

# Hillsborough County Public Schools Growth Management, Planning and Siting Report 2024-2025 SY



#### Introduction

This document contains a comprehensive look at student enrollment, school siting, school concurrency and school capacity needs. The intent is to provide the most updated information that informs our community partners and elected officials on the status of facility planning and enrollment needs. The Growth Management, Planning and Siting Department is guided by several documents as it relates to determining the future school site locations, timing, and general reporting on the future needs of the district. The documents include the Interlocal Agreements (ILA), the Comprehensive Plan Public School Facilities Element (PSFE), Capital Improvement Element (CIE), Intergovernmental Coordination Element (ICE), and Land Development Regulations (LDR).

The ILAs establish the foundation for the school concurrency system. This includes the process for sharing residential development information, school siting criteria and notifications, general planning coordination, school site development, and edits to ILA components to implement school concurrency. The PSFE expands upon the process outlined within the ILA by providing specific details regarding concurrency reviews; describing the relationship between the school district and local jurisdictions regarding Comprehensive Plan Amendment reviews; and developing the general framework for implementation through the LDRs. The LDRs outline the steps for the development approval process and the issuance of school concurrency certificates.

To address issues with school siting, district staff, Hillsborough County and Hillsborough County City-County Planning Commission have updated requirements in the ILA. The revised ILA was approved by the School Board on April 18, 2023, the Board of County Commissioners on April 19, 2023 and City-County Planning Commission on May 8, 2023. The ILAs for the City of Tampa, Temple Terrace and Plant City are currently being updated.

The Growth Management, Planning and Siting Department used various resources to project student enrollment, siting, concurrency and capacity needs for the SY 24-25. The data includes the allocation of the Florida Department of Education (FDOE) projected Capital Outlay Full Time Equivalent (COFTE), current student enrollment, concurrency development data, and local development plans from Unincorporated Hillsborough County, City of Tampa, Temple Terrace and Plant City.



#### **Residential Growth**

The Growth Management, Planning and Siting Department use various resources to project student enrollment, including the allocation of the Florida Department of Education (FDOE) projected Capital Outlay Full Time Equivalent (COFTE), current student enrollment, concurrency development data, and local development plans. Information from the Bureau of Economic and Business Research (BEBR) continues to indicate rapid population growth for Hillsborough County population through 2050.

According to the data received by the Hillsborough City-County Planning Commission data, in 2024, we continue to see a downward trend in the issuing of residential building permits. In 2023 there were 5,773 residential building permits issued and 4,367 issued in 2024, a decrease of 24%. (Shown in Figure 1) Although population continues to increase, Hillsborough County and School district staff suggest that the continued decline in the issuance of building permits since 2019 could be due to several factors such as lingering effects of supply-chain issues, lack of skilled labor and rising interest rates.

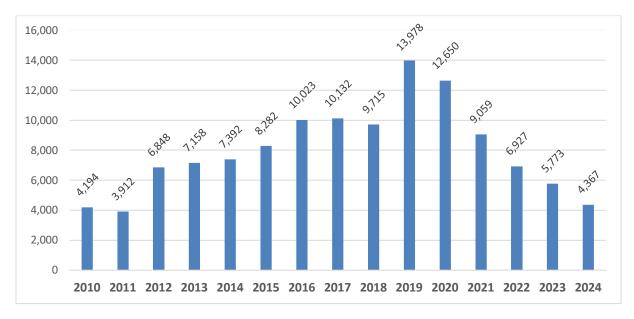


Figure 1: Residential Building Permit Activity

Source: Hillsborough City-County Planning Commission. Annual totals prior to 2022 include single-family detached, single-family attached, apartments, and mobile homes. Mobile home data for 2022 is not available due to changes in the permitting and reporting process.

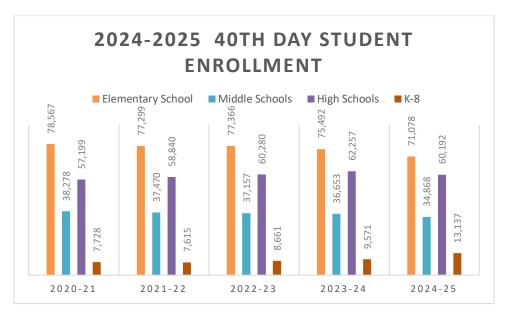
The fastest growing single-family home communities developing in Hillsborough County include Berry Bay and Forest Brooke in Wimauma, Waterset and Wolf Creek Manor in Apollo Beach, Hawkstone in Lithia and North Park Isle and Varrea in Plant City.



#### **Student Enrollment**

As the school year progresses, student enrollment fluctuates due to several factors, including student migration. The earliest, most stable enrollment count occurs on the 40<sup>th</sup> day of the year. The school district uses the 40<sup>th</sup> day count for analysis with agreement from the four local jurisdictions, Unincorporated Hillsborough County, City of Tampa, Temple Terrace, and Plant City. In addition, this is the accepted current enrollment used in the school concurrency system and coincides most closely with the COFTE process used by the FDOE. Therefore, the 40th day count is a suitable benchmark to show annual changes in enrollment.

Figure 2: Student Enrollment Data



Source: DRMP 40th day Enrollment file. SY 2024-25.

According to the 40<sup>th</sup> day enrollment counts for the 2024-25 SY student enrollment in non-charter Hillsborough County Public School sites district has decreased enrollment by 4%. However, the enrollment in K-8 model programs has increased 70% in the last five years. As of the 40-Day, 2024/2025 SY, two elementary schools, two middle schools, and five high schools were operating at or over 100% according to the Florida Inventory of School Houses (FISH) capacity.

The COFTE forecast is an enrollment projection generated by the Education Estimating Conference, which is comprised of representatives from the House, Senate, Governor's Office, and the Economic and Demographic Research Office. COFTE projects enrollment of students occupying physical space in the Hillsborough County Public Schools' facilities and does not include virtual schools, charter schools, and hospital/homebound students. The FDOE requires school districts to use the COFTE projections for



facilities planning purposes. The COFTE projections are provided by the FDOE based upon cohort projections, the annual live birth rates within the County, and must be allocated to each individual school.

190,477 **COFTE** 188,814 192,000 187,9 190,000 188,000 182,766 ,405 181,053 186,000 184,000 182,000 180,000 178,000 176,000 174,000 172,000 Actual Actual Actual Actual Actual

Projected

2021-22

Projected

2022-23

Projected

2023-24

Figure 3: COFTE Projections vs Actual COFTE

Projected

2019-20

Source: Florida Department of Education

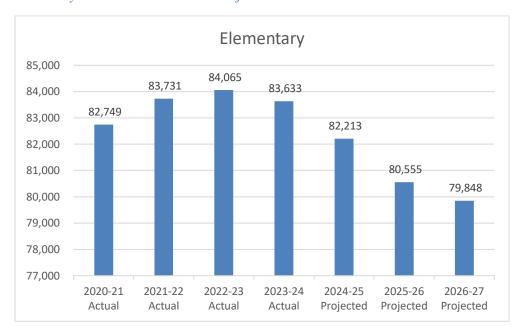
Figure 3 identifies COFTE Projections vs Actual COFTE student enrollment for the district

Projected

2020-21

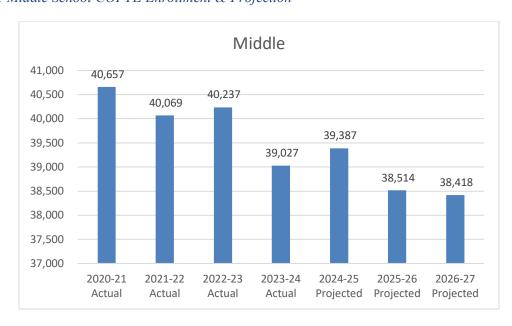


Figure 4: Elementary COFTE Enrollment & Projection



Source: Florida Department of Education, June 2024

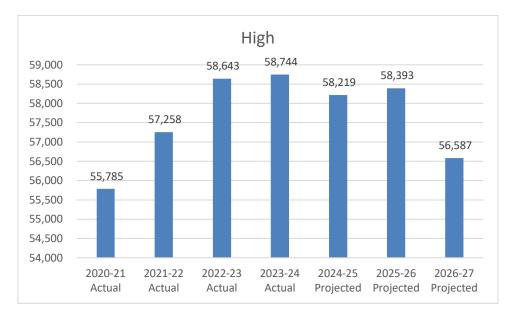
Figure 5: Middle School COFTE Enrollment & Projection



Source: Florida Department of Education, June 2024



Figure 6: High School COFTE Enrollment & Projection



Source: Florida Department of Education, June 2024

Figures 4,5 and 6 illustrate minor increase in middle school COFTE and minor decrease in elementary and high school COFTE between the 2023-24 and 2024-25 school year.

# **Choice and Magnet School Options**

Choice and magnet options influence student enrollment in schools with attendance boundaries by attracting students away from their assigned school impacting student enrollment and growth projections. Choice options consist of seats available at certain schools outside of the student's attendance boundary and are available through a lottery-based application process. Created as an element of the desegregation plan, these choice options continue to be a significant instrument used by the district to provide educational opportunities outside of the students' assigned schools. Full magnet schools do not have school attendance boundaries.

On May 7, 2024, the School Board approved the addition of 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grades as a Choice program at Apollo Beach Elementary School. This is being implemented over a three- year period, adding a sixth grade starting in 2024/25 SY, a seventh grade in 2025/26 SY and an eighth grade in 2026/27 SY.

During the 2024-25 SY, 42 magnet schools are in operation serving 17,528 students: 2,395 elementary, 4,962 middle, 6,984 high and 3,187 K-8. Kenneth E.Adum PK-8 Magnet school opened in the 24-25 SY.



#### **Charter Schools**

There are 56 charter schools in operation for the 2024-25 SY with 36,160 students enrolled on the 40-day count. The Village of Excellence Elementary School closed during the 2024-25 school year. Figure 7 below indicates the enrollment distribution by grade.

2766 3,013 3636 4,000 3,500 3,000 2,500 2,000 1,500 1,000 500 0 KG 1 2 3 4 5 6 7 8 9 10 11

Figure 7: Charter School Enrollment by Grade 2024-25 SY

Source: Charter Office Enrollment File, SY 2024-25

# **School Reputation & Popularity**

School reputation and popularity referred to as stay-rate has a substantial impact on student enrollment. Family legacies, program availability, school grades, and reputation are several factors that impact the stay-rate of a school. The unpredictability of school stay rates (the number of students that enroll in their assigned school) presents challenges in predicting long range student enrollment projections.

#### **Class Size Reduction**

The Class Size Reduction (CSR) constitutional amendment was approved in 2002 to prevent classroom overcrowding by limiting grades PK through third (PK-3) to 18 students, grades fourth through eighth (4-8) to 22 students, and grades ninth through twelfth (9-12) to 25 students per classroom. Another amendment followed in 2006 to allow flexibility to consider a schoolwide average to meet class size. CSR requirements increase the importance of maintaining schools' Level of Service (LOS) for the school concurrency system.



#### **School Attendance Boundaries**

Periodic adjustments to the school attendance boundaries achieve optimal capacity utilization throughout the district. Staff monitors the growth occurring throughout the County and identifies areas that will require capacity utilization solutions. Solutions, such as, school additions, new schools, school conversions, and attendance boundary changes, address the increasing growth in developing areas, maintain the LOS and utilize underutilized space.

The School Board passed districtwide boundary changes on June 20, 2023. These new attendance boundaries went into effect for the 24-25 SY. Aquilla J. Morgan High School (FKA High School UUU) and Plant City Career Center (PCCC) will open in the 25-26 SY alleviating some of the continued growth in South County and Plant City. Adams, Cleveland, Kimbell, McLane and Monroe school sites were repurposed starting in the 24-25 SY impacting school capacity.

Boundary changes will continue as population shifts occur and new schools are sited. The list below provides members with a list of potential future attendance boundary changes.

#### Year 1: 2024-25

• None currently

#### **Year 2: 2025-26**

• Aquilla J. Morgan High School (High School UUU, boundaries approved June 2023

#### **Year 3: 2026-27**

• None Currently

#### Year 4: 2027-28

• Middle VV, Pizzo, Just Elementary

#### Year 5: 2028-29

None currently

## **Planning Processes**

Florida Statute requires all school districts to submit an Educational Plant Survey once every five years to FDOE. The survey establishes the condition of existing facilities and contains recommendations for repairs, major renovations, remodeling, and capacity improvements based on actual and anticipated needs. Staff submitted the 2024-29 Year Educational Plant Survey for adoption in 2024.

Additionally, each school district is required to develop and approve an annual District Educational Facilities Plan (Five-Year Work Plan.) The plan must be submitted to the FDOE each year and include a



schedule of all major repairs, renovations, and new construction in addition to class size reduction information, use of portable classrooms, and revenues. Figure 8: 2024-25 SY Five-Year Facilities Work Plan

## **Capacity Projects**

The 2024-2025 Final District Educational Facilities Plan identifies \$198,919,692 in funded maintenance and major repair/construction projects. An additional \$48,890,035 of impact fees funds are dedicated to new student capacity construction projects. The proposed cost in year one of this plan is \$593,917,689. The proposed 2024-2025 Final district Educational Facilities Plan is greater than 10% over last year's proposal due to increased labor and material costs, including increases on school maintenance, property insurance, modular purchases and installation, and school bus purchases. Also, in previous years' budget requests, additions to Alonso High and Steinbrenner High School were not included. However, due to overcrowding and continued projected overcrowding, these additions are necessary to meet the student station needs in Hillsborough County.

#### Facilities Work Plan

2024-2025 Five Year Work Plan: New Schools and Additions									
	2024-2025 FIVE Teal Work Flats. New Sections and Adultions Year 1 (204-25)								
School	Location	Grade Level	Current Student Stations <sup>2</sup>	New Student Stations	Total Student Stations	Communities Impacted <sup>2</sup>	Projected construction Cost	Opening Date	Acres
Adum PK-8	4210 W Bay Villa Ave., Tampa	PK-8	0	1800	1800	South Tampa	\$63,439,779	August 2024	12.9
Newsome Addition	16550 Fishhawk Blvd, Lithia	9-12	3247	150	3577	Lithia	\$38,047,910	April 2025	93.26 (portion)
				Year	2 (2025-26)				
School	Location	Grade Level	Student Stations	New Student Stations	Total Student Stations	Communities Impacted	Projected construction Cost	Opening Date	Acres
Plant City Career Center	1690 E. Park Road, Plant City	9-12	0	900	900	Plant City	\$39,552,354	August 2025	16.29
New High School "UUU"	1712 West Lake Drive, Wimauma	9-12	0	3,400	3,400	South County, Wimauma	\$176,004,385	August 2025	100 (portion)
				Year	3 (2026-27)				
School	Location	Grade Level	Current Student Stations	New Student Stations	Total Student Stations	Communities Impacted	Projected construction Cost	Opening Date	Acres
Tinker PK-8 Rebuild <sup>8,4</sup>	8207 Tinker Street, MacDill AFB, Tampa	PK-8	737	300	905	MacDill AFB	\$20,000,000	August 2026	17.57
				Year	4 (2027-28)				
School	Location	Grade Level	Current Student Stations	New Student Stations	Total Student Stations	Communities impacted	Projected construction Cost	Opening Date	Åcres
Just ES Rebuild	1315 W. Spruce Street, Tampa	PK-5	0	500	500	Downtown Tampa	\$20,000,000	August 2027	6.67
Stewart MS Rebuild <sup>5</sup>	1125 W. Spruce Street, Tampa	6-8	1,361	-361	1,000	Downtown Tampa	\$40,000,000	August 2027	16.48
New Middle School "VV"	1708 West Lake Drive, Wimauma	6-8	0	1,685	1,685	South County, Wimauma	\$82,000,000	August 2027	100 (portion)
Year 5 (2028-29)									
School	Location	Grade Level	Current Student Stations	New Student Stations	Total Student Stations	Communities Impacted	Projected construction Cost	Opening Date	Acres
Alonso HS Addition	8302 Montague Street, Tampa	9-12	3,111	302	3,413	Citrus Park, Town and Country	\$18,000,000	August 2028	60
Steinbrenner HS Addition	5575 West Lutz Lake Ferm Road, Lutz	9-12	2,548	290	2,838	Lutz, Cheval	\$17,000,000	August 2028	53

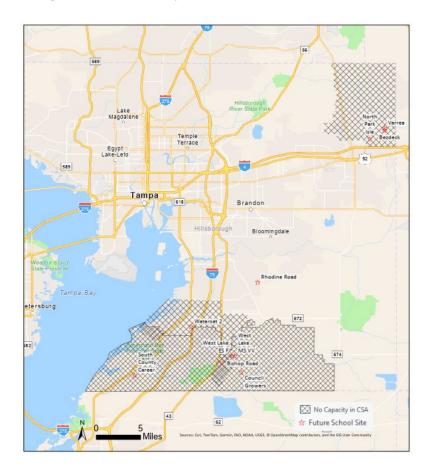
Figure 8: 2024-25 SY Five-Year Facilities Work Plan



# **Site Acquisition & Disposition**

Staff continue to identify new school sites to fulfill future needs. In addition to school site dedications, staff continue to build future site inventory to meet future growth needs. Continuing property acquisition enables staff to expand planning efforts beyond the five-year work plan timeframe and allows the district to be nimble in reacting to changes in growth patterns in the community.

Figure 9 is a map indicating where all School Board-owned, dedicated and pending site purchases are located. The map illustrates that properties have been purchased in areas that are currently failing at the elementary, middle or high school concurrency levels.





Site Name	Acres	Ownership
South County Career Center	225.3	School District Owned
Waterset 2	25.166	School District Owned
Rhodine Road (Belmond Reserve)	30.1	School District Owned
North Park Isles	50	School District Owned
Varrea ES	15	School District Owned
Bishop Road	62.26	School District Owned
Council Growers	14	Developer Owned
West Lake Drive, Elementary F	15	School District Owned
West Lake Drive, Middle VV	35	School District Owned
Bezdeck	47.5	School District Owned

Figure 9: HCPS Future School Sites

Multiple properties have been purchased since 2020 and of those sites purchased, some can be used for more than one school. (ex. West Lake property) Given the recent districtwide boundary changes and growth and development numbers, there are no plans to dispose of district properties. Several schools were identified during the recent districtwide boundary changes to be repurposed for other school-related uses, such as offices, professional development training centers and early childhood program administration.

The Staff Working Group (SWG) consisting of School District staff, and County and Planning Commission staff, met in March 2024 to review future sites not already approved for consistency through a preliminary consistency finding. Sites currently being reviewed are Bishop Road for an elementary and middle school, Waterset #2 for an elementary school and Rhodine Road for a K-8 school. The next meeting of SWG will be held in March of 2025. The goal of these preliminary consistency findings is to better coordinate the timing of infrastructure (e.g., roads sidewalks, water, and sewer) provided by the County. (Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrency, Section 2.1)

# **Long Range Planning**

In accordance with the Hillsborough County ILA the district updates the School District's Long Range School Planning Study every five years. The last study, approved on November 16, 2021 by Benesch (FKA Tindale Oliver), reevaluated projected enrollment growth, student generation, maintenance needs, and revenue sources to devise a capacity plan and business plan.

Due to recent residential growth pressures in the Plant City area, Benesch conducted a sub-area long-range plan, which was approved September 20, 2022. This plan identified a range of potential school needs based on the historical share of Plant City's countywide growth and projections that included the long-range transportation plan. The scenarios developed suggest that if moderate growth occurs, there may be a need for two new schools over 15 years (one elementary and one high school). However, if proportionally, Plant City receives 11% growth, then a total of six schools (over 15 years) may be needed to serve the anticipated growth. The Bezdek, North Park Isle and Varrea properties have been purchased to assist with the immediate and future growth needs of the Plant City area.



The School district is currently conducting an updated Long-Range School Planning study for the entire county as required by the ILA and results are anticipated in May of 2025. The updated study focuses on future site needs, prioritization of future school capacity projects, development of capital funding needs, updated impact fee calculations, documentation of renovation and maintenance needs, and revenue projections.

## **School Concurrency**

The district reviews the residential development proposals at three stages: comprehensive plan amendment, rezoning, and preliminary plat (or site plan) in all jurisdictions. School concurrency capacity reservations occur at preliminary plat or site plan review (multifamily developments are processed through the site plan process). To conduct the reviews, staff uses student generation rates, level of service standards, and enrollment projections specifically outlined in the ILAs, LDRs, and comprehensive plan.

Actual student generation rates vary throughout the County by housing type, age, location, and affordability. However, a standard districtwide student generation rate was developed in the impact fee ordinance in 2004 and was subsequently adopted for the school concurrency system in 2008. In March 2020, the Board of County Commissioners adopted the new school impact fees, which updated the student generation rates.

Table 1: HCPS Countywide Student Generation Rate, June 2020

Grade	Single-Family, Detached	Single-Family, Attached	Multi- Family	<b>Mobile Home</b>
K-5	0.193	0.114	0.114	0.185
6-8	0.087	0.048	0.041	0.071
9-12	0.135	0.073	0.051	0.090
TOTAL	0.415	0.235	0.206	0.346

Source: Duncan and Associates School Impact Fee Study 2020

The LOS standard for school concurrency for all jurisdictions is established at 100% of permanent Florida Inventory of School Houses (FISH) capacity as adjusted by the School Board annually to account for measurable programmatic changes.

School district staff reviews residential preliminary plats and site plans that meet the requirements for school concurrency. The district reviewed over 1,000 concurrency applications throughout the entire County and tracked school concurrency reservations through a Geographical Information System (GIS)



application. A new vendor is providing the GIS services with the new application still in the testing phase. If the development meets the school concurrency test, the district issues a concurrency finding reserving a student station for the projected students generated from the proposed development. On an annual basis, staff review the school concurrency reservations to track the status of each development. If a development is considered occupied, the reservation is then released, since the "generated" student should be included in the district's enrollment counts. The release process eliminates double counting of students by differentiating between projected versus actual enrollment.

The district is currently tracking 5,811 elementary, 2,601 middle, 183 K-8 and 3,571 high school student concurrency reservations throughout all jurisdictions. Even with all active reservations, there remains 23,539 elementary, 9,358 middle, 3,205 PK-8 and 5,459 high school available seats per FISH capacity (per the 2024-2025 40<sup>th</sup> day count and 2024 FISH capacity).

Proportionate share mitigation first started in unincorporated Hillsborough County in November 2018. In 2021, due to no sited elementary, middle, or high school within the districts' Five-year Facilities Work Plan, a moratorium was in place in south Hillsborough County. The moratorium was removed, and a proportionate share mitigation process was approved for use in areas where enrollment and development reservations exceed the school(s)s level of service within the development area. Two critical pieces of legislation were passed related to the implementation of proportionate share mitigation: 1) HB 7103 (2019), which requires the district to provide 100% impact fee credits for all proportionate share agreements; and 2) SB 706 (July 2022), that required the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer's legally binding commitment and revised language to allow proportionate share mitigation funds to be collected and set aside and not spent until such an improvement is been identified.

There have been 97 proportionate share mitigation agreements since 2018, totaling \$94,831,399. Of the 97, three are in the City of Tampa, eight in the City of Plant City and the remaining are in the south portion of unincorporated Hillsborough County.

After the review of the development releases and the new 2023-24, 40<sup>th</sup> day enrollment count, the elementary, middle school level is at a failing LOS in south Hillsborough County and the high school level in Plant City. In June 2022, the BOCC, Lennar Homes and the school district entered into a developer's agreement to improve West Lake Drive in Wimauma. This agreement and the approval of MM-21-1342 allowed for school-owned property to move forward in its siting process for a new elementary, middle, and high school on the 100-acre parcel. Aquilla J. Morgan High School (UUU) on the West Lake property will open in the 25-26 SY. Tinker K-8, Just and Stewart rebuilds and the new Middle school VV open in the 27-28 SY.



## **School District Funding**

Hillsborough County Public Schools has six primary capital funding sources: School Impact Fees, Millage (1.5 mills), Capital Outlay and Debt Service (CO&DS) Revenue, Community Investment Tax (CIT), Sales Tax, and Prop Share Mitigation.

## **Impact Fees**

The Hillsborough County Board of County Commissioners first adopted the school impact fee ordinance in 1986. Originally, the impact fee allocation was limited to the purchase of new school properties. The fee was established at \$196 per housing unit (on average), which generated insignificant capital for the district to keep pace with capital improvement needs. The impact fee was updated and significantly increased in 2006 to \$4,000 average per housing unit. The revised ordinance language expanded the use of funds to include not only land but also construction costs of new facilities.

Hillsborough County coordinates and collects the school impact fees through Ordinance 06-16, as amended. In March 2020, the Hillsborough County Board of County Commissioners approved a new impact fee for the first time since 2006 and took effect June 2020. The average impact fee for a single-family home was \$4,000, which increased to \$8,227.

Hillsborough County collected \$47,622,020 in school impact fees through the School District's 2023-24 fiscal year. The current impact fees are as follows:

Table 2: Unincorporated Hillsborough County Adopted Impact Fee Rates, 2020

Housing Area per Unit	Amount
Less than 500 SF	\$1,645
500-749 SF	\$1,645
750-899 SF	\$1,645
900-999 SF	\$3,891
1,000-1,249 SF	\$3,891
1,250-1,299 SF	\$3,891
1,300-1,499 SF	\$7,027
1,500-1,799 SF	\$7,027
1,800-1,999 SF	\$8,227
2,000-2,499 SF	\$8,227
2,500-2,999 SF	\$9,369
3,000-3,399 SF	\$9,369
3,400-3,999 SF	\$10,976
4,000+ SF	\$10,976

Source: Hillsborough County Ordinance 20-5. Adopted by the BOCC on 3/4/2020 (area based on living area)



In 2024, Hillsborough County Public Schools began another impact fee study. If approved by the Board of County Commissioners and the School Board, it can go into effect to assist in building public schools.

Due to excessive residential growth in the late 1990s and early 2000s, and limited impact fee funds, the School District issued bonds to fund new capacity projects to house the growing student population. The district has not issued new capital bonds in recent years, however, and because of the accrued debt the district must earmark a large portion of the millage to pay for the debt service. The school district collected approximately \$262,559,617 in operating millage for the 2024 school district's fiscal year.

In addition to the millage and impact fees, the district collects smaller portions of income from the CO&DS Revenue, and Community Investment Tax (CIT). The CO&DS funds are utilized for safety projects, and the CIT funds are allocated to school bus and security vehicle needs. Lastly, the school district collects income from a half-penny sales tax to assist with the maintenance backlog related to roofs, HVAC, playground equipment, etc.

## **School Concurrency Review Fees**

Per the ILAs and implementing ordinances, the district may collect a fee for concurrency application reviews. During the housing market downturn, the number of applications was relatively low, and the district did not charge for the school concurrency reviews. However, due to the volume of comprehensive plan amendments, rezoning, preliminary plats, and residential site plans, staff implemented review fees. The district revenue stream assists in supporting the needs of the Growth Management, Planning and Siting Department in the implementation of the school concurrency system, which includes funding of the GIS based development software, development release studies, and land use legal services. In 2024, the District collected \$48,274 in review fees.

# Florida Inventory of School Houses (FISH)

The Growth Management, Planning and Siting Department also manages the Florida Inventory of School Houses (FISH), and the capacity of existing educational facilities, by continually monitoring and updating facility changes in the state of Florida's Educational Facilities Information System (EFIS). In June of 2024 the State required Educational Plant Five-Year Survey Report be updated and submitted into the Educational Facilities Information System (EFIS). This report requires a review every five years of all current educational and ancillary facilities and analysis and determination of future needs. The annual District Educational Facilities Plan (AKA Five-Year Work Plan) consistent with the requirements of Florida State Statute 1013 and the Hillsborough County ILA.is also uploaded into EFIS. In February of 2025 several members of the Growth Management, Planning and Siting Department received Advanced State Requirements for Educational Facilities (SREF) certification from the Florida Department of Education to assist with the management of FISH and the educational facilities work plans.



#### **Conclusion**

In order to provide for capacity and enrollment needs of the district, the Growth Management, Planning and Siting staff conduct a high volume of development reviews from the four local jurisdictions, pursue multiple property searches and acquisitions, facilitate school siting applications, provide multiple well, TECO and construction easements, manages district property lease agreements, and updates FISH as it relates to new construction, facility updates and use changes. Staff has fully transitioned to a new GIS platform. This system provides the district's online school locator service, a development and school concurrency tracking tool and REST services for the school choice application and Synergy, the 24-25 SY student information system. Staff is currently working on GIS data requirements that may be needed for FOCUS, the new School Information System that will go live in July of 2025.