



Flagler County Comprehensive Plan 2010-2035  
Flagler County, Florida

Public School Facilities Element



Adopted July 6, 2011

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**PUBLIC SCHOOL FACILITIES ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

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**I. Introduction**

Flagler County and each municipality within the County, unless exempt or subject to a waiver, must adopt a Public School Facilities Element (PSFE) that is consistent with those adopted by the other local governments within the County and enter into an interlocal agreement pursuant to Section 163.31777, Florida Statutes. A Public School Facilities Element shall be based upon data and analyses that addresses, among other items, how level-of-service standards will be achieved and maintained. The PSFE shall:

1. Contain one or more goals which establish the long-term end toward which public school programs and activities are ultimately directed.
2. Contain one or more objectives for each goal, setting specific, measurable, intermediate ends that are achievable and mark progress toward the goal.
3. Contain one or more policies for each objective which establish the way in which programs and activities will be conducted to achieve an identified goal. The objectives and policies shall address items such as:
  - a. The procedure for an annual update process;
  - b. The procedure for school site selection;
  - c. The procedure for school permitting;
  - d. Provision for infrastructure necessary to support proposed schools, including potable water, wastewater, drainage, solid waste, transportation, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization;
  - e. Provision for co-location of other public facilities, such as parks, libraries, and community centers, in proximity to public schools;
  - f. Provision for location of schools proximate to residential areas and to complement patterns of development, including the location of future school sites so they serve as community focal points;
  - g. Measures to ensure compatibility of school sites and surrounding land uses;

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- h. Coordination with adjacent local governments and the school district on emergency preparedness issues, including the use of public schools to serve as emergency shelters; and
- i. Coordination with the Future Land Use Element.

The Element also shall include a map series that depicts the existing and anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the 5-year or long-term planning period. The maps will of necessity be general for the long-term planning period and more specific for the 5-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.

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**II. Goals, Objectives, and Policies**

**GOAL K.1:** ~~COORDINATE AND ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES:~~ The Flagler County shall coordinate with the Flagler County School District to ensure public school facilities are of the highest quality, meet the needs of the existing and future population, serve as a resource to the community, and comply with the Constitution of the State of Florida and all other applicable statutory requirements.

**Intergovernmental Coordination and Implementation Sub-Element**

**Objective K.1.1:** ~~— Joint Meetings and Coordination:~~ The Flagler County shall coordinate with the Flagler County School District (School District) and local governments in order to discuss school-related issues: share information, facilitate amendments to, and implementation of, the Public School Facilities Element.

**Policy K.1.1.1:** The Flagler County shall meet with the Flagler County School Board on an annual basis, as needed, in a workshop context to discuss issues of mutual concern.

**Policy K.1.1.2:** Flagler County planning staff shall meet with other local government and School District planning staff as part of an established working group on or about April 16th and September 1st of each year to discuss issues regarding the coordination of land use and public school facilities planning.

**Policy K.1.1.3:** Flagler County planning staff shall participate in the development and presentation of an annual report on the coordination of land use and public school facilities planning to the Oversight Committee, as constituted in the *Interlocal Agreement for Public School Facility Planning*.

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**Policy K.1.1.4:** The Flagler County shall participate in the Oversight Committee, as described in the *Interlocal Agreement for Public School Facility Planning*, in order to monitor the implementation of this Element.

**Policy K.1.1.5:** Annually by February 1st, the Flagler County shall provide a report on growth and development trends to the School District.

**Policy K.1.1.6:** Annually, as necessary, the Flagler County shall update the map series of this Element to include the locations of proposed schools and improvements listed in the Tentative District Educational Facilities Plan. In addition, the Future Land Use Element, including the Future Land Use Map, shall be updated, if necessary, to coordinate with the locations of proposed schools and improvements.

**Policy K.1.1.7:** The Flagler County's financially feasible Capital Improvement Element includes, by reference, the Flagler County School District ~~2007-2008~~ 2009-2010 Work Plan dated ~~March 5, 2008~~ August 31, 2009, adopted by the Flagler County School Board on ~~March 18, 2008~~ September 15, 2009.

**Policy K.1.1.8:** The Flagler County shall follow the process outlined in the *Interlocal Agreement for Public School Facility Planning* to propose any changes to amend this Element.

**Objective K.1.2:** ~~School Board Involvement in Development Review:~~ The Flagler County shall involve the School District in the development review and approval process in order to better coordinate land use and development decisions with public school facilities.



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**Policy K.1.2.1:** ~~The~~ Flagler County shall include a non-voting representative appointed by the School District on the Local Planning Agency.

**Policy K.1.2.2:** ~~The~~ Flagler County shall invite a School District representative to participate in any pre-application development conference that could affect public school facilities.

**Policy K.1.2.3:** For any Future Land Use Map amendment, development of regional impact development order, or rezoning that has the potential of affecting public school facilities, ~~the~~ Flagler County shall consider School District comments and other issues related to public school facilities including, but not limited to, the following:

- (1a) ~~A~~available school capacity or planned improvements to increase school capacity;
- (2b) ~~T~~he provision of school sites and facilities within planned neighborhoods;
- (3c) ~~C~~ompatibility of land uses adjacent to existing schools and school property;
- (4d) ~~T~~he co-location of parks, recreation and neighborhood facilities with school sites;
- (5e) ~~T~~he linkage of parks, recreation and neighborhood facilities with bikeways, trails, and sidewalks for safe access;
- (6f) ~~T~~raffic circulation plans, which serve schools and the surrounding neighborhood;
- (7g) ~~T~~he provision of off-site signalization, signage, access improvements, and sidewalks to serve schools;
- (8h) ~~T~~he inclusion of school bus turnarounds; and
- (9i) ~~T~~he use of schools as emergency shelters.

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**Objective K.1.3:** ~~Public School Facilities Planning:~~ The Flagler County shall participate in School District public school facilities planning to ensure consistency with the County's Comprehensive Plan, including the availability of supporting infrastructure.

**Policy K.1.3.1:** Annually by September 21st, the Flagler County shall review the Tentative District Educational Facilities Plan and financially feasible 5-Year School Board Work Program (including the Annual Capital Outlay FTE Forecast and local enrollment projections) and provide comments to the School District regarding consistency with the Flagler County's Comprehensive Plan, including the availability of supporting infrastructure.

**Policy K.1.3.2:** The Flagler County shall coordinate its plans for supporting infrastructure, such as water and sewer, roads, drainage, and sidewalks, with the School District's plans for existing and proposed public school facilities.

**Policy K.1.3.3:** The Flagler County shall review potential school closures, significant renovations to existing schools, and new school site selections and provide comments to the School District regarding consistency with the Flagler County's Comprehensive Plan including, but not limited to, the following:

- (1a) ~~E~~environmental suitability;
- (2b) ~~T~~ransportation and pedestrian access;
- (3e) ~~A~~availability of supporting infrastructure and services;
- (4d) ~~S~~safety concerns; and
- (5e) ~~L~~and use compatibility.

**Policy K.1.3.4:** Within forty-five (45) days of receiving an educational facility site plan, the Flagler County shall review the proposed educational facility site plan and provide comments to the School District regarding consistency with the Flagler County's Comprehensive Plan and the Land Development Code and need for on-site and off-site improvements. The Flagler County shall review

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educational facility site plans in accordance with Section 1013.33(13), *Florida Statutes*, and the provisions of Section 11(c) and (d) of the *Interlocal Agreement for Public School Facility Planning*.

**Policy K.1.3.5:** Upon correction of an educational facility site plan to meet the Flagler County's comments as described in Policy K.1.3.4, the Flagler County shall ensure approvals are expedited and render to the School District all permits, connections, and authorizations.

**Objective K.1.4:** —~~Public School Facilities as a Community Resource:~~ The Flagler County shall cooperate with the School District to ensure that public school facilities serve as places of education and emergency shelter, and as an essential cornerstone of neighborhoods and community; and that the operational capabilities of the School District and the County are harmonized and unified to the maximum extent practicable, so that public funds are conserved and duplicative efforts, projects, and programs are avoided.

**Policy K.1.4.1:** ~~The~~ Flagler County shall cooperate with the School District to locate future public school facilities proximate to residential areas and to complement patterns of development so that future public school facilities serve as community focal points.

**Policy K.1.4.2:** ~~The~~ Flagler County, in cooperation with the School District, shall pursue opportunities to co-locate and share use of the one another's facilities with public school facilities when preparing the annual update to the Capital Improvements Program.

**Policy K.1.4.3:** When the School District acquires property for a school site, the County shall consider acquiring abutting or proximate property for park purposes.

**Policy K.1.4.4:** The Flagler County shall coordinate with the School District and local governments on emergency preparedness and response issues including, but not limited to, the use of public school facilities as emergency shelters.

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**GOAL K.2: – SCHOOL CONCURRENCY:** The Flagler County shall enforce adopted level of service standards through appropriate processes, by recognizing the School District’s statutory and constitutional responsibility to provide a uniform efficient, safe, secure, and high quality system of free public schools, and ~~the~~ Flagler County’s authority for land use including the authority to approve or deny development orders that generate students and impact public school facilities.

**School Concurrency Sub-Element**

**Objective K.2.1: – Level of Service Standards:** The Flagler County shall cooperate with the School District to ensure that constitutionally adequate public school facilities are available for the 5-year and long term planning periods by adopting level of service (LOS) standards and coordinating with the School District to maintain those LOS standards.

**Policy K.2.1.1:** The Flagler County shall cooperate with the School District, through annual coordination or permitting and expedited review, to ensure that eighty percent (80%) of the projected enrollment is in permanent facilities ~~by December 2008~~ and within the first five (5) year planning period, and that construction of permanent facilities is planned to meet the adopted level of service (LOS) standards at the projected enrollment for school year 20134-20142 consistent with the Flagler County School District 2009-2010 Work Plan.

**Policy K.2.1.2:** The Flagler County shall utilize the following level of service (LOS) standards to be reviewed and met annually through the five-year schedule of capital improvements update in coordination with the School District to implement School Concurrency:

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- (1a) Elementary: one hundred percent (100%) of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
- (2b) Middle: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
- (3e) K-8: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
- (4d) High: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor; and
- (5e) Special Purpose: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor.

**Policy K.2.1.3:** The Flagler County, in coordination with the School District, shall allow relocatables to be utilized to maintain the level of service (LOS) standards on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed twenty percent (20%) of the permanent FISH capacity and shall be used for a period not to exceed five (5) years. Relocatables may also be used to accommodate capacity utilized for any specific education/development programs as required by law and/or adopted by the School Board.

**Policy K.2.1.4:** The Flagler County, in coordination with the School District, shall consider other capacity options, such as tiered level of service (LOS) standards to meet sudden growth spurts, double sessions, year-long school, dual enrollment and virtual school, if the LOS standards cannot be met with the funding available or cannot be amended to an agreeable standard.

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**Objective K.2.2:** —~~School Concurrency Implementation:~~ The Flagler County shall implement School Concurrency in accordance with State law and the *Interlocal Agreement for Public School Facility Planning*.

**Policy K.2.2.1:** The Flagler County shall coordinate with the School District to develop and modify School Concurrency Service Areas (CSA) in order to maximize available school capacity and make efficient use of new and existing public school facilities. The CSAs shall be developed and, when necessary, modified to minimize transportation costs, limit maximum student travel times, effect desegregation plans, achieve socio-economic, racial, and cultural diversity objectives, and recognize capacity commitments resulting from local governments' development approvals for the CSA and contiguous CSAs. In order to track growth and development logically, the CSAs should generally follow traffic analysis zones.

**Policy K.2.2.2:** The Flagler County, in coordination with the School District, shall allow adjacent CSAs to be utilized to meet School Concurrency requirements in accordance with State law and the *Interlocal Agreement for Public School Facility Planning*.

**Policy K.2.2.3:** The Flagler County, in coordination with the School District, shall not consider the Northwest CSA and West Flagler CSA adjacent, until a connecting transportation facility is constructed.

**Policy K.2.2.4:** The Flagler County, in coordination with the School District, shall apply School Concurrency to residential uses that generate demands for public schools facilities, with the following exceptions:

- ~~(1a.)~~ In conformity with Chapter 177, *Florida Statutes*, any subdivision of land which subdivides a parcel of forty (40) acres or more into three (3) lots or less;

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- ~~(2b.)~~ Ssingle family lots of record having received final plat approval prior to date of enactment of this element;
- ~~(3c.)~~ Mmulti-family residential development having received final site plan approval prior to date of enactment of this element;
- ~~(4d.)~~ Aamendments to residential development approvals issued prior to date of enactment of this element, which do not increase the number of residential units or change the type of residential units proposed;
- ~~(5e.)~~ Aany age restricted community with no permanent residents under the age of eighteen (18) [Exemption of age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to eighteen (18) years and older]; and
- ~~(6f.)~~ Aany residential development within a DRI development order adopted prior to July 1, 2005 or within a DRI application which was submitted prior to May 1, 2005.

**Policy K.2.2.5:** ~~The Flagler County will only grant development approval if adequate school capacity exists or will be under actual construction within three (3) years, as determined by the School District. The County may grant development approval subject to the condition that adequate school capacity must exist or will be under actual construction within three (3) years, as determined by the School District.~~

**Policy K.2.2.6:** ~~The Flagler County shall coordinate with the School District to ensure that School District policies to implement School Concurrency are in place and consistent with the *Administrative Procedures Act*.~~

**Policy K.2.2.7:** ~~The Flagler County shall exercise its land use regulatory powers in accordance with State law and rely upon the determinations and rules of the~~



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School District numbered and adopted in accordance with the *Administrative Procedures Act*.

**Policy K.2.2.8:** The Flagler County shall coordinate with the School District on the collection, refund, or credit (towards school impacts fees) of School Concurrency Reservation Fees.

**Objective K.2.3:** —Mitigation: The Flagler County, in coordination with the School District, shall ensure that acceptable mitigation is obtained proportionate to the demand created for public educational facilities.

**Policy K.2.3.1:** The Flagler County shall participate with the School District during mitigation negotiations with developers in order to establish an acceptable form of mitigation.

**Policy K.2.3.2:** The Flagler County, in coordination with the School District, shall prefer the following forms of mitigation:

- (1a) ~~C~~ontribution of land;
- (2b) ~~T~~he donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development;
- (3e) ~~E~~xpansion of existing permanent school facilities subject to the expansion being less than or equal to the level of service set for a new school of the same category;
- (4d) ~~P~~ayment for construction and/or land acquisition; or
- (5e) ~~C~~ost of financing.

Other potentially acceptable forms of mitigation may include:

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- ~~(6a)~~ ~~E~~establishment of a charter school;
- ~~(7b)~~ ~~C~~reation of mitigation banking; or
- ~~(8c)~~ ~~E~~establishment of an educational benefit district.

**Policy K.2.3.3:** The Flagler County, in coordination with the School District, shall ensure mitigation is proportionate to the demand for public school facilities created by the actual development, in accordance with Florida Statutes and as outlined in the *Interlocal Agreement for Public School Facility Planning*.

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**Flagler County Public School Facilities Element Map Series**

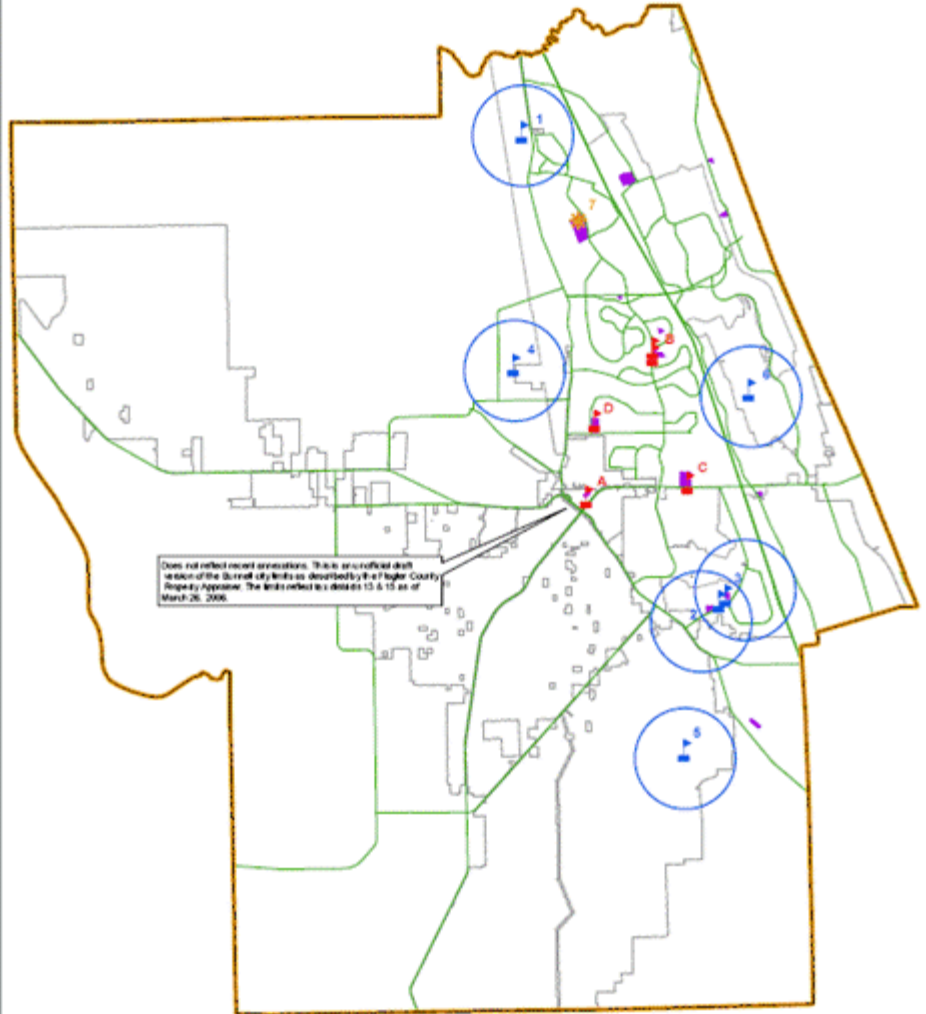
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Public School Facilities Element  
 Future Conditions Map  
 Short Range (2007-2012)



**Map Legend**

- Proposed School Facility
- Proposed Improvement
- Proposed Ancillary Facility
- School District Property
- Municipal Boundary
- Flagler County Boundary
- Denotes General Location

**Proposed Facility/Improvement Key**

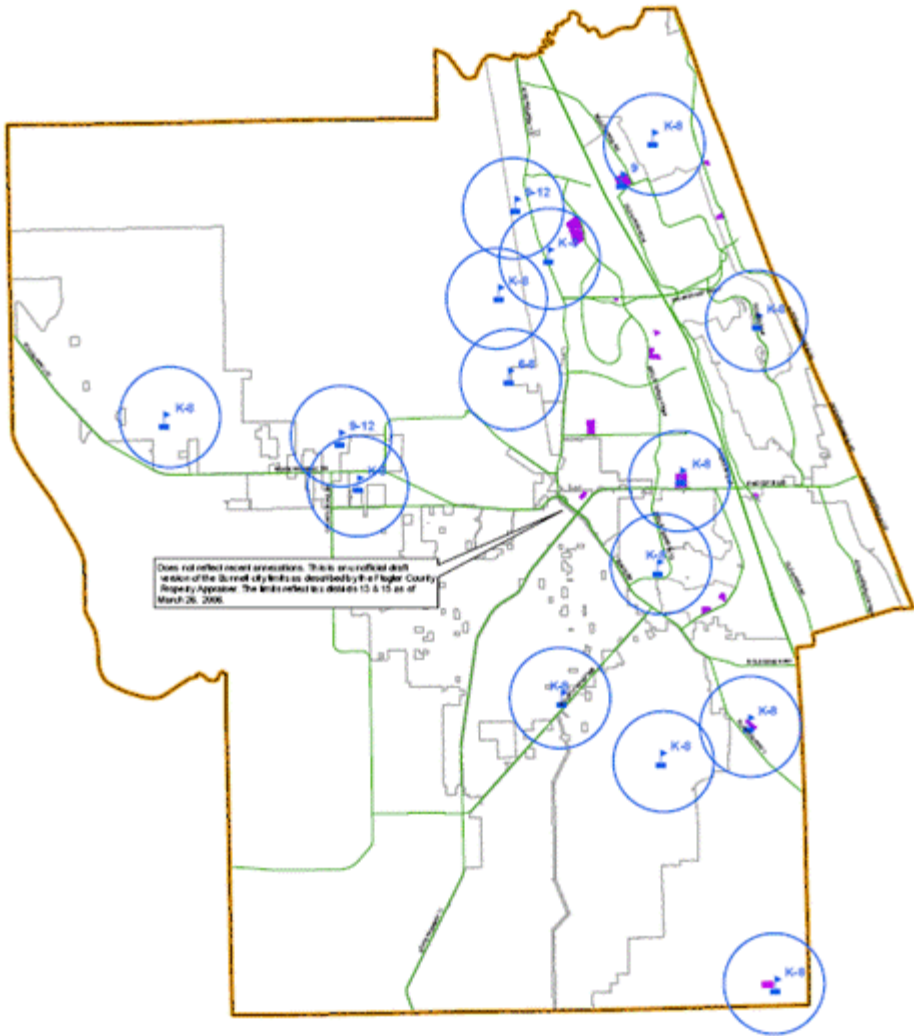
Improvement	Description	Construction Date
A	K-8 School Replacement	2007/2008
B	K-8 School Replacement	2007/2008
C	High School Freshmen Wing Addition*	2009/2010
D	S-B Addition	2011/2012
1	New K-8 School	2007/2008
2	New K-8 School*	2010/2011
3	New Alternative School*	2010/2011
4	New K-8 School (Phase 1)*	2011/2012
5	New Freshman Center*	2011/2012
6	New K-8 School*	2011/2012
7	Transportation Facility	2009/2010

\* Improvements subject to School Board review and budget adoption.

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# Public School Facilities Element Future Conditions Map Long Range (2012-2020)



**Map Legend**

- Proposed School Facility
- Flagler County Boundary
- Municipal Boundary
- School District Property
- Denotes General Location

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