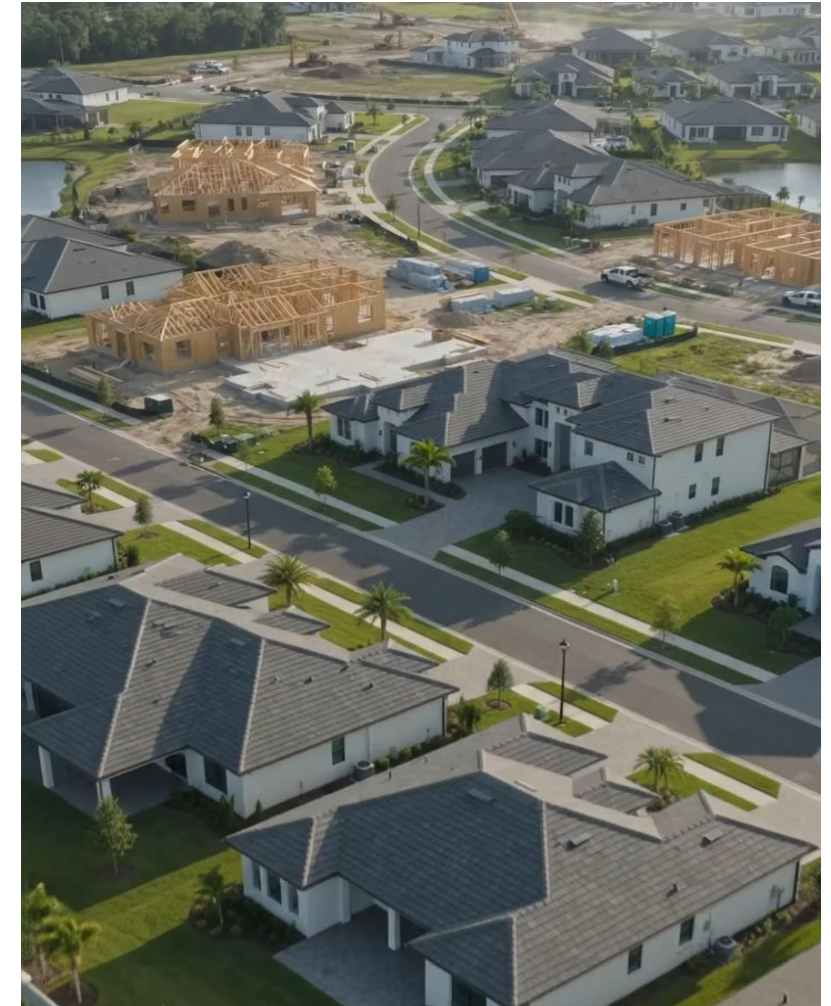
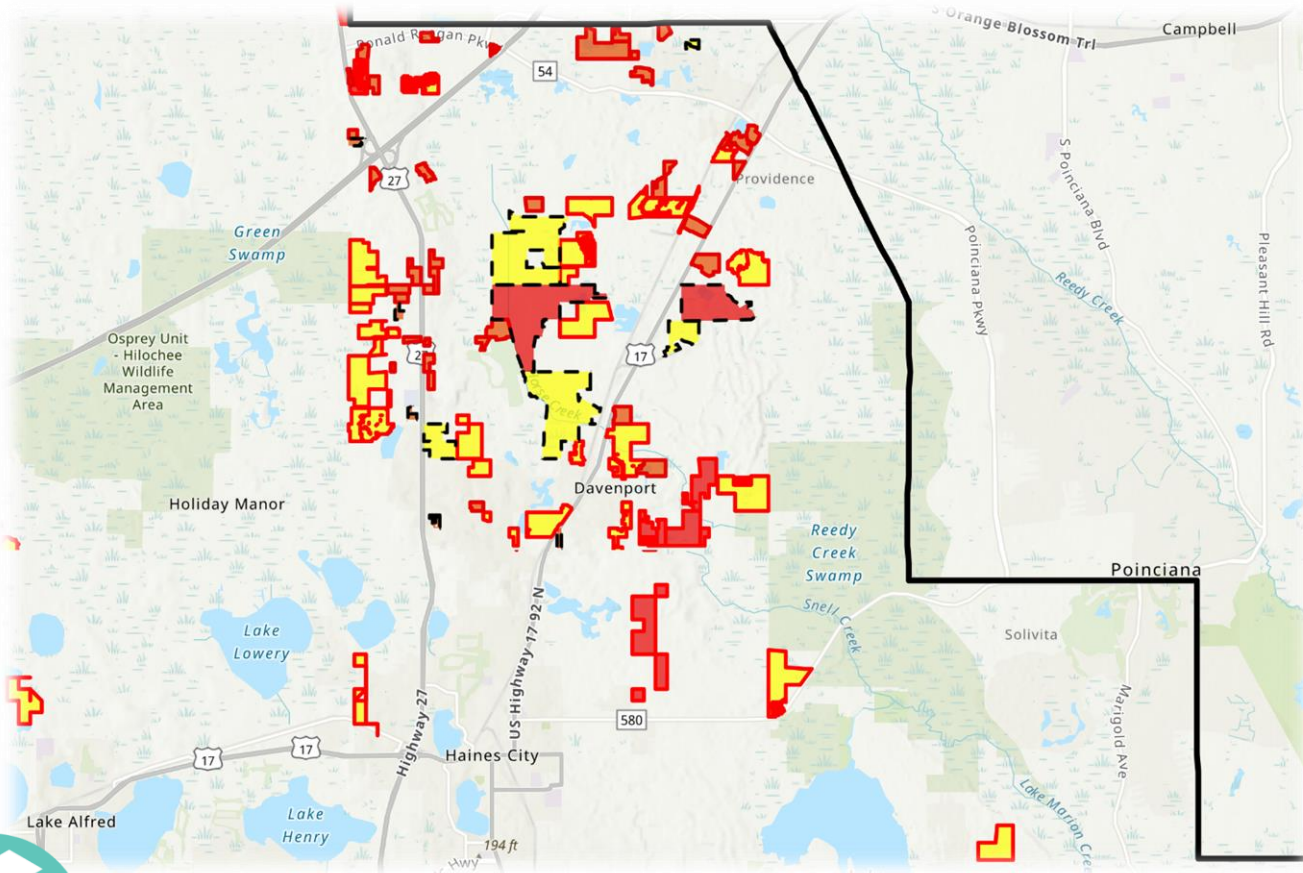
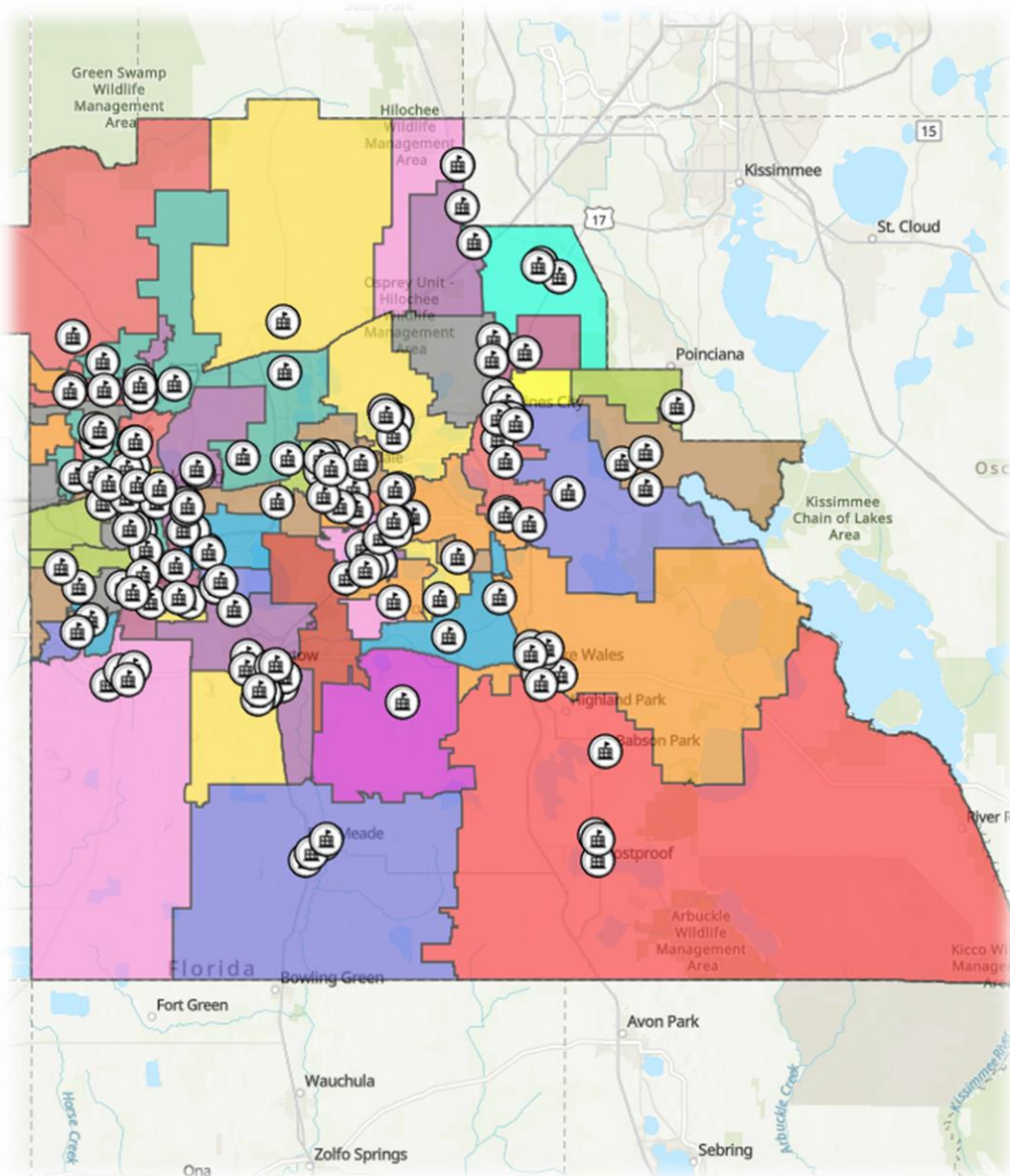


Mapping the Future

Leveraging GIS for School Concurrency & Growth Monitoring in Polk County





Agenda

- I. Who We Are
- II. About Polk County School District
- III. Polk County Growth Snapshot
- IV. What is Concurrency
- V. Regional Study
- VI. How We Implement It
- VII. What the Future Holds
- VIII. Implementation Considerations
- IX. Q&A

POLK COUNTY PUBLIC SCHOOLS



Joshua McLemore

Director, Facilities Planning & Real Estate



Malissa Celestine

Senior Coordinator, Facilities Planning & Real Estate

Mission: The mission of Polk County Public Schools is to provide a high-quality education for all students.

About Polk County School District



Approximately 117,000 students



More than 120 schools



Graduation rate was 87.7% in 2024-25



Districtwide accreditation by Advanced



Nearly 30 certified or model career academies



3 elementary, 4 middle and 2 high schools offering International Baccalaureate



7th largest school district consecutive years in Florida; among the 30 largest districts in the U.S.



4 Florida Teacher of the Year winners and 9 state finalists



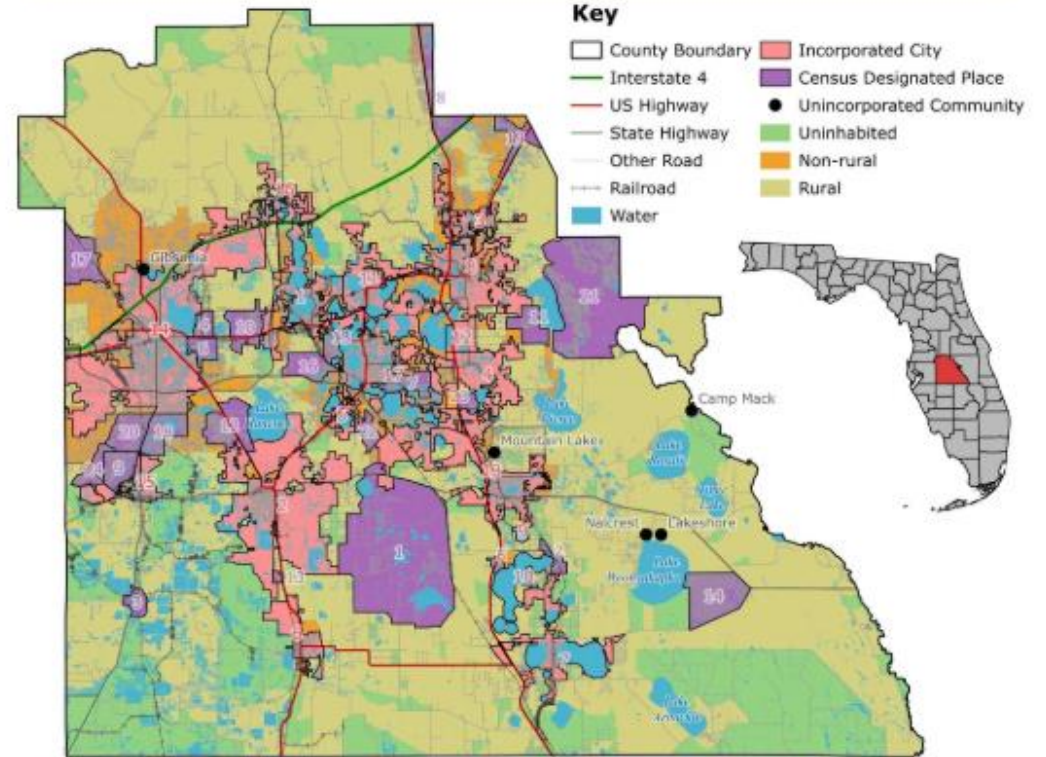
6 Florida Arts Model Schools

Approximately 18.2 million square feet of facilities.

Polk County, Florida

Population in 2020: 725,046

Polk County was established on February 8th, 1861, during the Civil War, from the eastern part of Hillsborough County. It was named after President James K. Polk. Bartow is the county seat, although Lakeland is the largest city. The largest economic sectors by employment are retail, health care and social assistance, and accommodation and food services. Phosphate mining, agriculture, and tourism are also important parts of the local economy. The county is home one public university, four private universities, and one public college. Latino is the largest ancestry group, at 26%, followed closely by 'American', also at 26%, with African American in third, at 15%. Non-denominational Christians are the largest religious group, at 26% of the religious population, followed by Catholics, at 23%, and Baptists, at 19%.



Incorporated Cities

1. Auburndale
2. Bartow
3. Davenport
4. Dundee
5. Eagle Lake
6. Fort Meade
7. Frostproof
8. Haines City
9. Highland Park
10. Hillcrest Heights
11. Lake Alfred
12. Lake Hamilton
13. Lake Wales
14. Lakeland
15. Mulberry
16. Polk City
17. Winter Haven

Census Designated Places

- | | | |
|----------------------|-------------------------|------------------------|
| 1. Alturas | 9. Fuller Heights | 17. Kathleen |
| 2. Babson Park | 10. Fussells Corner | 18. Lakeland Highlands |
| 3. Bradley Junction | 11. Grenelefe | 19. Loughman |
| 4. Combee Settlement | 12. Highland City | 20. Medulla |
| 5. Crooked Lake Park | 13. Homeland | 21. Poinciana |
| 6. Crystal Lake | 14. Indian Lake Estates | 22. Wahneta |
| 7. Cypress Gardens | 15. Inwood | 23. Waverly |
| 8. Four Corners | 16. Jan Phyl Village | 24. Willow Oak |

Polk County Growth

POLK COUNTY GROWTH AND DEVELOPMENT



RAPID POPULATION GROWTH

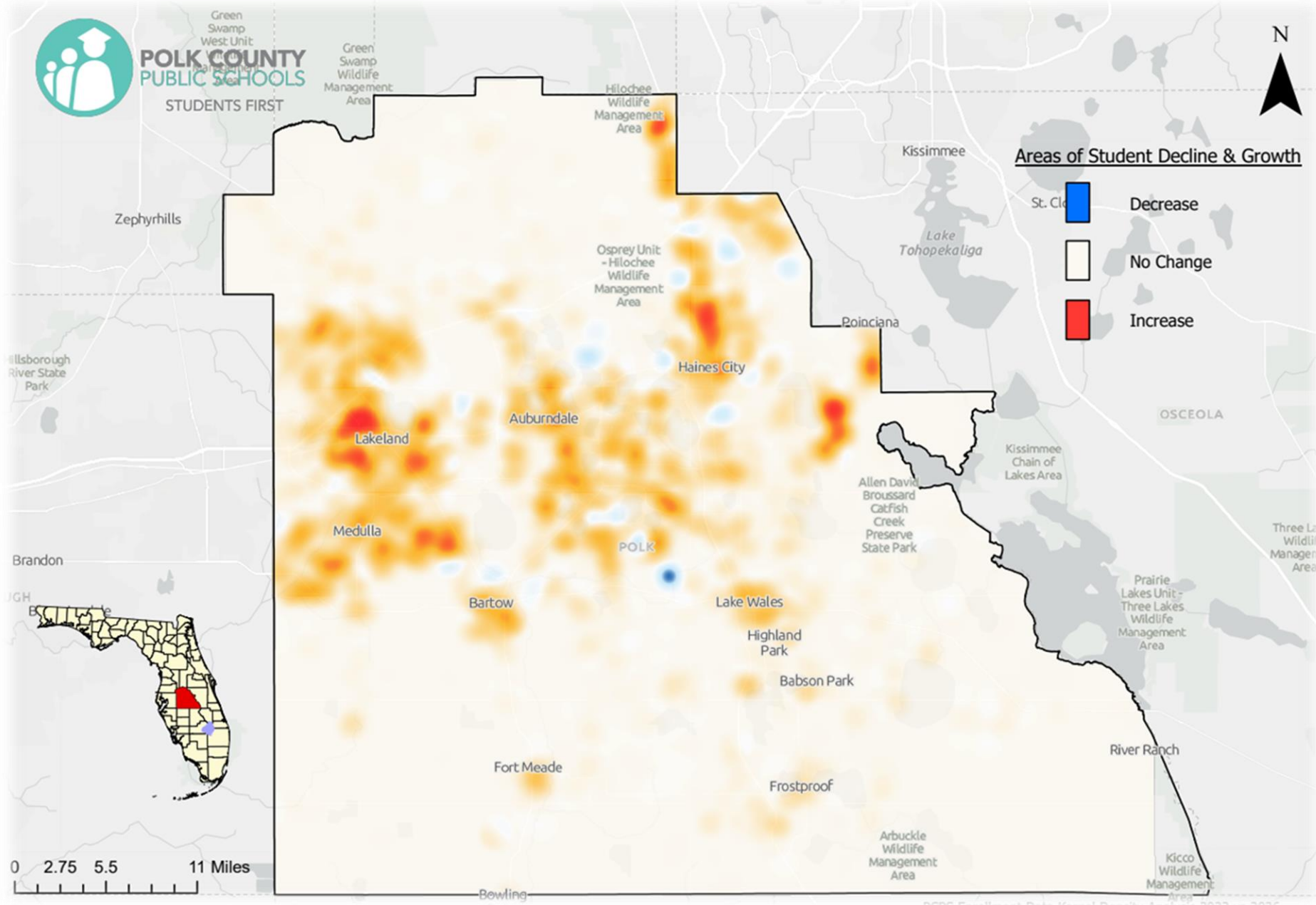
- Polk County is one of the fastest-growing counties in Florida and the U.S.
- Population grew from ~725,000 in 2020 to about 875,000 by 2025 – a ~20% increase in just five years
- It added over 130,000 residents between 2020-2025, more than any other Florida county in that period
- Annual growth has been strong, often 2.5-4% per year, with projections approaching 950,000+ residents by the late 2020s

MIGRATION IS THE MAIN DRIVER

- Polk County ranked #1 in the U.S. for net domestic migration in recent Census data
- Roughly 26,000-30,000 new residents per year have been moving in during peak years
- Many newcomers come from:
 - Other parts of Florida (like Miami, Tampa)
 - Higher-cost states (NY, CA, Midwest)

HOUSING AND DEVELOPMENT BOOM

- New housing construction has surged:
 - Over 8,200 building permits issued in 2025
 - More than 10,000 permits annually in peak recent years
- Thousands of:
 - New subdivisions
 - Apartment complexes
 - Mixed-use developments



Impact to Student Enrollment

Concurrency

CONCURRENCY

- The requirement that new development **can only occur where public facilities are available** in the necessary quantity, capacity, and quality to maintain the adopted level-of-service standards for public facilities.

PURPOSE AND INTENT

- Florida Statutes Section 163.3180 require that **adequate public facilities and services be available at adopted Levels-of-Service, concurrent with the impacts of development.**

WHEN DOES IT APPLY?

- Development or use of land within Polk County.



How We Implement Concurrency in Polk County

CONCURRENCY

Creek Ranch Development

- 2,030 Single-family units plus 340 Multi-family units

Generation Rates:

Unit	Elementary	Middle	High
Single Family	0.208	0.087	0.144
Multi Family	0.195	0.047	0.069
Mobile Home	0.144	0.048	0.062

Projected Student Station Demands:

Unit	Elementary	Middle	High
Single Family	422.24 (422)	176.61 (177)	292.32 (293)
Multi Family	66.3 (66)	15.98 (16)	23.46 (23)
TOTAL	488	193	316

School Application

INSTRUCTIONS: Submit one copy of completed determination of school capacity. Checks for concurrency send the application along with your applicable fee to Bartow, FL 33831. Physical Address: 1915 S. Flora

The following information is to be provided to the School Board of Polk County (if evaluated, and potential mitigation addressed. For Concurrency Department at 863-519-8298 or 863-280-6921.

Please check (✓) type of application request:
 Non-Binding Concurrency Determination
 Binding Concurrency Determination

Fees: Any applicable fees shall be made payable to the School Board of Polk County.

Project Name: Creek Ranch
 Parcel ID#: (attach separate sheet for multiple parcels)
 Location subject property: Lake Hatfield
 Physical address (if any):
 An 8 1/2" x 11" vicinity map, with primary roads shown.

Applicant Name(s)*: Center State Development, LLC
 Agent/Contact Person: Halsey Carson
 Mailing address: 4900 Dundee Rd
 Email address: halsey@centerstatadev.com
 Telephone#: 863-280-6921

BOARD MEMBERS
 Sara Beth Wyatt, Board Chairman, District 4
 Lisa Miller, Board Vice Chairman, District 7
 William Allan, District 1
 Lori Cunningham, District 2
 Sarah Fortney, District 3
 Kay Fields, District 5
 Lynn Wilson, District 6

ADMINISTRATION
 Frederick E. Haid, Superintendent
 C. Wesley Bridges, III, General Counsel

05/5/2022
 Center State Development, LLC
 Attn: Halsey Carson
 4900 Dundee Road
 Winter Haven, FL 33884
 863.280.6921
 Email: halsey@centerstatadev.com

Mr. Carson,
 This letter is in response to your application request for a non-binding school capacity determination for the proposed Creek Ranch Subdivision located on parcel number(s) 282823.000000.000000.

Currently, there is insufficient capacity at the zoned elementary, middle, and high adjacent schools, there is adequate capacity within the elementary, middle, and high schools. If this request was seeking binding concurrency, this letter would serve as a finding of adequate capacity to serve the proposed development.

Please see the table below for concurrency analysis:

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units Generated by Project	Students Generated by Project	Capacity Available
Sandhill (zoned)	945	1,114	2,030 SF 340 MF	488	Partial (160)
Laurel (adjacent)	1,030	1,239	2,030 SF 340 MF	488	Partial (209)
Alta Vista (adjacent)	741	907	2,030 SF 340 MF	488	Partial (166)

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units Generated by Project	Students Generated by Project	Capacity Available
Lake Marion (zoned)	1,016	1,184	2,030 SF 340 MF	207	Partial (168)
Shelly's Boone (adjacent)	1,273	1,425	2,030 SF 340 MF	207	Partial (152)
McLaughlin (adjacent)	449	1,209	2,030 SF 340 MF	207	Yes (760)

PHASE Proposed SF 1

*SF = Single Family MF = Multi-Family

I hereby certify the statements above are true and correct to the best of my knowledge.

Owner or Agent Signature: *Halsey Carson* Date: _____

*If applicant is not the property owner, a letter of authorization from the property owner(s) must be included with this form at time of application.

Students
 El - 422 > 488
 mt - 177 > 193
 High - 293 > 316

1915 S. Flora Ave. Bartow, FL 33830 | P.O. Box 391 Bartow, FL 33831 | 863-334-0500 | polkschoolsfl.com

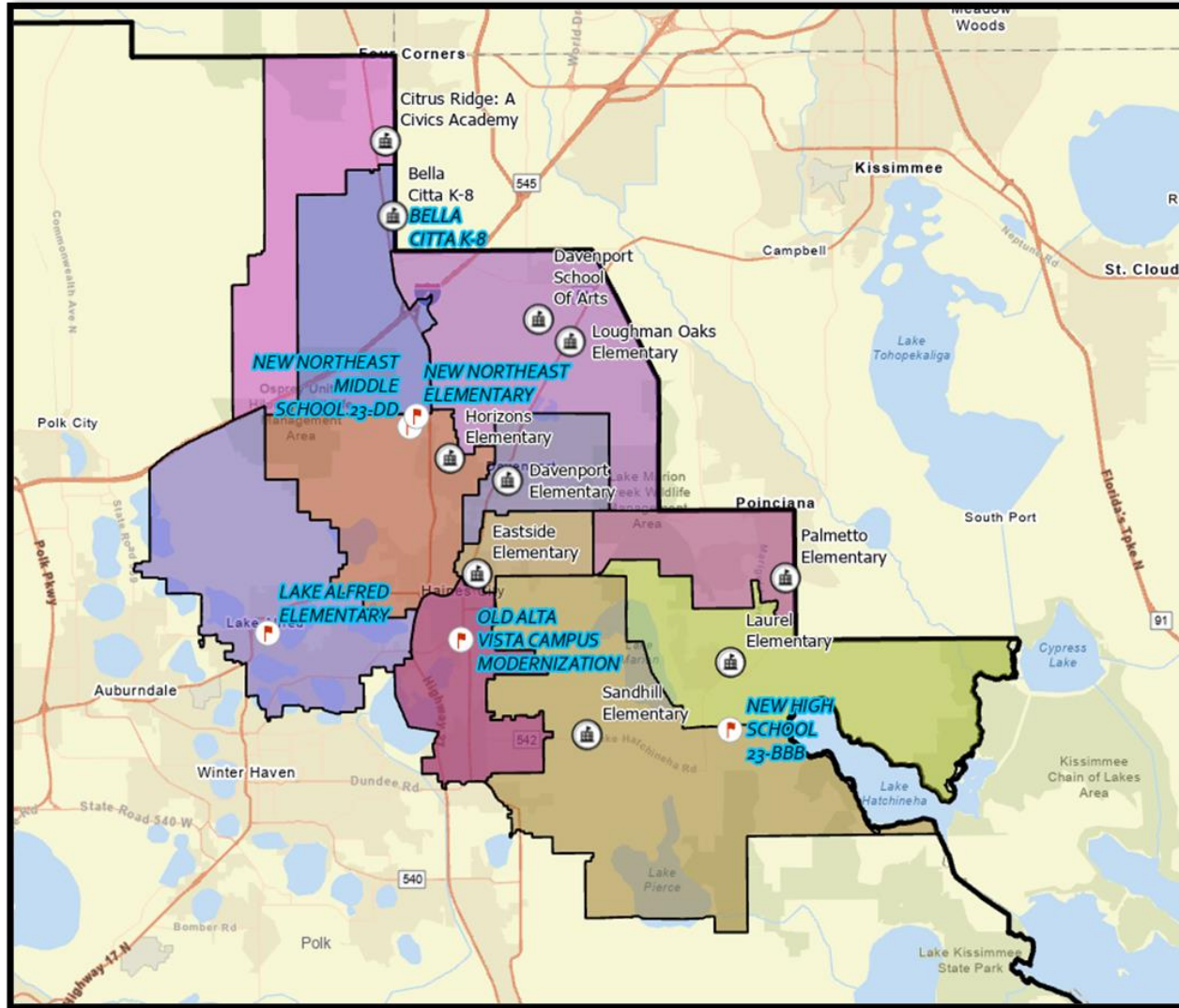
STUDENTS FIRST

Prepared For: CENTER STATE DEVELOPMENT, LLC
 Prepared By: HUNTER
 HUNTER ENGINEERS & ARCHITECTS, P.A.

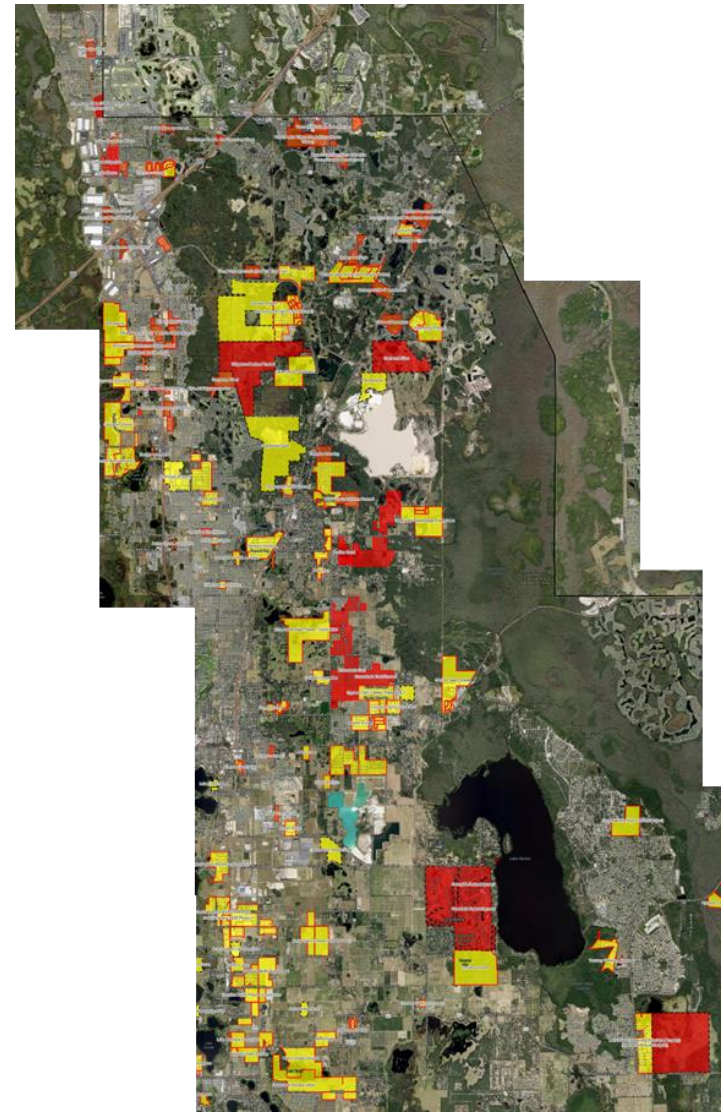
Regional Study: Northeast Polk County



Northeast Polk County Impacts



Elementaries



Development Tracking

Impact to Enrollment: Northeast Elementaries & K-8s

School	Level	Enrollment 2025	FISH Capacity	Utilization	Projections					
					2027	Utilization	2028	Utilization	2029	Utilization
Alta Vista K-8	K-8 (phased)	1,009	1,436	70.3%	985	68.6%	1054	73.4	1124	78.3
Bella Citta K-8	Elementary (PK-5)	1,028	1,057	97.3%	1066	100%	1075	101%	1103	104%
	Middle (6-8)	492	528	93.2%	592	112%	629	119%	657	124%
Citrus Ridge K-8	Elementary (PK-5)	529	604	87.6%	536	88.7%	540	89.4%	554	91.7%
	Middle (6-8)	542	981	55.2%	554	56.4%	559	56.9%	589	60%
*Davenport Elementary	Elementary	970	963	100.7%	958	99.4%	972	100.9%	992	103%
Davenport School of the Arts	K-8	1,376	1,455	94.6%	1385	95.1%	1366	93.8%	1376	94.5%
*Eastside Elementary	Elementary	790	834	94.7%	824	98.8%	859	102%	902	108%
*Horizons Elementary	Elementary	1,553	1,630	95.3%	1540	94.4%	1577	96.7%	1594	97.7%
*Laurel Elementary	Elementary	1,066	1,449	73.6%	1033	71.2%	1030	71%	1036	71.4%
*Loughman Oaks Elementary	Elementary	1,316	1,420	92.7%	1383	97.3%	1458	102.6%	1515	106.6%
Palmetto Elementary	Elementary	552	872	63.3%	542	62%	539	61.8%	558	63.9%
*Sandhill Elementary	Elementary	1,161	1,209	96.0%	1184	97.9%	1212	100%	1230	101.7%

*Schools with Portables

SCHOOL	# Portables	# Stations
Davenport El	4	72
Eastside El	2	36
Horizons El	18	336
Laurel EL	31	568
Loughman Oaks El	16	288
Sandhill El	19	349

Schools Exceeding 100% in 2029

- Bella Citta Elementary - 104.4%
- Eastside Elementary - 108.2%
- Davenport Elementary - 103.0%
- Loughman Oaks Elementary - 106.7%
- Sandhill Elementary - 101.7%

How Staff Monitors Growth and Development

Coordination Across Entities

- Interagency Collaboration – Ongoing coordination between School District staff, Unincorporated Polk County, and municipalities to ensure aligned planning, data sharing, and concurrency compliance.

Development Review Committee (DRC)

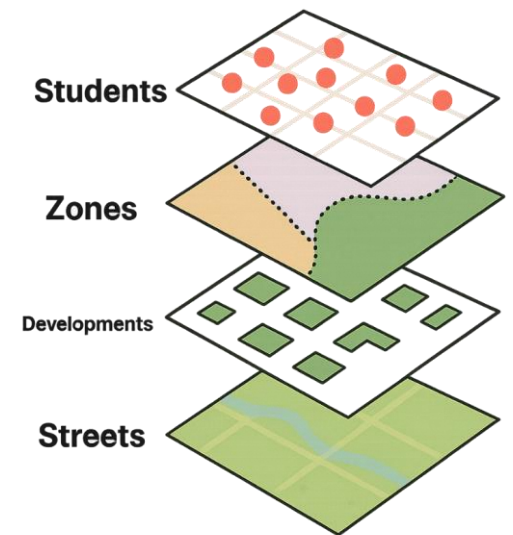
- Development Reviews – Serves as the liaison between developers and the reviewing jurisdiction, evaluating proposed projects in their preliminary stages for potential school capacity impacts.

Commissions

- Participation in Planning Commission (PC) & Board of County Commissioners (BoCC) – Staff serves as a non-voting member on Planning Commissions and Board of County Commissioners meetings to monitor approvals, track growth trends, and ensure school capacity considerations are incorporated into land-use decisions.

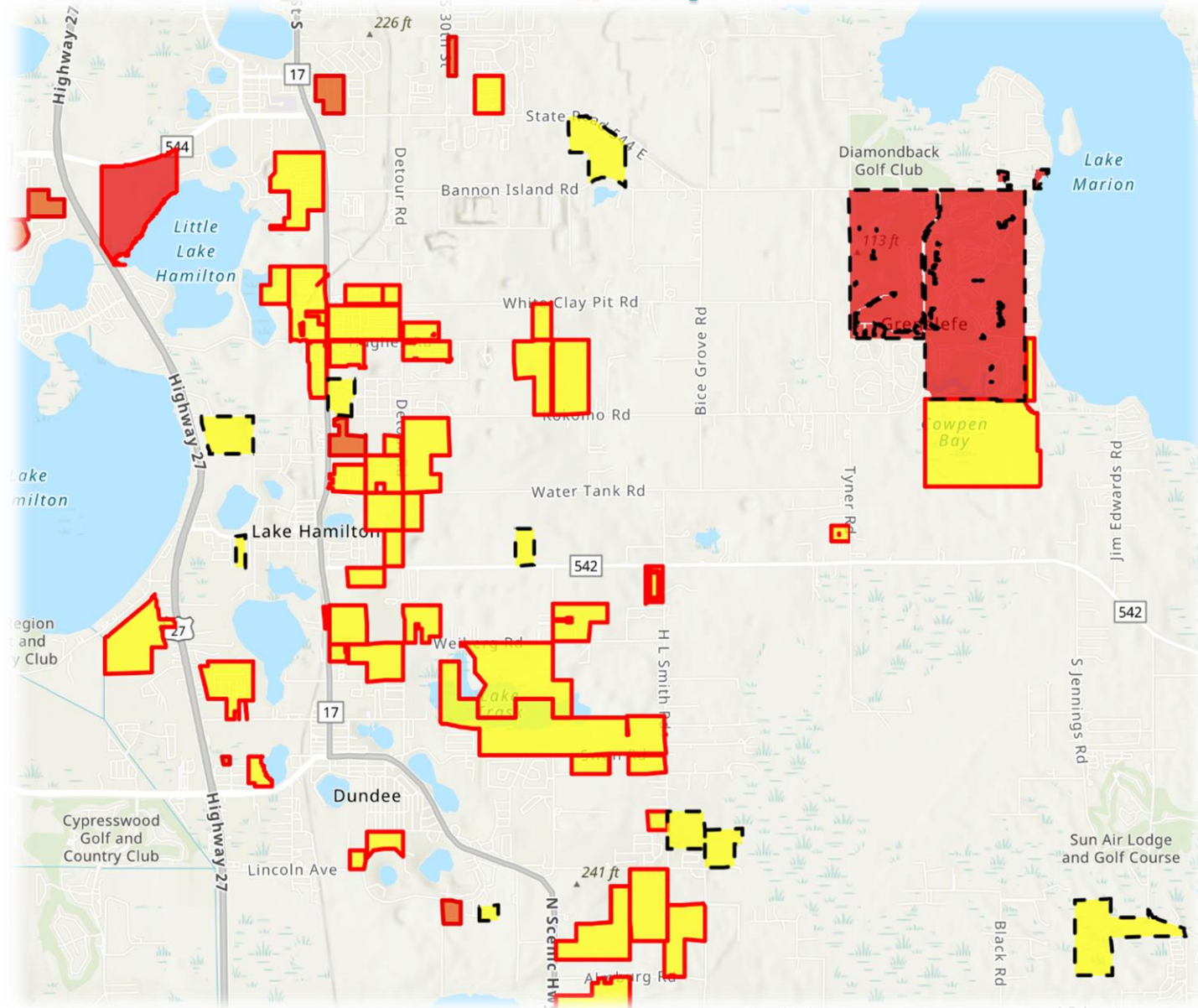
Site Plan Review

- ILA Consistency Review – Evaluation of residential development applications and site plans for compliance with the Interlocal Agreement, including student generation, service areas, and available capacity.



GIS in Action: Development Tracker

HOW WE IMPLEMENT IT



GIS: The Development Dashboard

HOW WE IMPLEMENT IT

Polk County School District Development Dashboard

Jurisdiction
Loading...

Total # of developments with binding concurrency

320

Last update: 50 seconds ago

Total # of Developments with Binding

Developments with Binding Concurrency

- 10th Street Subdivision
- 1335 East
- 3 Sisters 2010
- 7th Street Multi-Family
- Acres at Scott Lake
- Alford Ridge
- Annabelle Estates (Peace Creek Village)
- Antilla Street Apartments
- Applewood Reserve
- Ascend Highlands Reserve
- Ashton Covey Ph 1
- Ashton Covey Ph 2
- Atlantica Towne Center Phase II

Binding
NonBinding
Built Out

Total # of Elementary Scho...

12,770

Total: 12,770

Total # of approved units

65,957

County Total: 65,957

Total # of Middle School St...

5,112

Total: 5,112

of Certificates of Occupancy Issued

19,327

County Total 19,199

Total # of High School Stations Generated

7,858

Total: 7,858

of Certificates of Occupancy Remaining

54,324

Countywide: 54,452

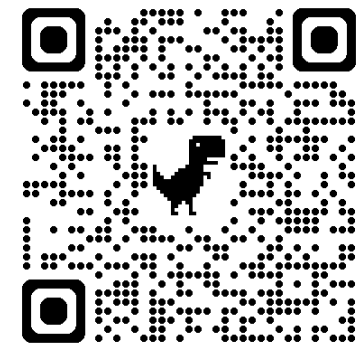
10th Street Subdivision

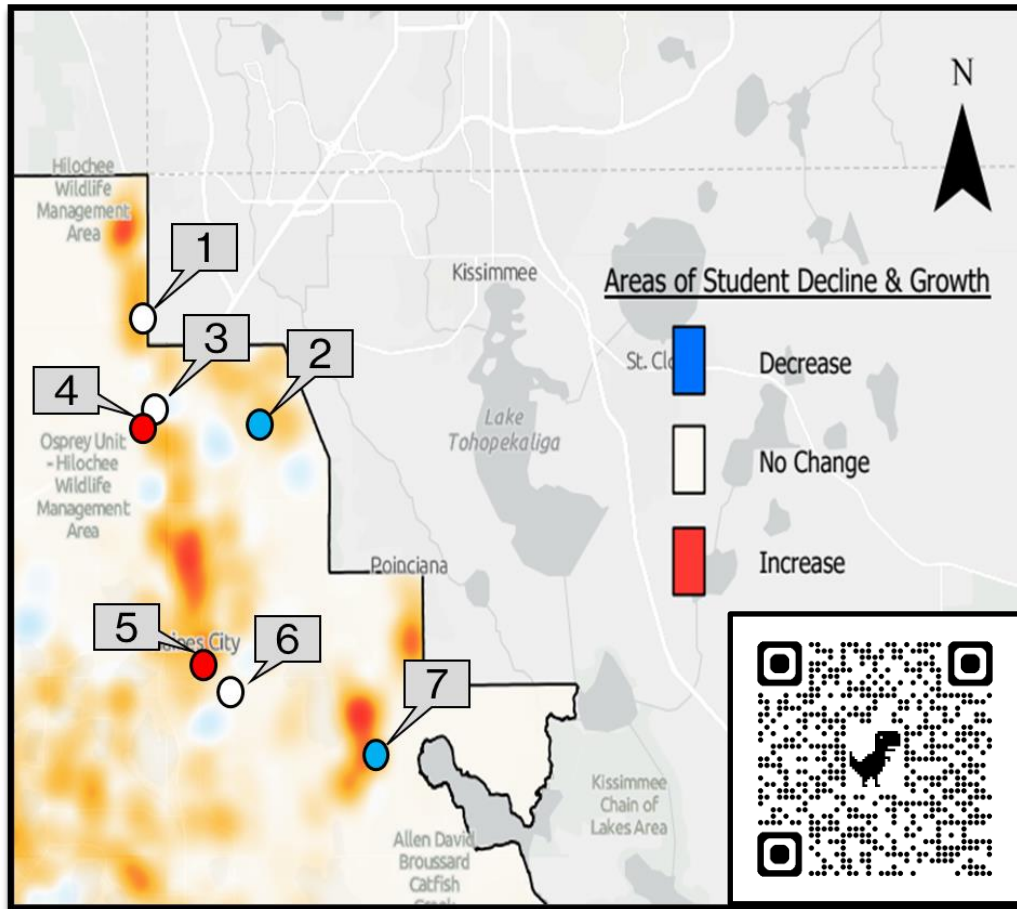
1 of 320

PARCELID	272709728000041701
Status	Binding
Case#	LDROW 2025-46
Project Name	10th Street Subdivision
Development Type	Single-Family
# of Approved Lots	42
# of Lots with Certificates of Occupancy	0
# of Lots Remaining	42
# of Elementary School Students	7
# of Middle School Students	4
# of High School Students	5
Concurrency #	PCSB# 2025-092601
Projected Final Build Out	2027
Jurisdiction	
Mitigation?	No
Subdivision Buildout Review Date	
Subdivision Number	728000

PCSB# 2025-092601 10th Street Subdivision.pdf

Active Developments
Built Out Developments



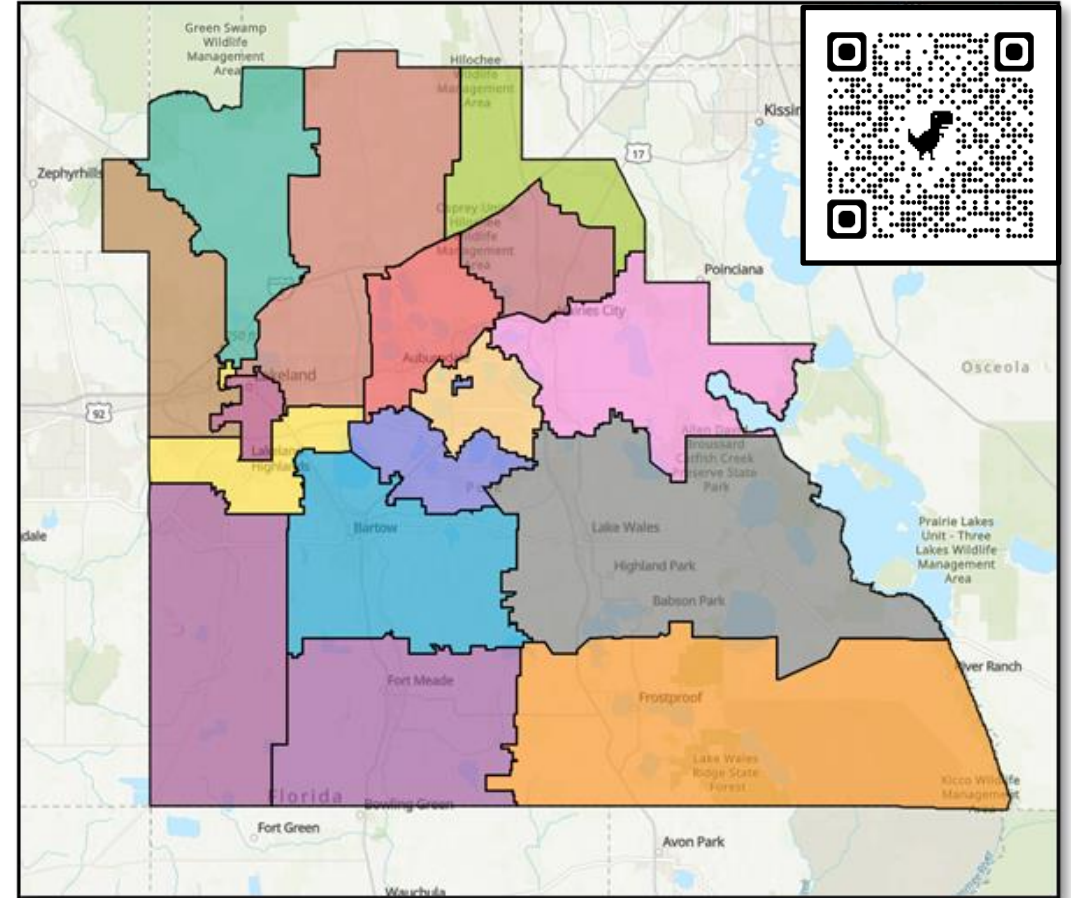


Capital Projects Adding Capacity

Project	Level	Type	Capacity	Year start	Year to open
1	6-8	K-8 Expansion	488	2024	Fall 2025
2	9-12	New HS	2500	2019	Fall 2022
3	K-5	New ES	996	2028	Fall 2029
4	6-8	New MS	1500		Fall 2030
5	K-5	Modernization & Expansion	996	2026	Fall 2028
6	K-8	New K-8		2024	Fall 2026
7	9-12	New HS	2500	2026	Fall 2028

What the Future Holds

Rezoning



Polk County Public Schools is undertaking a comprehensive, district-wide rezoning initiative to better serve our students, families, and communities.

OVERVIEW OF THE SCHOOL FACILITIES PLANNING CYCLE



"Planning for the Future of Our Students"

Key Considerations

Technical Skillsets

- Learning curve for understanding the principles of GIS.
- Understanding of identified GIS platform being utilized.

Data Maintenance Workflows

- Concurrency data is constantly evolving (i.e. enrollment figures at zoned schools, number of certificates of occupancy issued etc).

Integration with existing Operational Systems

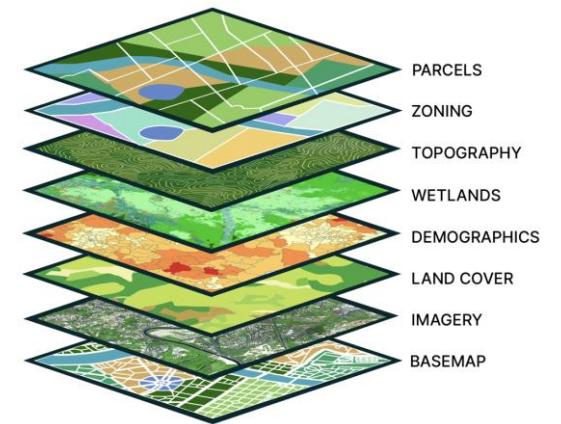
- Establishing connections / protocols to pool your data (pupil/ student enrollment accounting, Facilities capacity databases etc)

Licensing & Infrastructure Costs

- Software licensing costs
- Hardware costs (GIS software typically requires above standard outfitted computers)
- Staff training and professional development

Data Stewardship

- Data management
- Data storage





THANK YOU

Questions

Contact Us:

joshua.mclemore@polk-fl.net

malissa.celestine@polk-fl.net