

**Estero, Adjacent Local Government,
and State and Regional Plan
Consistency Narratives
Exhibit E**

School Facilities – Comprehensive Plan Map Amendment

E - Estero, Adjacent Local Government, and State and Regional Plan Consistency Narratives

Estero Comprehensive Plan Consistency

The subject property is a ±68.5 acre site located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. The School District of Lee County purchased the site in 2003 to fulfill demands for school capacity in the growing Estero area. The subject site is currently designated with two different Future Land Use categories: ±64.2 acres is designated Village Neighborhood 2, and ±4.3 acres is designated Wetlands. These designations are calculated to allow 381 dwelling units a maximum eligible densities, which would correspond to added population in the Village.

To allow the development of the proposed schools, a Map Amendment is proposed to re-designate the site to the Public Facilities Future Land Use designation. Approval of this amendment will reduce the potential population growth associated with current Future Land Use designations, thus the proposal is not impacting the population capacity of the Future Land Use Map.

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the following goals, objectives, standards and policies set forth in the Village of Estero Comprehensive Plan:

FLU-1.2.5 PUBLIC FACILITIES. Public Facilities areas include the publicly owned lands within the Village that are developed or anticipated for development to serve public purposes such as public schools, library, post office, fire station, utility sites, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel in coordination with the Village's zoning and permitting provisions for these facilities. Development (except schools) must not exceed 1 FAR.

The subject site is publicly owned and is anticipated for development to serve public school purposes consistent with the proposed Public Facilities designation.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

Schools are allowed in the Village Neighborhood 2 designated area of the site, but not the Wetlands designated area. The request to amend the site's Future Land Use designation to Public Facilities will render the site and the

proposed use as a school fully consistent with the Future Land Use Element. Traffic analysis is provided with this application to address the circulation to and from the site, which is concentrated along major arterial and collector roadways.

REC-1.8 SCHOOL BOARD COORDINATION: Coordinate with the Lee County School Board to co-locate and share facilities and develop mutually beneficial strategies to meet the community's recreation and open space needs.

The applicant is the School District of Lee County. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

ICE-1.7.1 Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.

The proposed school location was established as a potential school site at time of the School District's purchase in 2003, and over the past year, this location has been coordinated with Village management staff. The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations. Five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year. In recognition of the capacity demands in this subzone, the Florida Department of Education has approved the construction of the proposed additional elementary and middle school capacity. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial facilities and services to meet community needs.

ICE-1.7.2: To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools.

The applicant, the School Board of Lee County, has been in communication with the Village management staff from the time of initial planning stages for new school facilities located in the Village. The subject site's proximity to community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities.

CIE-1.2.10 The Village adopts the following LOS standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity.

- A. *Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- B. *Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- C. *High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- D. *Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*

Refer to the documentation provided below related to levels of service addressed in Policy PSF-1.3.1 demonstrating that the requested amendment is needed to address capacity issues and meet the adopted level of service standards.

PSF-1: Assist the School District of Lee County and other providers of education (where appropriate) with the planning, development and siting of schools to: promote co-location of facilities that benefit Village residents, promote opportunities for school children of the Village to attend schools located in the Village, and foster a quality of education in and around Estero that enhances the Village's desirability and economy.

The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.

CIE-1.4 SCHOOL COORDINATION: Coordinate public school capital improvements with the school district through an interlocal agreement.

CIE-1.4.1 Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, schools and roadways.

CIE-1.4.2 Capital improvements associated with the construction of educational facilities are the responsibility of the Lee County School District, as well as addressing financial feasibility associated with school concurrency. The Village shall update its Capital Improvements Element and Program annually, to include the annual update of the School District Five-Year Plan and Capital Budget.

CIE-1.4.3 For public school facilities, a proportionate share mitigation agreement is subject to approval by Lee County School District and the Village and shall be (for each development) executed as authorized by the overall master school interlocal agreement.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to work toward an interlocal

agreement and to arrive at mutually beneficial strategies to meet community needs.

PSF-1.1 SCHOOL LOCATION AND CO-LOCATION PLANNING: Cooperate with The School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with collocated public recreation facilities and services.

PSF-1.1.1: Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.

PSF-1.1.2: All educational institutions will comply with the policies of this plan and the Land Development Code where not pre-empted by state statutes or administrative rules.

PSF-1.1.3: To the maximum extent possible, the Village will participate in school facility planning to co-locate public facilities, with an emphasis on recreation facilities, and also libraries, community centers, and other similar facilities with schools.

PSF-1.1.4: Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations.

The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.

PSF-1.1.5: Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.

As described in the narrative of existing surrounding land uses, the mix of surrounding land uses has been established, as all surrounding sites are nearly or completely built out. Two community facility uses are to the north and south of the site, including a Post Office and a Church, providing for compatibility among public facilities uses. The South Regional Library also sits to the southwest of the site across Three Oaks Parkway. Also surrounding the site are

the Copper Oaks, Villagio and Villages at Country Creek neighborhoods, which are compatible with school uses. The Interstate to the east provides a barrier that will remain as a secure edge to the school site. To the south, the bordering commercial planned developments predominately feature water management and conservation areas along the property boundary. Potential for incompatibility of a commercial use is limited due to the limited degree of adjacency, and can be managed through the final design and permitting process for the school site.

PSF-1.2.4 Coordinate existing and planned public school facilities with the plans for supporting infrastructure to assure safe access to schools, including safe bussing, sidewalks, bicycle paths, turn lanes, and signalization.

The Traffic Analysis provided with this application addresses the long term transportation circulation and service levels for the site. Final design and permitting and the Traffic Impact Statement (TIS) associated with the Development Order review process will address details of all transportation services and infrastructure.

PSF-1.2.5: The Village and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support new school facilities. The Village and the School District will explore opportunities for shared funding of necessary infrastructure improvements.

PSF-1.2.6 The Village may enter into an agreement with the School District identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining improvements necessary to support new school facilities.

The applicant, the School District of Lee County, has been in communication with the Village management staff at that early planning stages for new school facilities located in the Village. Coordination will continue on opportunities for shared funding of necessary infrastructure improvements as needed throughout the planning and development review process.

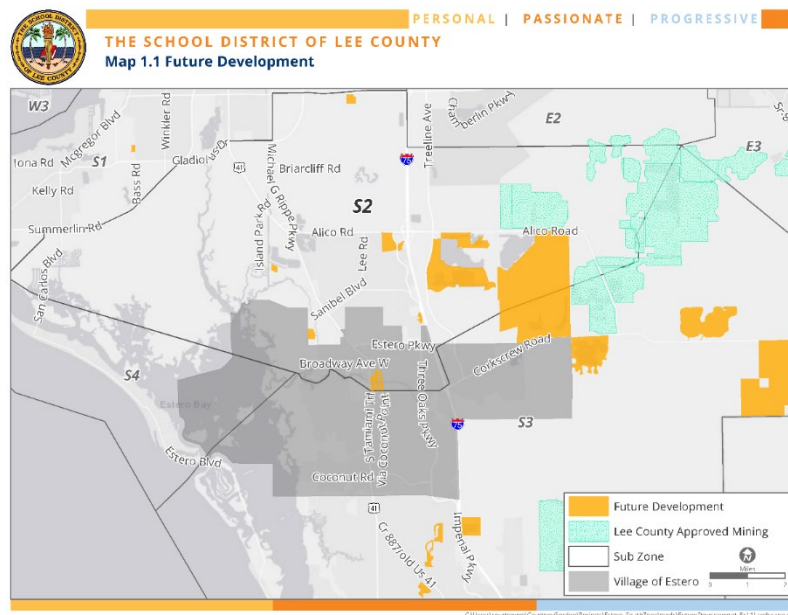
PSF-1.2.7: Work with the School District staff toward maximizing the opportunity for an educational campus in conjunction with Estero Community Park, School District property and Estero High School.

The applicant, the School District of Lee County, has been in communication with the Village management staff at the early planning stages for new school facilities located in the Village. Discussions began with potential location of the school facilities in proximity to Estero High School, and coordination will continue on future plans for the land areas in the vicinity of Estero High School.

Following analysis and evaluation and an April 22, 2020 Village Council public workshop, the Village gave notice to the School District that the Village formally supports the location of school facilities on the subject property along Three Oaks Parkway.

PSF-1.3.1: Establish and maintain LOS standards for public schools in order to ensure that there is adequate school capacity for all existing and expected High School, Middle School, Elementary School, and Special Purpose students. See the Lee County School District Facilities Map PSF-1 depicting the existing educational and public School District Facilities in Lee County. This Map also generally depicts the anticipated location of educational and ancillary plants over the five-year and long-term planning period

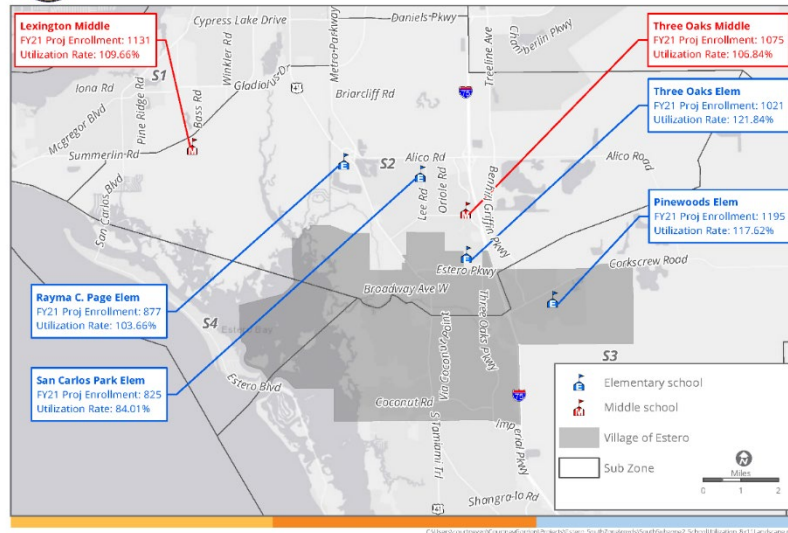
Per the adopted School Concurrency Service Areas (Comprehensive Plan Map PSF-2), the entirety of the Village, including the subject site, are within the South Zone Concurrency Service Area. More specifically, the School District designates the area north of Corkscrew Road where the subject site is located as the South-2 (S2) subzone, depicted on the School District's Map 1.1 below.



Spurred by growth in communities such as San Carlos Park, WildBlue, Miromar Lakes, residential projects in Coconut Point, Genova, and the potential additional residential development in the Village Center, the S2 subzone has been growing steadily since the early 2000s. The result of this growth is that five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year as depicted on the School District's Map 1.2 below.



PERSONAL | PASSIONATE | PROGRESSIVE
THE SCHOOL DISTRICT OF LEE COUNTY
Map 1.2 South Subzone 2: School Utilization



PSF-1.5 COORDINATION: Village staff and School District staff will coordinate on procedures and information sharing so that all new public schools built within the Village will be consistent with the Comprehensive Plan and Future Land Use Map, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.

PSF-1.5.4: The School District staff will inform the Village staff prior to acquiring or disposing of land in the Village. The Village staff will provide technical information as available to school representatives and work cooperatively to assist in identifying suitable sites for new schools and opportunities to co-locate public facilities.

PSF-1.5.5: In order to maximize the benefits from joint planning efforts, the Village staff will coordinate with the School District to base respective plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.

PSF-1.5.6: The Village staff will assist the School District in the development of siting criteria that promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

PSF-1.5.10: Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

PSF-1.5.11: Coordinate with the School District staff to evaluate the availability of sufficient land proximate to residential areas, and within the future land use categories in which public schools are allowed, to meet the projected need for public schools.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

INF-1.4.5: No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.

Lee County Utilities sanitary sewer service facilities are available and located along Three Oaks Parkway adjacent to the subject site.

INF-1.5.4: No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

Lee County Utilities potable water service is available and located along Three Oaks Parkway adjacent to the subject site.

CCM-1.9.2: New development must not degrade water quality of surface waters or groundwater or contribute to flooding of other areas.

Appropriate measures will be taken during final design and permitting to ensure water quality and attenuation meets state and local standards.

FLU-1.2.3 WETLANDS. Wetlands are those lands that are identified as Wetlands on the Future Land Use Map in accordance with Florida Statute Section 373.019(27). If a Wetlands boundary on the Future Land Use Map is incorrect due to a clear factual error, or if an exact boundary is established per jurisdictional determination or Florida Statute Section 373.019, an administrative process may be used to establish the precise boundary of the Wetland.

- A. Uses: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands, open space, and conservation that are compatible with wetland functions.*
- B. Development type: Development in Wetlands must not adversely affect the ecological functions of wetlands.*
- C. Density: The maximum density on Wetlands is one dwelling unit per twenty acres (1 du/20 acre).*
- D. Notwithstanding C. above, to encourage the preservation of lands designated Wetlands in Planned Developments, density may be transferred from preserved*

Wetlands to uplands under common ownership within the Planned Development that are designated Village Neighborhood 1, Village Neighborhood 2, Transitional Mixed Use, or Urban Commercial. Density transferred from Wetlands as provided herein shall be calculated at three-fourths (75%) of the designated density for the uplands to which the density is transferred. Uplands to which density is transferred shall not include any impacted wetlands which are filled or otherwise converted into uplands pursuant to an Environmental Resource Permit issued by the South Florida Water Management District.

The ±4.3-acre area designated as Wetlands on the Future Land Use Map is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site.

CCM-1.4.1 Ensure the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydroecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.

The Wetlands designation is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village. See the Environmental Analysis included in this submittal for additional detail on the wetland and permitting conditions of the site.

CCM-1.4.3 Continue implementing regulations and incentives to prevent incompatible development in and around environmentally sensitive lands; which are rare and unique uplands as described in Policy CCM-1.5.1 and wetlands, as defined in the definition section of this Plan.

See the Environmental Analysis included in this submittal addressing the upland and wetland conditions of the site. There are 0.02 acres of the project site along the south property line that have been identified as “rare and unique” uplands, adjacent to the conservation area of the Estero Interstate Commerce Park, and the final site design and permitting process will address prevention of incompatible development around this area.

CCM-1.8 WETLANDS The Village recognizes that wetlands are an invaluable natural resource which contribute vital benefits for the public, wildlife, ecosystems and the environment and will maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

CCM-1.8.1 The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the Village's, the State of Florida's, and the US Army Corp of Engineers' wetland protection regulations and the goals, objectives, and policies in this plan at a minimum.

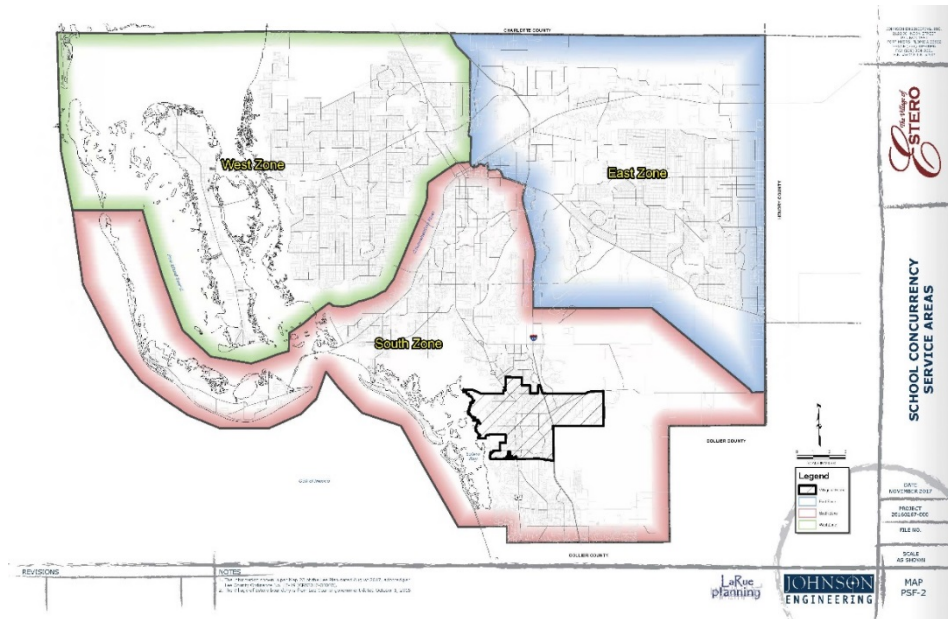
CCM-1.8.2 To the extent allowed by law, the Village will require wetland mitigation for wetlands impacted by development or construction within the Village to be mitigated in order of preference: 1) On the same site or downstream of the impact within the same watershed; 2) within Estero; and 3) as close geographically to Estero as possible but still within the Estero Bay watershed. The Village will coordinate with South Florida Water Management District, Lee County, and the US Army Corps of Engineers to determine the nature and level of mitigation on a case-by-case basis.

CCM-1.8.3 Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village through the final site design and permitting process, the strategies for mitigation will be shared and discussed.

Adjacent Local Governments

The proposal will positively affect adjacent local governments and their comprehensive plans for school planning and student accommodation purposes. Lee County and the City of Bonita Springs are also served by and coordinate with the School District of Lee County for provision of public school facilities. The subject site has been identified as a school site since the School District's purchase of the property in 2003. The needs to maintain school capacity service levels are addressed geographically based on population and demands within the zones adopted in the School Concurrency Service Areas Comprehensive Plan Map PSF-2, below.



The entirety of the Village and the City of Bonita Springs and portions of South and Central Lee County are within the South Zone Concurrency Service Area. Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. By addressing demand within the zone and providing new schools in this zone, the proposed amendment furthers coordination efforts of the School District and affected local jurisdictions of Lee County and City of Bonita Springs as required by Florida Statutes.

Impacts to Lee County facilities and services as result of the proposed amendment, including the Sheriff's Office, EMS, Solid Waste, LeeTran, and Lee County Utilities, are addressed in the B.2 Existing and Future Conditions Analysis included in this application and the availability letters accompanying this submittal. Coordination to address impacts to the transportation network is achieved through coordination with Lee County Department of Transportation in the preparation, analysis, and review of the Traffic Circulation Analysis accompanying this submittal.

State Policy Plan

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the State Policy Plan found in Chapter 187, Florida Statutes:

(7) **WATER RESOURCES.**—

(a) *Goal.*—*Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

(b) *Policies.*—

5. *Ensure that new development is compatible with existing local and regional water supplies.*

The analysis included in Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application demonstrates that water supply is available and Lee County Utilities service is adequate. Per the drainage analysis, final design of the site will be in accordance with applicable water quality and attenuation standards.

(9) **NATURAL SYSTEMS AND RECREATIONAL LANDS.**—

(a) *Goal.*—*Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) *Policies.*—

7. *Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.*

Exhibit C - Environmental Analysis included in this application provides analysis of the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village and through the final site design and permitting process, ecological functions of wetlands systems will be maintained, and strategies for addressing impacts and mitigation will be coordinated.

(15) **LAND USE.**—

(a) *Goal.*—*In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

(b) *Policies.*—

3. *Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.*

The subject site is in an urban area of the Village, which is a strategic location for providing convenient access to public school facilities as proposed. The amendment places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve to enhance the mix of complementary housing and institutional functions within the Village.

7. *Provide educational programs and research to meet state, regional, and local planning and growth-management needs.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.

(16) *URBAN AND DOWNTOWN REVITALIZATION.—*

(b) *Policies.—*

8. *Promote processes for the state, general purpose local governments, school boards, and local community colleges to coordinate and cooperate regarding educational facilities in urban areas, including planning functions, the development of joint facilities, and the reuse of existing buildings.*

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

(17) *PUBLIC FACILITIES.—*

- (a) *Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. Per F.S. Chapters 1013 and 163, school districts and local municipal jurisdictions are required to work together. Specifically, F.S. 1013 (3) requires that school districts adhere to the local land use designations established through municipal Future Land Use and zoning regulations. Through the proposed amendment to accommodate the proposed school facilities in the Public Facilities designation on the Future Land Use Map, and through ongoing coordination between the

School District and the Village related to capital improvement planning efforts, this State Policy Plan goal is achieved.

(20) *GOVERNMENTAL EFFICIENCY.—*

- (a) *Goal.—Florida governments shall economically and efficiently provide the amount and quality of services required by the public.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.

(b) *Policies.—*

1. *Encourage greater cooperation between, among, and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation for mutual benefit.*

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

(21) *THE ECONOMY.—*

- (a) *Goal.—Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.*

Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village’s Comprehensive Plan contributes to the economic stability within the region.

(25) *PLAN IMPLEMENTATION.—*

- (a) *Goal.—Systematic planning capabilities shall be integrated into all levels of government in Florida with particular emphasis on improving intergovernmental coordination and maximizing citizen involvement.*

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs. The required Public Information Meeting and public hearings will provide multiple citizen involvement opportunities during the planning process for the subject site.

Regional Policy Plan

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the Southwest Florida Regional Planning Council Strategic Regional Policy Plan:

Livable Communities Strategy: Develop livable, integrated communities that offer residents a high quality of life.

Action 1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

The subject site is in an Urban area of the Village, which is a strategic location for infill of public facilities, because the site is proximate to other civic and community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities. The amendment also places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve for a high quality of life.

Economic Development Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Strategy: Continually improve the educational system to produce an educated and trained work force.

Strategy: Maintain the physical infrastructure to meet growth demands.

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards.

Economic Development Goal 3: A stable regional economy based on a continuing excellent quality of life.

Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village's Comprehensive Plan contributes to the economic stability within the region.

Emergency Preparedness Goal 6: New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

Strategy: New public structures be located outside the category 2 hurricane flood zone and outside of rainfall induced flowways.

The subject site is outside hurricane flood zones. Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application includes drainage analysis demonstrating that addresses flood protection and avoidance of flowways will be addressed through the development design and permitting process.