

## Handout A: Key Terms & Concepts

- **School Concurrency:** A requirement that adequate public school facilities be in place (or planned) before approving new residential development.
- **LOS (Level of Service):** The adopted standard of school capacity that must be maintained; in Levy County, this is **100% of FISH** permanent capacity, applied uniformly across all school types.
  - **FISH** stands for *Florida Inventory of School Houses*. It is a large database managed by the State of Florida that tracks every classroom in every school.
  - The State assigns a specific number of **"Student Stations"** (desks/seats) to every room based on its size and intended use (e.g., a standard classroom vs. a chemistry lab).
  - **FISH Capacity** is simply the total number of students a school is officially allowed to hold at one time.
- **What does "Permanent" mean? (Buildings vs. Trailers)**
  - Florida distinguishes between **Permanent** capacity (brick-and-mortar buildings) and **Relocatable** capacity (portables/trailers).
  - By basing the standard on **Permanent FISH Capacity**, the County is saying: *"We only count seats in real buildings as 'official' capacity."*
  - **The Practical Effect:** Even if a school has 10 portables out back that are empty, the County does not count those as available space for new development. This forces the focus on building permanent school infrastructure rather than relying on trailers.
- **What is "100% Utilization"? (The "Red Line")**
  - This is the math used to decide if a school is "Full."
  - **The Formula:**  $(\text{Number of Students}) \div (\text{Permanent FISH Capacity}) = \text{Utilization Rate}$ .
  - **The Rule:** If a school is at 100% utilization, it is officially at capacity.
  - **The Concurrency Trigger:** If a developer proposes a new subdivision that would add 20 kids to a school that is already at 99% capacity, that project fails concurrency. The developer must then provide "Proportionate Share Mitigation" (e.g., by paying for new classrooms or land) to proceed.

**Concurrency Service Areas (CSAs):** The County is divided into six geographic areas where school capacity is monitored and evaluated. New developments are reviewed against the capacity of schools within their CSA.

### Current Conditions

- Levy County School District serves approximately 5,629 students across 15 schools (2023-24).

- Class sizes average 22 students; some schools are near capacity.
  - Enrollment has slightly declined, but future growth (projected 53,600–66,100 by 2050) could strain school infrastructure.
  - The County's Public School Facilities Element includes concurrency policies, CSA maps, and policies for proportionate-share mitigation.
  - **Who is Exempt?**
    - Age-restricted communities (55+).
    - Group quarters (jails, nursing homes).
    - Single-family lots that were platted before the concurrency rules were adopted.
  - **The Mitigation Process:** If a school is full, developers enter into a **Capacity Enhancement Agreement (CEA)** to fund new capacity.
  - **Interlocal Agreement:** A formal agreement between the County, School District, and municipalities defining roles, coordination procedures, and data-sharing requirements.
  - **Joint Planning Area (JPA):** A designated area for cooperative planning between the County and a municipality, especially for growth, annexation, and infrastructure coordination.
  - **Municipal Service Area (MSA):** Areas where municipalities plan to extend utility services like water and sewer, often overlapping with areas of potential residential growth.
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### Planning Considerations for Levy County

- How can growth areas be aligned with available school capacity?
- What is the best way to coordinate future land use amendments with the School Board?
- Are MSAs and JPAs being used effectively to manage growth around cities?
- Should new subdivisions be required to demonstrate available school capacity at the plat or site plan stage?
- Are exemptions to school concurrency (e.g., age-restricted housing) being applied properly?