

1 A bill to be entitled

2 An act relating to education; amending s. 1002.33,
3 F.S.; revising which persons or entities may apply for
4 a conversion charter school; authorizing a
5 municipality to apply for a job engine charter under
6 certain conditions; providing requirements for the
7 charter of a job engine charter school; prohibiting
8 school districts from charging specified fees for a
9 conversion school; requiring specified property to
10 remain at a conversion school; amending s. 1013.15,
11 F.S.; requiring a school board to submit a 5-year plan
12 to the Department of Education before occupying
13 purchased or acquired real property; requiring that
14 the plan be updated and submitted to the department
15 annually; prohibiting a school board from purchasing
16 or acquiring real property if enrollment in the school
17 district has declined in the preceding 5-year period;
18 requiring a school board to dispose of real property,
19 deemed by the State Board of Education to be surplus;
20 requiring that surplus real property be given priority
21 for conversion for specified purposes; requiring the
22 State Board of Education to adopt rules and
23 procedures; providing an effective date.

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25 Be It Enacted by the Legislature of the State of Florida:

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Section 1. Paragraph (b) of subsection (3), paragraph (c) of subsection (15), and paragraph (e) of subsection (18) of section 1002.33, Florida Statutes, are amended to read:

1002.33 Charter schools.—

(3) APPLICATION FOR CHARTER STATUS.—

(b) An application for a conversion charter school must ~~shall~~ be made by ~~the district school board, the principal, teachers,~~ parents whose children are enrolled, ~~and/or the school advisory council~~ at an existing public school that has been in operation for at least 2 years before ~~prior to~~ the application to convert. A public school-within-a-school ~~that is~~ designated as a school by the district school board or a municipality seeking to attract job-producing entities pursuant to paragraph (15)(c) may also apply ~~submit an application~~ to convert to charter status. An application submitted proposing to convert an existing public school to a charter school must ~~shall~~ demonstrate the support of at least 50 ~~percent of the teachers employed at the school~~ and 50 percent of the parents ~~voting~~ whose children are enrolled at the school who are voting, provided that a majority of the parents eligible to vote participate in the ballot process, according to rules adopted by the State Board of Education. A district school board denying an application for a conversion charter school shall provide notice of denial to the applicants in writing within 10 days after the

51 meeting at which the district school board denied the
 52 application. The notice must articulate in writing the specific
 53 reasons for denial and must provide documentation supporting
 54 those reasons. A private school, parochial school, or home
 55 education program is ~~shall~~ not be eligible for charter school
 56 status.

57 (15) CHARTER SCHOOLS-IN-THE-WORKPLACE; CHARTER SCHOOLS-IN-
 58 A-MUNICIPALITY.—

59 (c) 1. A charter school-in-a-municipality designation may
 60 be granted to a municipality that possesses a charter; enrolls
 61 students based upon a random lottery that involves all of the
 62 children of the residents of that municipality who are seeking
 63 enrollment, as provided for in subsection (10); and enrolls
 64 students according to the racial/ethnic balance provisions
 65 described in subparagraph (7)(a)8. When a municipality has
 66 submitted charter applications for the establishment of a
 67 charter school feeder pattern, consisting of elementary, middle,
 68 and senior high schools, and each individual charter application
 69 is approved by the sponsor, such schools must ~~shall then~~ be
 70 designated as one charter school for all purposes listed
 71 pursuant to this section. Any portion of the land and facility
 72 used for a public charter school is ~~shall be~~ exempt from ad
 73 valorem taxes, as provided for in s. 1013.54, for the duration
 74 of its use as a public school.

75 2. If a school within the jurisdiction of a municipality

76 | has earned a grade below an "A" for 5 consecutive years, the
 77 | municipality may apply to convert the public school to charter
 78 | status pursuant to paragraph (3) (b) to attract job-producing
 79 | entities to the municipality. If granted, the conversion charter
 80 | school shall be designated as a "job engine charter school". The
 81 | job engine charter school must annually report on the
 82 | investments made to attract and maintain job-producing entities,
 83 | such as private sector industries, in the municipality.

84 | (18) FACILITIES.—

85 | (e) If a district school board facility or property is
 86 | available because it is surplus, marked for disposal, or
 87 | otherwise unused, it shall be provided for a charter school's
 88 | use on the same basis as it is made available to other public
 89 | schools in the district. A charter school receiving property
 90 | from the sponsor may not sell or dispose of such property
 91 | without written permission of the sponsor. Similarly, for an
 92 | existing public school converting to charter status, a district
 93 | school board may not charge ~~no~~ rental or leasing fees ~~fee~~ for
 94 | the existing facility or for the property normally inventoried
 95 | to the conversion school ~~may be charged by the district school~~
 96 | ~~board~~ to the parents or municipality ~~and teachers~~ organizing the
 97 | charter school. Property normally inventoried to the school may
 98 | not be removed. The charter school shall agree to reasonable
 99 | maintenance provisions in order to maintain the facility in a
 100 | manner similar to district school board standards. The Public

101 Education Capital Outlay maintenance funds or any other
 102 maintenance funds generated by the facility operated as a
 103 conversion school shall remain with the conversion school.

104 **Section 2. Subsection (5) is added to section 1013.15,**
 105 **Florida Statutes, to read:**

106 1013.15 Lease, rental, and lease-purchase of educational
 107 plants, ancillary plants, and auxiliary facilities and sites.—

108 (5) Before occupying purchased or acquired real property,
 109 a school board shall, in a public meeting, submit a 5-year plan
 110 for the proposed use of the real property, taking into
 111 consideration enrollment growth, demographic shifts, and changes
 112 in curriculum. The plan must be updated and submitted to the
 113 Department of Education annually.

114 (a) A school board is prohibited from purchasing or
 115 acquiring real property, if enrollment in the school district
 116 has declined in the preceding 5-year period. If such a decline
 117 has occurred, a school board must dispose of real property,
 118 deemed by the State Board of Education to be surplus.

119 (b) Surplus real property must be given priority for
 120 conversion to affordable housing for teachers, first responders,
 121 or military servicemembers; charter school facilities; or the
 122 use of a local government for the development of a recreational
 123 facility.

124 (c) The State Board of Education shall adopt rules and
 125 procedures to implement this subsection.

126 Section 3. This act shall take effect July 1, 2025.