota County to provide high quality education for children of City residents.
Housing Chapter	
Objective 8	Maintains partnerships with county, state and federal government agencies, and local institutions.

Map PSFE 8 shows a composite Future Land Use Map. The categories are generalized and the color code reconciled to reflect general land use types and densities.

SARASOTA COUNTY



MAP PSFE 8: COMPOSITE FUTURE LAND USE

Coordinated Planning Techniques

School planning is about providing adequate facilities, supporting network and services to meet the demands of growth and ensure a quality education for Florida's residents. In 2002, Governor Jeb Bush identified school planning as a critical issue facing Florida's communities and proposed legislation that required a comprehensive focus on school planning by requiring coordination of information.

The legislation requires local governments and school boards to enter into interlocal agreements that address school siting, enrollment forecasting, school capacity, infrastructure, collocation and joint use of civic and school facilities, sharing of development and school construction information, and dispute resolution and oversight.

In 2003, Sarasota County, the Town of Longboat Key, the City of North Port, the City of Sarasota, the City of Venice, and the School Board adopted the Interlocal Agreement for Public School Facility Planning. The process to adopt and implement the interlocal agreement has improved the working relationships between the County, School District and Municipalities and has led to a better understanding of each other's issues and concerns.

The result has been better understanding and cooperative decision making for school projects, collaborative initiatives to purchase lands and utilize existing County- and School Board-owned lands, better coordination of neighborhood compatibility and infrastructure with school projects, and improved data sharing. Coordinated planning efforts are leading to improved timing of sidewalk projects, improved traffic flow surrounding schools, improved buffers with school neighbors, and improved sensitivity for historical structures.

Along with the coordination prompted by the interlocal agreement, Section 163.3174, Florida Statutes, requires the local planning agency, which in Sarasota County is the Planning Commission, include a representative of the school district as a nonvoting member. This membership, along with the school board's review of development approval plans, keeps the School Board up-to-date on land use decisions that could affect future student populations.

Section 163.3177 (6) (a), Florida Statutes, requires that the future land use element of the comprehensive plan clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories where public schools are an allowable use, a local government is required to include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

The following three policies within the Future Land Use Chapter of the County's comprehensive plan discuss the appropriate locations for institutional uses:

- Policy 3.5.1. – public and civic uses “may be located within designated Commercial Centers, Commercial Corridors, Office/Multi-Family Residential, Light Office Areas, and Town and Village Centers;
- Policy 3.5.4. – public and civic uses “shall generally be limited to the Urban Service Area”; and
- Policy 3.5.3. – public and civic uses “shall be permitted in Semi-Rural areas, only when such development provides regional services.”

It is generally accepted that elementary schools should be located within residential neighborhoods. Middle and high schools, however, have a greater impact on the neighborhoods due to their increased size, traffic, sports events, and student movement. These schools are better suited to be located at the periphery of neighborhoods to serve a larger area and on larger roadways, such as collector and arterial roads. Schools operated by the School Board of Sarasota County are allowed in any Future Land Use designation, with the exception of Rural, provided they are rezoned to the Government Use (GU) zoning district. Schools located in districts other than the GU zoning district are guided by the use table found in the Sarasota County Zoning Ordinance.

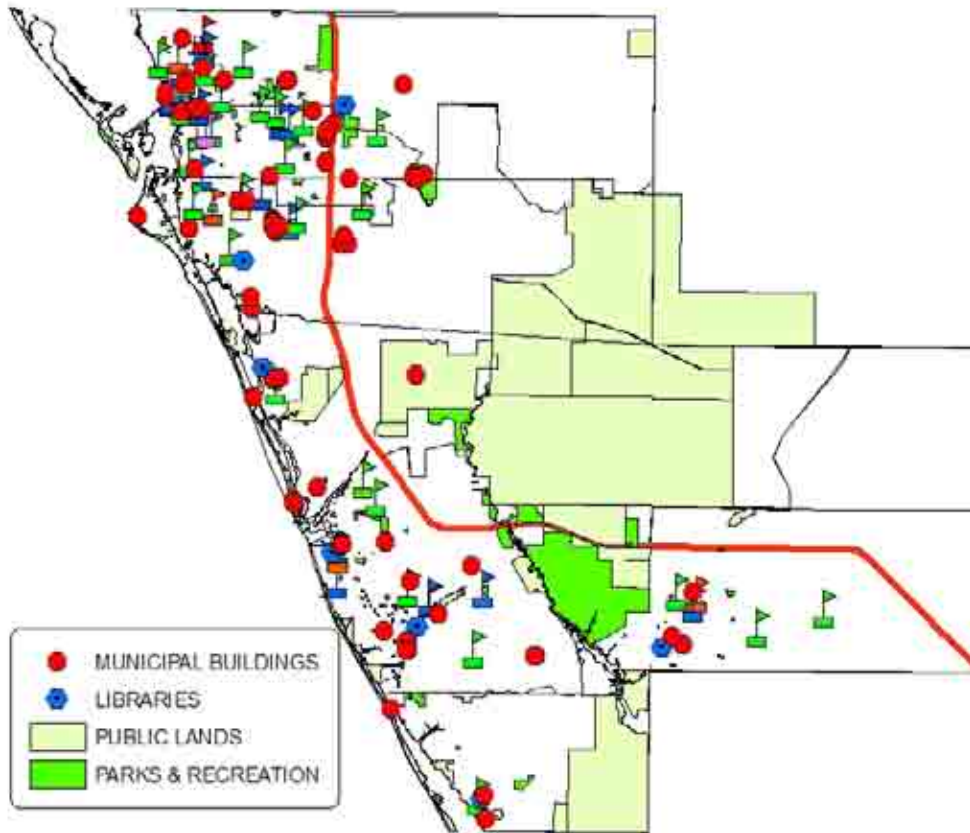
Co-location and Shared Use of Schools

Building schools for multiple purposes can serve the needs for both education and the community. Opportunities may exist to co-locate schools with compatible public facilities, such as parks, recreation, libraries and other community facilities. Joint use of school board and local government facilities and the creation of community-based programs with school facilities can enrich community life and provide a cost effective way to expand facilities.

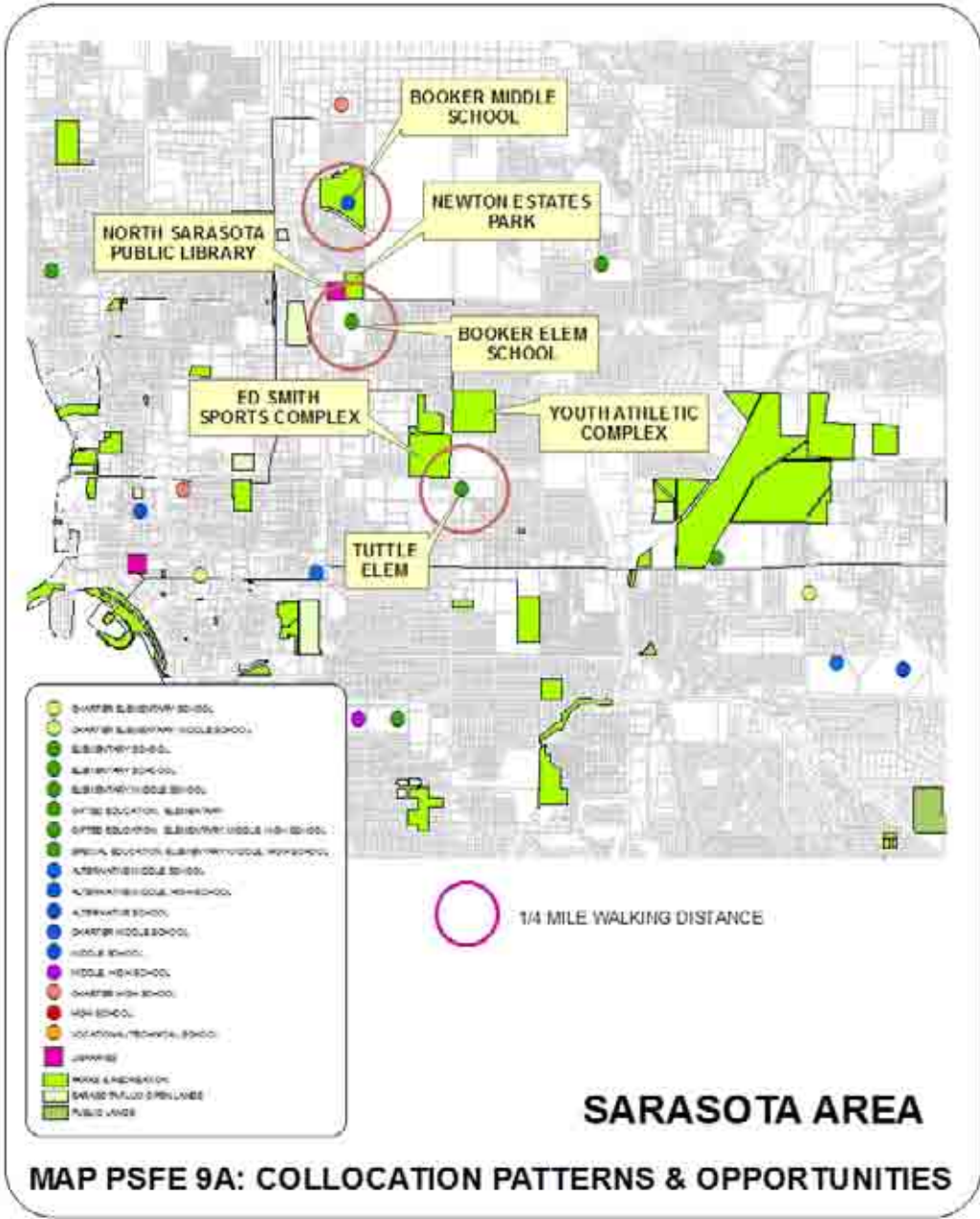
The quality of schools can affect residential growth patterns, impact urban sprawl and can provide a catalyst in neighborhood revitalization. Successful neighborhoods incorporate schools and recreation and park sites within their boundaries. Linking schools with parks and recreation areas and other community facilities such as libraries can enhance the educational environment and bring the school closer to the community.

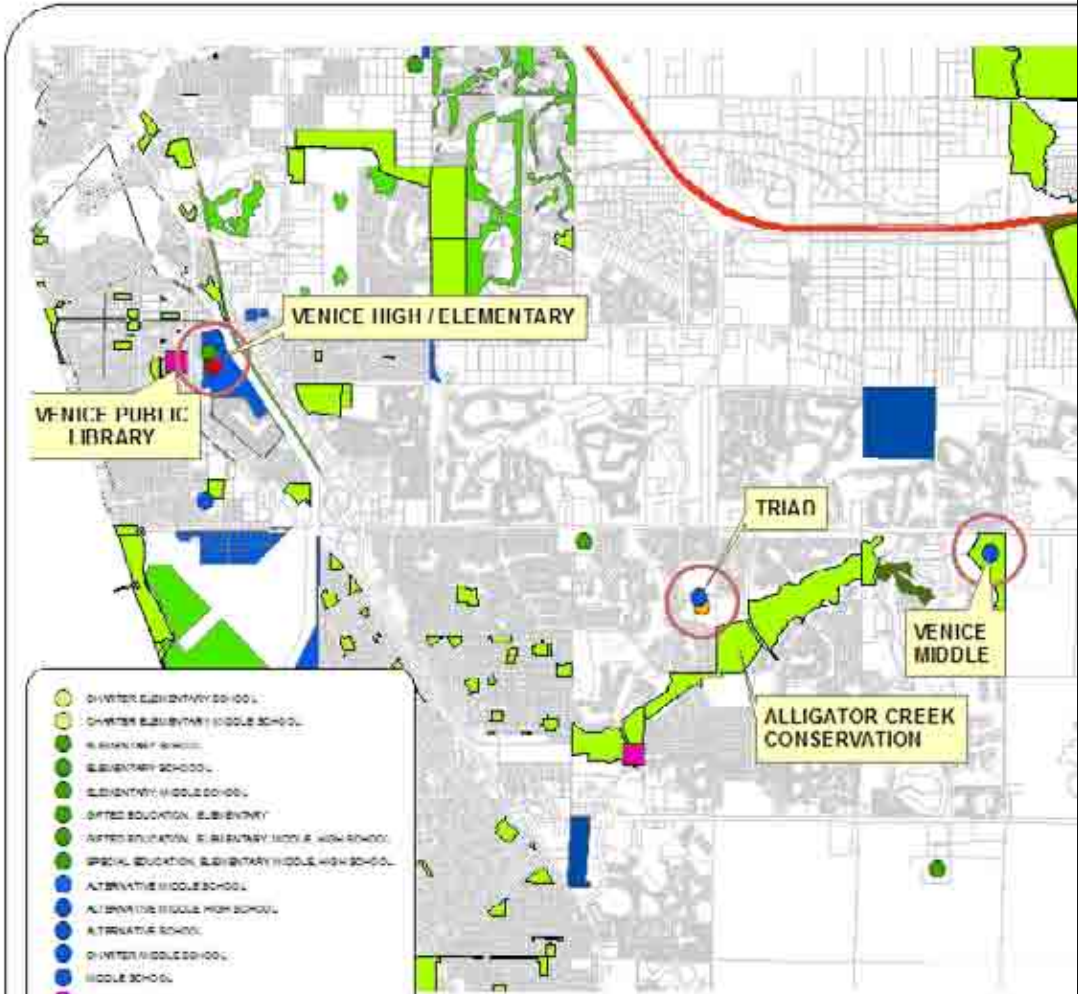
Map PSFE 9 and **Maps 9A through 9D** illustrates existing collocation opportunities throughout the County. These maps indicate schools and complimentary public facilities such as libraries and parks are frequently located in close proximity offering opportunities for shared use.

SARASOTA COUNTY



MAP PSFE 9: COLLOCATION PATTERNS & OPPORTUNITIES



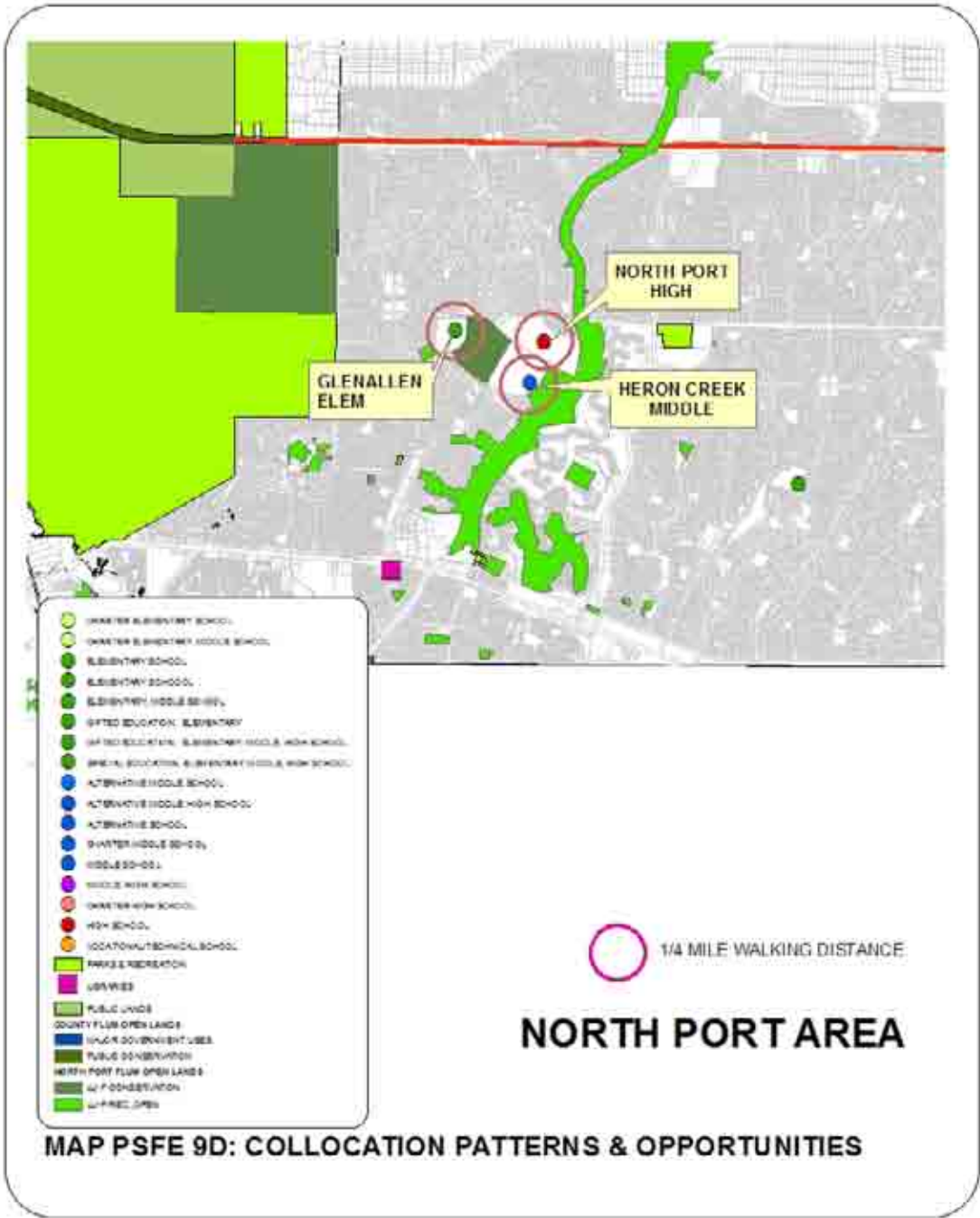


- CHARTER ELEMENTARY SCHOOL
- CHARTER ELEMENTARY MIDDLE SCHOOL
- K-12 BLENDED SCHOOL
- ELEMENTARY SCHOOL
- ELEMENTARY MIDDLE SCHOOL
- GIFTED EDUCATION, ELEMENTARY
- GIFTED EDUCATION, ELEMENTARY MIDDLE HIGH SCHOOL
- SPECIAL EDUCATION, ELEMENTARY MIDDLE HIGH SCHOOL
- ALTERNATIVE MIDDLE SCHOOL
- ALTERNATIVE SCHOOL
- CHARTER MIDDLE SCHOOL
- MIDDLE SCHOOL
- MIDDLE HIGH SCHOOL
- CHARTER HIGH SCHOOL
- HIGH SCHOOL
- VOCATIONAL/TECHNICAL SCHOOL
- PARKS & RECREATION
- LIBRARY
- PUBLIC LANDS
- VENICE LUM OPEN LANDS
- CONSERVATION
- OPENWATER/WHY BUY BY
- PUBLIC BUILDINGS & FACILITIES
- RECREATION/ OPEN SPACE
- COUNTY PLUM OPEN LANDS
- HUD/GOVERNMENT USES
- PUBLIC CONSERVATION

○ 1/4 MILE WALKING DISTANCE

VENICE AREA

MAP PSFE 9C: COLLOCATION PATTERNS & OPPORTUNITIES



Emergency Shelters

New educational facilities located outside a category 1, 2 or 3 evacuation zone are required to have core facility areas designed as Enhanced Hurricane Protection Areas unless the facility is exempted based on a recommendation by the local emergency management agency or the Department of Community Affairs. Certain factors are considered to qualify for the exemption, such as low evacuation demand, size, location, accessibility, and storm surge. For example, schools within counties that have adequate shelter capacity may be exempt. **Table PSFE 16** provides an inventory of schools that serve as emergency shelters.

Table PSFE 16: Schools as Emergency Shelters

Ashton Elementary
Bishop Nevins Academy
Booker High
Booker Middle
Brookside Middle
Garden Elementary
Gulf Gate Elementary
Lakeview Elementary
Glenallen Elementary
Heron Creek Middle
North Port High
Phillippi Shores Elementary
Pine View School
Sarasota High
Sarasota Middle
Tatum Ridge Elementary
Taylor Ranch Elementary
Tuttle Elementary

Source: GIS Data provided by Sarasota County Government