



Flagler County Comprehensive Plan 2010-2035
Flagler County, Florida

Public School Facilities Element

Data and Analysis



Transmittal Hearing: October 18, 2010

PAGE INTENTIONALLY BLANK



Public School Facilities Element Data and Analysis Report

August 31, 2007

Revised October 31, 2007

Revised July 3, 2008

Prepared by Flagler County Schools

in cooperation with

Flagler County
City of Bunnell
Town of Marineland
City of Palm Coast

Working Group for Public School Facilities Element
and
Interlocal Agreement for Public School Facilities Planning
Members:

Carolyn Morgan, AICP, Flagler County School District
Kristy Gavin, Attorney, Flagler County School Board

Beau Falgout, Senior Planner, City of Palm Coast
Jennifer Ingels, AICP, Long Range Planning Manager, City of Palm Coast
Lonnie Groot, City Attorney, City of Palm Coast

Adam Mengel, AICP, Director of Planning & Zoning Department, Flagler County
Al Hadeed, Flagler County Attorney
Lisa Bosch, Deputy Flagler County Attorney

Mick Cuthbertson, Community Development Director, City of Bunnell

Jim Netherton, Mayor, Town of Marineland

Note: The Town of Marineland is listed and included herein respective to their initial participation in this effort, but acknowledging that Marineland is exempt from the statutory requirement to adopt the Element at this time.

Table of Contents

Introduction.....	7
Background.....	8
Existing Conditions.....	9
School Facilities.....	9
Emergency Services.....	14
Co-Location of Schools with Parks, Community Centers and Libraries.....	16
Existing and Planned Infrastructure.....	19
Population.....	23
Enrollment Projections.....	24
Housing.....	26
School Concurrency.....	34
Level of Service (LOS).....	34
Concurrency Service Areas.....	37
Student Generation Multiplier.....	41
Capital Improvement Program 2007-2008 through 2011-2012.....	42
Anticipated School Facilities Years 2012-2020.....	50
Financial Feasibility.....	53
Proportionate Share Mitigation.....	73
Public Schools Facilities Element Preparation and Public Participation.....	74

List of Tables:

Table 1:	Size and Capacity Standards for New Schools.....	10
Table 2:	Historic Population Trends.....	23
Table 3:	Projected Population, Flagler County, 2006-2030	23
Table 4:	Flagler District 2007 Capital Facilities FTE Forecast.....	25
Table 5:	Developments of Regional Impact (DRI).....	30
Table 6:	Active Subdivisions of over 40 Dwelling Units.....	31
Table 7:	Enrollment Assumptions Based on Building Permits.....	33
Table 8:	Existing Facilities Level of Service 2007-08.....	36
Table 9:	Student Generation Multiplier.....	41
Table 10:	5-Year School Board Work Program.....	43
Table 11:	Capacity of the 5-Year Work Program.....	45
Table 12:	CSA 1, Northeast Urban Area Elementary and Middle School Capacity.....	48
Table 13:	CSA 2, Central East Urban Area Elementary and Middle School Capacity.....	48
Table 14:	CSA 3, South East Urban Area Elementary and Middle School Capacity.....	48
Table 15:	CSA 4, Northwest Urban Area Elementary and Middle School Capacity.....	48
Table 16:	CSA 5, Central West Urban Area Elementary and Middle School Capacity.....	49
Table 17:	CSA 6, Southwest Urban Area Elementary and Middle School Capacity.....	49
Table 18:	CSA 7, West Flagler Elementary and Middle School Capacity.....	49
Table 19:	CSA 8, South Flagler Elementary and Middle School Capacity.....	50
Table 20:	CSA 1, Northeast Urban Area High School Capacity.....	50
Table 21:	CSA 5, Central West High School Capacity.....	50
Table 22:	CSA 8, Future High School.....	50
Table 23:	2012-20 Capacity Projects based on 2007 COFTE.....	51
Table 24:	Financially Feasible 5-Year Work Program.....	54
Table 2A:	Existing and Projected Surpluses and Deficiencies, 2007-8, K-8.....	55
Table 3A:	Existing and Projected Surpluses and Deficiencies, 2007-8, High School.....	56
Table 4A:	Existing and Projected Surpluses and Deficiencies, 2008-9, K-8.....	57
Table 5A:	Existing and Projected Surpluses and Deficiencies, 2008-9, High School.....	58
Table 6A:	Existing and Projected Surpluses and Deficiencies, 2009-10, K-8.....	59
Table 7A:	Existing and Projected Surpluses and Deficiencies, 2009-10, High School.....	60
Table 8A:	Existing and Projected Surpluses and Deficiencies, 2010-11, K-8.....	61
Table 9A:	Existing and Projected Surpluses and Deficiencies, 2010-11, High School.....	62
Table 10A:	Existing and Projected Surpluses and Deficiencies, 2011-12, K-8.....	63
Table 11A:	Existing and Projected Surpluses and Deficiencies, 2011-12, High School.....	64

Table 12A:	Existing and Projected Surpluses and Deficiencies, 2012-13, K-8.....	65
Table 13A:	Existing and Projected Surpluses and Deficiencies, 2012-13, High School.....	66
Table 14A:	5-Year (2007-12) K-8 Summary Table.....	67
Table 15A:	5-Year (2007-12) High School Summary Table.....	68
Table 16A:	Available Kindergarten through 8th Grade Capacity by CSA 2012-2021.....	69
Table 17A:	Available High School Capacity by CSA 2012-2021.....	71

List of Maps:

Map 1:	Elementary School Zoning Map.....	11
Map 2:	Middle School Zoning Map.....	12
Map 3:	High School Zoning Map.....	13
Map 4:	Flagler County Storm Surge and Evacuation Map.....	15
Map 5:	Parks and Community Centers.....	17
Map 6:	Utility Service Area Map—Water.....	21
Map 7:	Utility Service Area Map—Sewer.....	22
Map 8:	Flagler County TAZ Map.....	27
Map 9:	2006 Building Permits by TAZ.....	28
Map 10:	City of Palm Coast Residential Vacant Lots.....	29
Map 11:	Palm Coast Development Since 2000 and Surrounding Areas.....	32
Map 12:	Flagler County Schools Concurrency Service Area Map.....	38
Map 13:	Future Condition Map, Short Range 2007-2012	47
Map 14:	Future Condition Map, Long Range 2012-2020.....	52

Introduction

The Data and Analysis Report serves as the basis for the adoption of a Public School Facilities Element (PSFE) by Flagler County and the City of Bunnell, Town of Marineland and City of Palm Coast as required by Senate Bill 360, approved by the 2005 Florida Legislature. The Cities of Beverly Beach and Flagler Beach have filed an exemption with the Florida Department of Community Development and, at this time, are not obligated to adopt the PSFE. The Data and Analysis Report and the Flagler County Interlocal Agreement for Public School Facilities (ILA), establish the basis for implementation of public school concurrency. The Florida Department of Community Affairs has established February 1, 2008 as the required adoption deadline for the ILA and PSFE for Flagler County local governments and the Flagler County School District (School District).

Flagler County experienced rapid growth since 2000, and although the pace of growth has slowed in 2007, the Flagler County School District is experiencing a steady increase in student enrollment. In addition, the amount of vested development within Flagler County presents a challenge in planning for adequate public school facilities as development of that vested property continues into the future. The significant amount of vested undeveloped property will require coordination between local governments and the School District to monitor the rate of development of the vested property in order to plan for the construction of adequate public school facilities. This planning effort will assist the School District to prepare for the construction of these facilities by working together to secure appropriate sites consistent with each local government's comprehensive plan, coordinating the timing of utilities and roads, and coordinated monitoring of growth trends, as well as the opportunity to co-locate schools with public facilities, such as parks, libraries and community centers.

The School District is currently in the process of expanding facilities to accommodate backlogged enrollment in permanent school facilities. Belle Terre Elementary School opened with an over-capacity enrollment in the fall of 2005. Rymfire Elementary, planned to relieve Belle Terre Elementary enrollment, opened in August 2006 at capacity. The School District opened Matanzas High School also in Fall 2005 for freshmen and sophomores and completed the School in 2006 to add the Junior class. Matanzas High School added seniors in fall of 2007. Bunnell K-8 and the Buddy Taylor/Wadsworth K-8 Addition, under construction, will open in fall of 2008 to accommodate new growth and backlogged enrollment into permanent school facilities. With these improvements, the District will have addressed the rapid growth of the previous 5 years and will be poised to meet the State Constitutional requirement imposed by the "Class-Size Amendment." The "Class-Size Amendment" requires full implementation by 2010 of the following sets of core curriculum class size limits: 18 students in grades K-3; 22 students in grades 4-8; and, 25 students in grades 9-12 core classes.

Background

In 2005 the Florida Legislature passed Senate Bill 360, amending s. 163.3180, *F.S.* to require that local governments implement public school concurrency. Concurrency requires that necessary public facilities and services be provided at a locally adopted level of service and that such facilities be available when the impacts of development occur or concurrent with development in order to maintain the adopted level of service.

The legislation requires that each local government adopt a Public Schools Facilities Element as part of its Comprehensive Plan and that the Capital Improvement Element and the Intergovernmental Elements of the local government Comprehensive Plans also be amended to be consistent with the Public School Facilities Element and statutory requirements. Rule 9J-5.025 F.A.C. requires that the Public School Facilities Element contain the following:

- Existing school facility deficiencies and school facilities required to meet future needs;
- School level of service standards;
- A financially feasible five-year schedule of school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service;
- Provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points, and that schools be co-located with other public facilities;
- Maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and Concurrency Service Areas (CSAs); and
- Goals, objectives, and policies for planning and school concurrency.

The local governments are participating in the development of the Public School Facilities Element are:

- Flagler County;
- City of Bunnell;
- Town of Marineland; and
- City of Palm Coast.

The Cities of Beverly Beach and Flagler Beach has been found exempt from these requirements consistent in accordance with s.163.3177(12)(b) *F.S.* Both cities are located on the barrier island. The School District does not own a public school site in either city.

The Inter-local Agreement for Public School Facilities requires that school districts and the local governments work together to project the need for new schools based on approved and projected residential growth, provide a cost-feasible plan for the timely provision of school facilities at the adopted level of service and locate public schools consistent with the local government comprehensive plans. The Agreement also requires that the local governments and the school district work together to provide the timing and placement of schools in a manner consistent with the patterns

of growth and with the provision of adequate roads, water, sewer, stormwater management, waste management and emergency services to serve the schools.

Existing Conditions

Existing Schools and Committed Schools

The School District currently has 5 elementary schools, 2 middle school and 2 high schools. Maps 1 through 3 depict school locations and each current attendance zone. In August 2008 the School District will open the Bunnell K-8 Center, a replacement facility for the existing Bunnell Elementary School, at the same location, eliminating the need for re-locatable capacity. Existing facilities at Bunnell will be remodeled to include a District-wide Voluntary Pre-Kindergarten Center. The Buddy Taylor/Wadsworth K-8 Addition will provide permanent structures to replace existing re-locatable capacity and add new cafeteria facilities at the existing Wadsworth Elementary School and Buddy Taylor Middle School. Renovations in 2008-09 will remodel the existing cafeterias to increase band and culinary arts facilities at Buddy Taylor and media center and guidance facilities at Wadsworth. Construction of a new K-8 School, located in northwest area of Palm Coast, is proposed to open in August 2009. The school will be located west of US 1, and is planned as part of the Park West Development of Regional Impact (DRI) and will provide new permanent capacity for the School District.

The District owns the following undeveloped properties:

- Hunters Ridge DRI, 51 acres
- Plantation Bay DRI, 26 acres
- Seminole Woods Boulevard and Sesame Boulevard, 30 acres
- Seminole Woods Boulevard and Sloganeer Trail, 30 acres
- Hammock Dunes DRI, west of AIA, 20 acres
- Rymfire Drive, adjacent to the existing school, 30 acres

The Seminole Woods site at Seminole Woods Boulevard and Sloganeer Trail has the most potential for a future school site. Several of the sites have considerable wetland area. The Hunter's Ridge site is near to the Volusia County boundary and to existing Volusia County schools. Access to the Hunter's Ridge site is through Volusia County via US-1 or SR 40. The Hammock Dunes site is on the barrier island and is therefore most suitable for a specialized facility such as a marine sciences center.

The School District administration office is located at the Flagler County Governments Services Center, 1769 East Moody Boulevard, Bunnell, Florida, 32110. The School District and Flagler County administrative offices are co-located. Ancillary transportation, maintenance and custodial services are located at the Central Services Complex at 3930 Highway 100 East. Pathways Alternative School (grades 6 through 12) is located in temporary facilities at 3930 Highway 100 East. An ancillary transportation facility is planned for northwest Palm Coast in order to provide for

more efficient and logical transportation operations. The District operates a robust Adult Education Program, which are centered at One Corporate Drive, Palm Coast; the A1A Center at 5633 Oceanshore Boulevard, and; the former School District Administration Office at 3930 Highway 100 East.

Flagler County Public Schools is a superior performing school district that provides students with an internationally competitive education. Embracing the belief that all children will learn, Flagler County Public Schools is committed to excellence. In preparing this plan, the District has carefully considered the design and proposed placement of school facilities as a means to deliver the District's educational program in the most economic and efficacious manner. The School District is committed to raising student achievement every day, in every possible way.

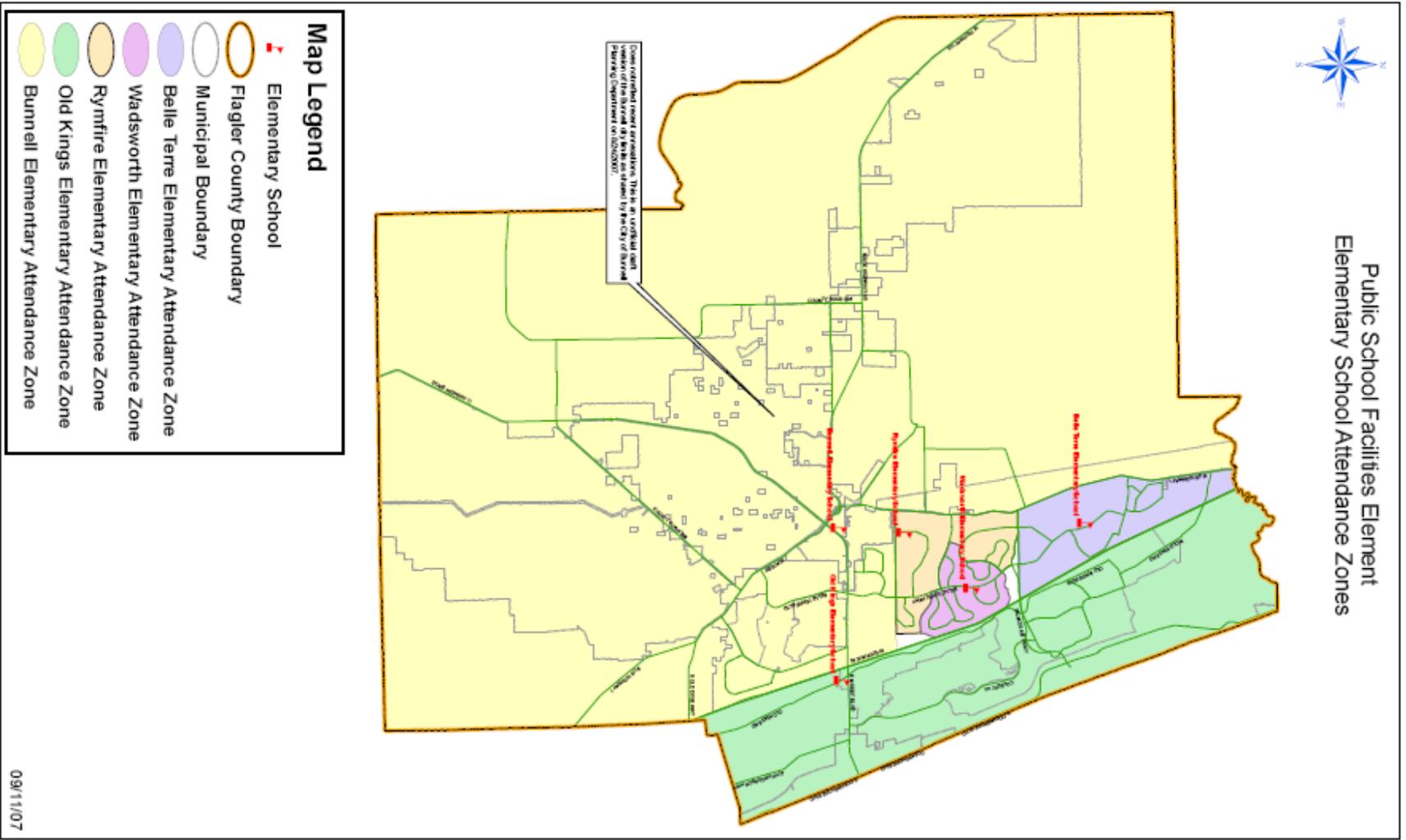
The School District has adopted the K-8 School (Kindergarten through 8th Grade) school type as the intended format for future schools and has the adopted site acreage and capacity standards for new school facilities as shown in Table 1. Existing schools have been expanded in recent years to meet the necessities of unanticipated rapid growth and are not the intended model for future schools.

Table 1: Size and Capacity Standards for New Schools

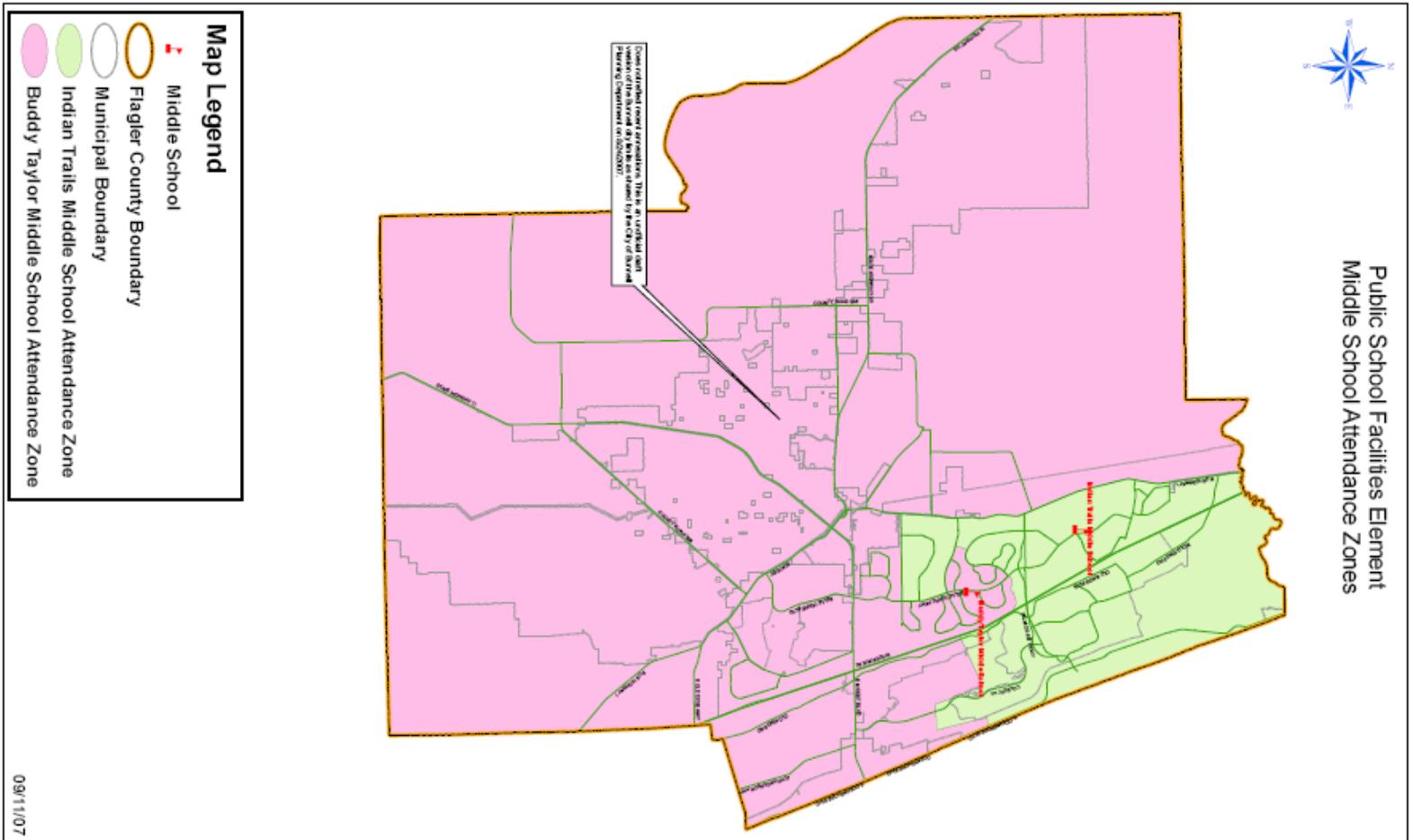
School Type	Acreage Requirement	Intended Capacity
Elementary School	30	1000
Middle School	40	1500
K-8 School	40	1500
High School	70	2000

The acreage requirements for new schools can be reduced if the Board finds that a school site provides sufficient area for the proposed facility by off-site location of stormwater management and or co-location with other public facilities, so that the site will meet the District's standards for each school type, including necessary outdoor recreation and educational needs. New sites should be shaped and located in a manner that will support the use of the prototype designs that the School District has developed. District standards for new schools are contained in the Design Criteria, on file with the Flagler County School District Facilities Department.

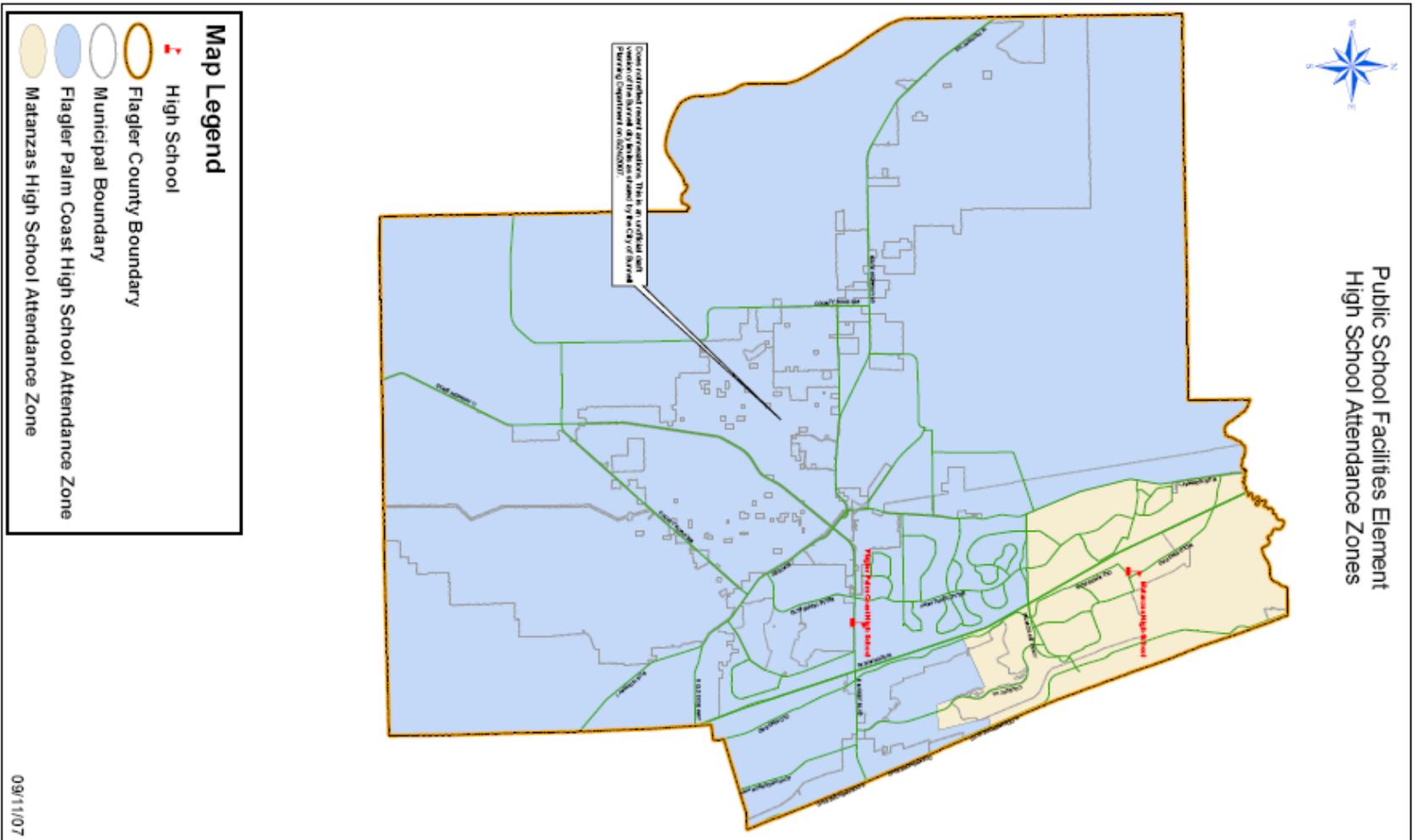
Map 1:



Map 2:



Map 3:



Emergency Services

The following schools are constructed to withstand a Category 5 Hurricane:

Matanzas High School	3535 Old Kings Road North	Palm Coast	(Map 4, location A)
Rymfire Elementary School	1425 Rymfire Drive	Palm Coast	(Map 4, location F)

The following schools, when constructed, are planned to withstand a Category 5 Hurricane:

Buddy Taylor/Wadsworth K-8	4500 Belle Terre Parkway	Palm Coast	(Map 4, location D & E)
Bunnell K-8 Center	305 North Palmetto Street	Bunnell	(Map 4, location G)

New schools will be designed to meet the requirements of the Department of Community Affairs Statewide Master Shelter Plan and State Requirements for Educational Facilities (SREF) Public Shelter Design Criteria. No schools are planned for the barrier island. School facilities that may be located on the barrier island will be limited to special purpose facilities such as a marine sciences center.

The County Emergency Medical Services is located at the County Complex in Bunnell. Fire Rescue Services are provided by Bunnell, Palm Coast, and Flagler County and Flagler Beach. The Bunnell Fire Department is located on Old Highway 11 and the Flagler Beach Fire Department is located at 300 Flagler Avenue.

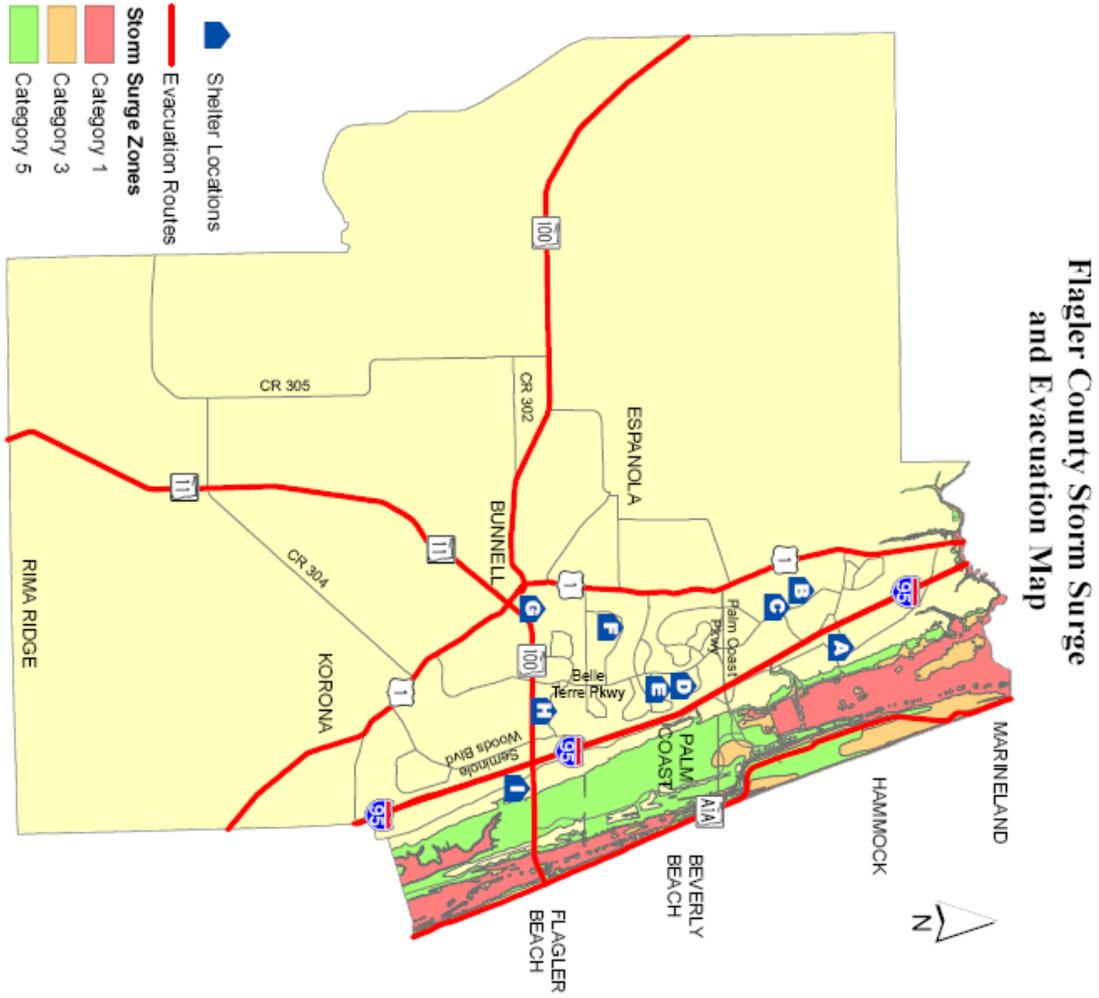
Palm Coast has fire stations located at:

- 307 Palm Coast Parkway
- 4751 Belle Terre Parkway
- 5750 Belle Terre Parkway

Flagler County has fire stations located at:

- Flagler County Airport
- 5600 North Oceanshore Blvd.
- Daytona North (permitting in process)

Map 4:



Co-Location of Schools with Parks, Community Centers and Libraries

Each local government has invited Flagler County Schools to participate in the local government planning process. Through this participation the School District and local governments are able to identify opportunities to co-locate school sites within new proposed developments and to coordinate site planning for capital facilities such as parks, libraries and community centers. Such coordination can include shared stormwater basins, connecting bike trails and sidewalks, easements for water and sewer services through public properties, as well as coordinated operation of park and school recreation facilities. Existing parks and recreations centers are shown on Map 5.

City of Palm Coast Parks and Community Centers:

Palm Coast Community Center & Park, 305 Palm Coast Parkway, NE
Belle Terre Park and Frieda Zamba Pool, 4510 Belle Terre Parkway
Indian Trails Sports Complex,
Holland Park, 18 Florida Park Drive
St. Joe Walkway/Palm Coast Linear Park, Clubhouse Drive to Intercoastal Waterway
Bird of Paradise Nature Preserve, Bird of Paradise Drive
Seminole Woods Neighborhood Park, 350 Sesame Blvd.
Cypress Knoll Neighborhood Park*
North Park, Colbert Lane*
Indian Trails Park*
Ralph Carter_Park*
Royal Palms, Belle Terre Parkway
* Planned Parks

Belle Terre Park, including Freida Zamba Swimming Pool, is adjacent to Wadsworth/Buddy Taylor K-8 School. The Indian Trails Sports Complex is adjacent to Indian Trails Middle School and the planned Ralph Carter Park is adjacent to Rymfire Elementary School. A school and adjacent park site are also planned in the JX/SR 100 DRI, located near the intersection of Old Kings Road and future extension Royal Palm Parkway. The proposed Northwest K-8 is also adjacent to a future park. The School District operates the Belle Terre Swim and Racquet Club, also located near Belle Terre Boulevard in the vicinity of the Wadsworth/Buddy Taylor K-8 School.

Bunnell Parks:

City Park South of SR100
City Park North of SR 100 (undeveloped) adjacent to future library site.

Flagler County Parks and Community Centers:

Pellicer Creek Corridor
Princess Place Preserve, 2500 Princess Place Road
River to Sea Preserve
Malacompra Park
Bings Landing, 5880 N. Oceanshore Boulevard
16th Road Park
Jungle Hut Road Park
Varn Park, Oceanshore Boulevard
Herschel C. King Sr. Park, 100 S. Park Road
Wadsworth Park, Roberts Road
Flagship Harbor, 815 Moody Lane
Haw Creek Preserve/Russell Landing, County Road 2007
Haw Creek Community Center
Pellicer Community Center
Hidden Trails Community Center
Shell Bluff
Carver Community Center Gym, Bunnell, 203 Drain Street
Flagler County Recreation Areas
Flagler County Fair Grounds
Espanola Community Center
Korona Park
Old Dixie Community Park
Lake Diston Boat Launch
Relay Wildlife Management Area

The Flagler Legacy Compact Program serves 30 students from Flagler Palm Coast High School and Matanzas High School. Flagler Legacy is a satellite classroom for the high school at Princess Place Preserve. Students participate on a daily basis for three block periods. The goals are for the students to become stewards of the land, to perform better in school, to set long term career goals. It is an opportunity to educate students and visitors to the Preserve by completing service learning projects. The School Board and Flagler County also have an interlocal agreement for the Future Farmers of America for the construction of new facilities at the Flagler County Fairgrounds.

Libraries:

Libraries are located in Bunnell, Palm Coast and Flagler Beach.

The Flagler Beach library is adjacent to Adult Education Programs at the Wickline Center in Flagler Beach. The future site of Bunnell Library is adjacent to Bunnell K-8 Center. The Palm Coast library is located near the Corporate One Adult Education Center on Palm Coast Parkway.

Existing and Planned Infrastructure

Roads

Road projects recently opened and in the capital budget of Palm Coast and Flagler County will make a significant improvement in traffic circulation in the urban area. Due to the north-south orientation of much of the existing roadway network, the school district has also had a north-south school zone pattern. Matanzas Woods Parkway and Old King Roads have now been extended across Interstate 95 to intersect with US 1. This has allowed the District to consider sites west of I-95 to serve the north part of the urban area. Future connections of Royal Palm Parkway to Old Kings Road, road connections through the Town Center DRI and White View Parkway to Old Kings Road further enhance the mobility east to west. The barrier island remains limited to two access points, at SR100 in Flagler Beach and the toll bridge at Hammock Dunes.

Roads in the unincorporated southern and western part of the county and in the newly annexed areas of Bunnell are limited. In order to reach Hunter's Ridge, Rima Ridge and the proposed Ormond Crossing DRI, the District will be forced to operate the school buses outside the County boundaries and will need to negotiate an interlocal agreement with Volusia County for emergency response. The District is working in cooperation with the local governments and land owners in the area to determine appropriate access to the southern portion of the county and to secure an alternative location for a school site to better serve these areas. The Volusia County School District has indicated that they do not have adequate capacity to accept the growing population from this area. Flagler County student now enrolled in Volusia schools may complete school in accordance with present agreements. New transfer students are not being accepted.

In western Flagler County, adequate roadway access is not existing to serve the platted area, yet to be developed, known as Flagler Estates near the St. John's County boundary. State Road 100 is the primary road serving the Daytona North community and connecting to Putnam County.

Sidewalk and Safe Paths to School

Sidewalk improvements are needed throughout the County. The existing non-curb and gutter roadways combined with swale and drainage canal systems create a challenge with regard to sidewalk and bike path construction. In large part, much of the urban area is already platted without sidewalk dedication. While new development in Palm Coast and Flagler County requires sidewalks, existing neighborhoods are only provided sidewalks as a capital improvement by the local government.

The City of Palm Coast has budgeted \$525,000 for sidewalk improvements between 2004-2008. Sidewalks were installed along Rymfire Drive concurrently with construction of Rymfire Elementary School in 2006. Additional sidewalks are planned along Red Mill Drive. Sidewalks will also be installed along the east side of Belle Terre Parkway south of Buddy Taylor/Wadsworth K-8 Addition where right-of-way and drainage facilities do not conflict. Local collector streets with sidewalks serve the neighborhoods in the immediate vicinity of Belle Terre Elementary School and Indian Trails Middle School and along Belle Terre Parkway, west side. Old Kings Elementary School is not located adjacent to any residential areas and is not served by sidewalks. The only sidewalks in the vicinity of Bunnell Elementary School are along SR 100. Flagler Palm Coast High School and Pathways Alternative School are not served by sidewalks. The Town Center DRI will have internal sidewalks adjacent to Flagler Palm Coast High School. Matanzas High School is served by sidewalks at its frontage on Old Kings Road and Matanzas Woods Parkway and has sidewalk crossing over Interstate 95 linking it to the northwest neighborhoods. Sidewalks do not currently exist in the neighborhoods south of Matanzas High School.

Utilities

The City of Bunnell and the City of Palm Coast provide potable water and waste water services to the existing public schools. The School District owns property in Plantation Bay and Hunter's Ridge each of which have Special Districts for the delivery of water and wastewater systems. City of Palm Coast utility service can be extended to serve properties that School District owns on Seminole Woods Parkway. Utility services to the proposed Northwest K-8 site will be developed concurrent with construction of the school.

See Maps 6 and 7 showing the location water and wastewater systems. These maps show the current utility service boundaries and the expected service area over a ten year period. Coordination with future utility plans is necessary for any school outside the urban area. Within the urban area, utility extensions may still be needed to serve specific sites, irrespective of surrounding residential service.

Population

Table 2: Historic Population Trends

FLAGLER COUNTY, FLORIDA										
HISTORICAL POPULATION TRENDS										
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Beverly Beach	21	217	312	547	543	551	555	557	529	513
Bunnell	1,687	1,816	1,873	2,122	2,131	2,163	2,192	2,239	2,361	2513
Flagler Beach	1,042	2,208	3,820	4,954	5,021	5,339	5,335	5,411	5,434	5457
Marineland	13	8	21	6	6	6	6	9	9	9
Painters Hill	14	40								
Palm Coast				32,732	35,443	38,348	42,850	50,484	58,216	67,832
Unincorporated	1,677	6,624	22,675	9,471	9,917	10,378	10,600	10,983	12,068	12,751
TOTAL	4,454	10,913	28,701	49,832	53,061	56,785	61,538	69,683	78,617	89,075

Source: University of Florida, Bureau of Economic and Business Research.

Table 3: Projections of Flagler County, 2006-2030

	Estimate	Projections, April 1				
		2010	2015	2020	2025	2030
	April 1, 2006					
FLAGLER	89,075					
Low		106,100	124,900	139,900	150,700	157,800
Medium		113,100	141,300	168,000	192,200	215,100
High		119,700	159,000	201,300	245,800	293,100

Source: University of Florida, Bureau of Economic and Business Research, (BEBR), January 2007, Projections of Florida Population by County.

Tables 2 shows the past growth of the County and municipalities. Table 3 shows the projected growth for Flagler County. The median growth rate is the generally accepted growth for planning purposes. Although this does not mean that all areas of the county grow equally. The City of Palm Coast utilizes the high population projection estimates the City's end year population for 2006 to be 72,003, up 11.6 percent from 2005.

Palm Coast population represents three-fourths of the total County population. The City of Bunnell recently annexed significant areas, followed by Palm Coast. The Town of Marineland also anticipates future annexation. Annexation affects the reported growth of these communities. Flagler County has experienced rapid growth, especially between 2004 and 2005, although this high growth rate has subsided since the middle of 2006, consistent with a national slowdown in the housing market. Land Use and zoning designations have not been finally adopted for all the annexed areas.

Enrollment Projections

The Office of Economic and Demographic Research, of the Florida Legislature, prepares enrollment projections, known as Capital Outlay Full Time Equivalent (COFTE) Forecast, for each school district. The COFTE Forecast is published annually each July. These projections are developed using a cohort survival model, using the average of the first and second FTE counts, taken in October and February of each year. The first year forecast is further adjusted based on the difference between the current year and the highest of the three previous years. The information is given for each grade, but is not disaggregated by school. Table 4 shows the 2007 COFTE Forecast for Flagler County K-12 Enrollment. It also includes projections for Pre-Kindergarten Enrollment of children eligible for exceptional student education programs. The COFTE differs from enrollment counts because it adjusts for full time equivalent students. Dual Enrollment, virtual school, and students who only attend part-time due to disabilities, or are enrolled only for certain programs that are available in the public system, are aggregated for the purpose of calculating state funding for capital outlay. Local enrollment projections and methodology are shown in Appendix A. The local projections reflect a continued pattern of growth, but at a slower rate over the short-term and long-term period. The local enrollment has been calculated based on the actual student enrollment, each October, and is not adjusted as an average of the past three years.

Table 4: Flagler District 2007 Capital Outlay FTE Forecast

Actual Grade	Actual 2004- 2005	Actual 2005- 06	Projected 2006-07	Projected 2007- 2008	Projected 2008- 2009	Projected 2009- 2010	Projected 2010-2011	Projected 2011- 2012	Projected 2012-2013	Projected 2013- 2014	Projected 2014-2015	Projected 2015- 2016	Projected 2016-2017	Projected 2011-2018
Birth Data for K	692	695	734	774	813	852	888	927	965	999	1,035	1,063	1,090	1,119
PreK 50	50	60	48	47	59	65	67	71	74	78	82	85	89	92
Grade K	637	810	876	924	1,140	1,182	1,438	1,464	1,543	1,625	1,708	1,783	1,861	1,942
Grade 1	668	796	875	910	1,040	1,279	1,338	1,614	1,658	1,745	1,838	1,932	2,018	2,107
Grade 2	702	796	881	913	1,028	1,174	1,444	1,513	1,823	1,876	1,974	2,079	2,185	2,282
Grade 3	687	855	932	966	1,078	1,207	1,371	1,678	1,754	2,107	2,165	2,275	2,395	2518
Grade 4	681	783	937	960	1,084	1,216	1,369	1,560	1,915	2,011	2,416	2,492	2,619	2,758
Grade 5	664	810	879	981	1,087	1,228	1,377	1,551	1,767	2,169	2,280	2,737	2,825	2,968
Grade 6	710	812	981	990	1,174	1,303	1,470	1,650	1,858	2,115	2,592	2,735	3,273	3,391
Grade 7	757	853	925	1,046	1,147	1,356	1,509	1,701	1,909	2,150	2,447	2,992	3,171	3,781
Grade 8	788	857	917	938	1,147	1,261	1,488	1,658	1,868	2,097	2,361	2,687	3,281	3,486
Grade 9	956	1,029	1,084	1,098	1,215	1,472	1,634	1,916	2,146	2,416	2,713	3,054	3,473	4,210
Grade 10	734	865	944	919	1,001	1,106	1,334	1,487	1,740	1,953	2,198	2,468	2,778	3,158
Grade 11	556	683	813	827	862	939	1,036	1,246	1,392	1,626	1,829	2,058	2,310	2,601
Grade 12	541	542	627	725	778	810	882	974	1,172	1,308	1,528	1,719	1,935	2,171
	9,131	10,551	11,719	12,244	13,840	15,598	17,757	20,083	22,619	25,276	28,131	31,096	34,213	37,465
Grade Level Summary														
PreK-5	4089	4,910	5,427	5,701	6,516	7,351	8,404	9,451	10,534	11,611	12,463	13,383	13,992	14,667
8-Jun	2255	2,522	2,824	2,974	3,468	3,920	4,467	5,009	5,635	6,362	7,400	8,414	9,725	10,658
12-Sep	2787	3,119	3,468	3,569	3,856	4,327	4,886	5,623	6,450	<u>7,303</u>	8,268	9,299	10,496	12,140
PreK-12		10,551	11,719	12,244	13,840	15,598	17,757	20,083	22,619	25,276	28,131	31,096	34,213	37,465
Growth Summary *														
PreK-5				274	815	835	1,053	1,047	1,083	1,077	852	920	609	675
6-8				150	494	452	547	542	626	727	1,038	1,014	1,311	933
9-12				101	287	471	559	737	827	853	965	1,031	1,197	1,644
PreK-12				525	1,596	1,758	2,159	2,326	2,536	2,657	2,855	2,965	3,117	3,252

Housing

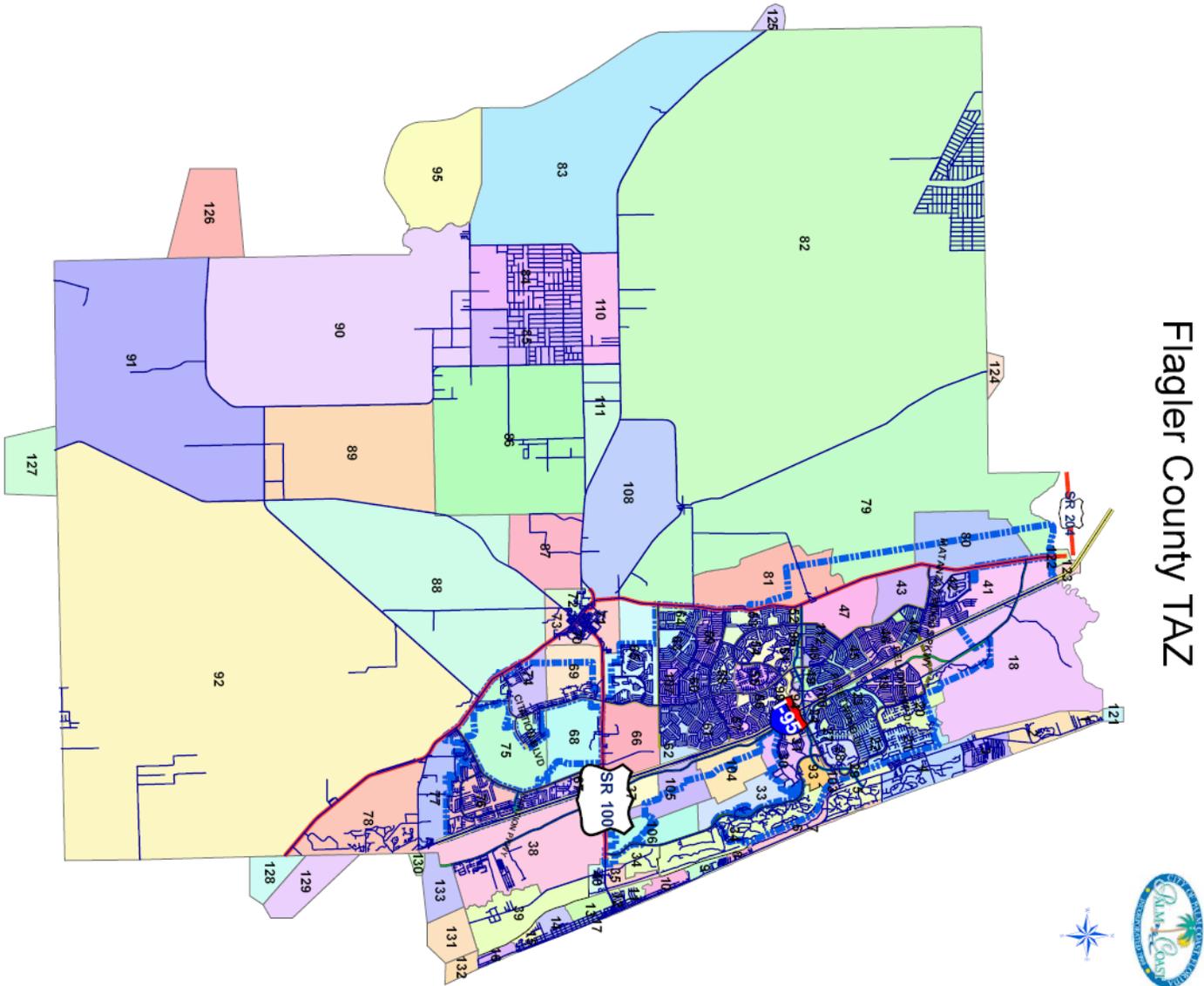
The Housing market in Flagler County has experienced a slowdown in 2006 and 2007. The City of Palm Coast Annual Report for the Flagler County School District reported twenty-two percent fewer building permits were issued by the City of Palm Coast in 2006 than in 2005. The report states that the residential development market has weakened nationwide, but particularly in Florida due many factors including a supply that exceeds demand, the impact of speculators driving up the price of land, and the rising cost of construction materials due to China's booming economy, and unprecedented sub-prime lending practices that permitted low interest mortgages with low or no equity requirement. The City of Palm Coast has 50,741 platted residential lots, of which 30,907 are occupied. There are 19,834 platted lots, within Palm Coast that could be developed. If all of the vacant land were developed the City's population would grow by 43,040 persons. The City of Palm Coast does not expect all these lots will be developed at one time, but the lots will be absorbed over time into the market. The absorption of the existing platted lots and vested developments, both in Palm Coast and those approved by Flagler County, will account for a large part of the expected growth over the planning period.

In order to determine how vacant lots are being absorbed, the local governments are tracking building permits by traffic analysis zone (TAZ). Additionally the City of Palm Coast also tracks certificates of occupancy which provide an even more refined estimate of population growth related to new housing. The TAZ, shown on Map 8, provide a methodology for assigning housing units to school zones and concurrency service areas. The TAZs are generally stable planning units because they are also utilized for long range transportation planning.

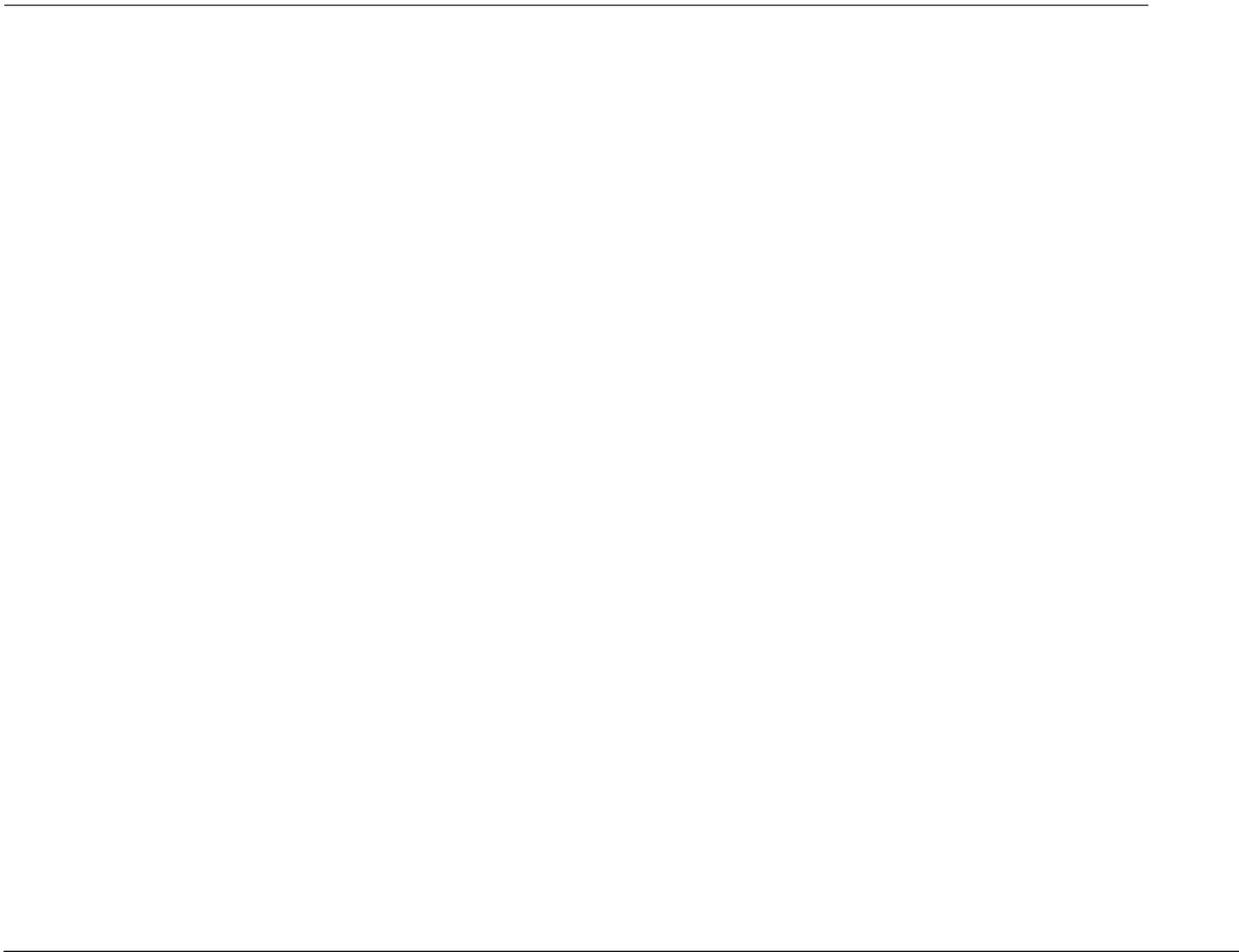
A number of Developments of Regional Impact (DRI's) exist, which are vested developments, that will build out during the planning period. The DRI's are listed in Table 5. Many of the development approvals reviewed by the County and Palm Coast in the last few years have been planned developments and plats related to these DRI's. The County and municipalities have also approved a number of planned unit developments that are just below the DRI threshold of 750 dwelling units since 2000. Map 10 shows the vacant lots in Palm Coast. Map 11 shows the current development projects in Palm Coast and surrounding areas.

Building permit activity is a key indicator for future enrollment since it provides evidence as to where the actual homes are under construction. It is important for local governments and the School District to analyze patterns of residential growth in order to determine the most appropriate order for the construction of school facilities. Table 6 identifies subdivision and residential site plans that are expected to build-out over the planning period and the annual generation of residential units expected therefrom. Table 7 shows the expected enrollment from housing activity.

Map 8:



Map 9:



Map 10:

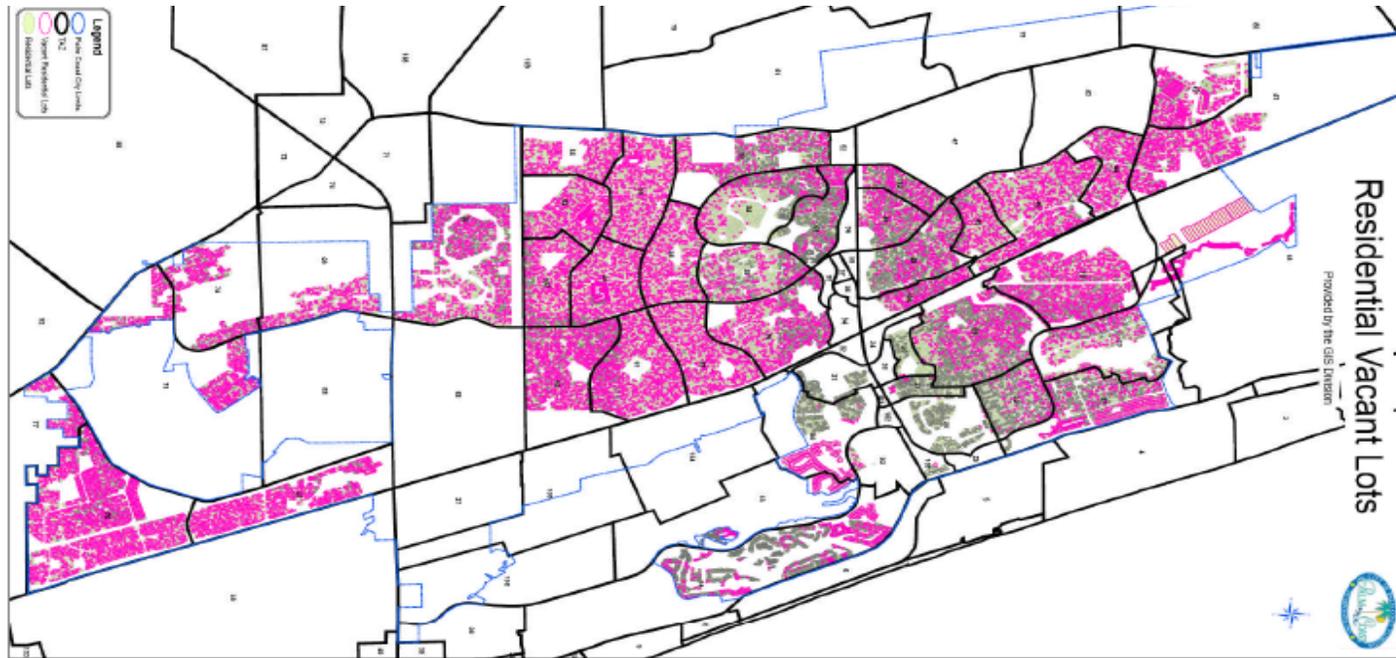


Table 5: Developments of Regional Impact (DRI)

Name	Maximum Dwelling Units (DU)	Number DU Constructed	Time Frame of DRI	Students per Household*	Projected No. of School Age Children			
					Elementary	Middle	High	Total
Hunter's Ridge	1,702	None	1987-2015	.396	339	166	226	753
Ormond Crossings*	700	None	2007-2026	.396	120	70	78	278
Plantation Bay	4,813	700	1985-2010	.312	591	385	529	1,505
Town Center	2,665	None	2003-2025	none				0
SR100/JX	2,411	None	2005-2011	.255	344	102	214	614
Grand Haven	1,901	Complete	1994-2007	.094	80	43	47	170
Park West	3,600	None	2004-2015	.31	423	191	214	828
Hammock Dunes	1,334	Complete	1983-2007	.58	364	194	216	774
Matanzas Shores	1450	648	1985-	.08	55	29	32	116

Source: DRI documents on file w/Flagler County School

*Pending approval

Table 6:

Flagler County Public Schools- Active Subdivisions over 40 Units											
Subdivision	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
Avalon PUD	25	25	23								73
Beach Haven		25	25	25	25						100
Bella Harbor	50	50	42								142
Belle Terre CO's	250	250	250	250	250						1250
Bulow Preserve PH 1 & 2			33	33	33						99
Canterbury Estates	20	20	20								60
Cobert Lane LLC		50	50	50	32	50					232
Colbert Lane Landings PUD		50	50	50	50	28					228
Cons. Hammock Beach	50	50	50	50	50	50	50				350
Eagle Lakes PH 1 & 2	75	75	75	100	100	100	100	87			712
Grand Haven DRI: Estates at Phase	50	50	48	35							183
Grand Haven Landings		50	50	50	50	55					255
Grand Reserve East		50	50	50	29						179
Hammock Beach River Club		62	50	50	59						221
Harborview Marina			50	50	50	50	50	50	50	50	622
Hidden Lake PUD PH 1	50	77	75	75	75	75	75	78			580
Hunters Ridge DRI		100	100	117	110	150	35	152			764
Manfey/CypressLake PUD		100	79	50	50	64					343
Marina Village PH 1		100	100	100	102						402
Marina Village PH 2		50	52								102
Matanzas Lake	45	70	27								142
Oak Branch		50	50	50	42						192
Old Hammock Cove	123	86									209
Old Kings @ Royal Palm PH 1			50	50	50	75	75	75	75	33	583
Old Kings @ Royal Palm PH 2					200	200	200	200	200	200	1746
Old Kings Village			50	100	70	11					231
Palm Coast Plantation	40	40	40	40	36	40	40	40	40	40	556
Palm Harbor Golf	50	61	50								161
Park West DRI		312	320	237	242						1111
Plantation Bay			50	50	50	64					214
Plantation Bay - Westlake			100	108	50	54					312
Preserve @ Flagler Beach			100	100	100	100	90				490
Rivergate PUD	20	25	25	25	25	25	20				165
Riviera Estates	20	20	23								63
Starview Vista	25	28									53
Tidelands Village	100	120	100	88							408
Totals By Year	993	2,046	2,257	1,983	1,930	1,191	735	662	365	323	13,533

Table 7: Enrollment Assumptions Based on Building Permits

School	BP's 2006	Annual Build-out of Projected Development	Projections Assume Build –out of Existing Platted Lots	Annual Growth from housing
Belle Terre ES	204	300-400	350	49
Bunnell ES	455	200-250	400	56
Old Kings ES	675	800-1000	650	91
Rymfire ES	331	25	500	70
Wadsworth ES	NA	45	100	14
Total Elementary School	1,665	1375-1700	2000	275-300
Buddy Taylor MS	765	500-600	850	68
Indian Trails MS	900	900-1000	1150	92
Total Middle School	1665		2000	160
Flagler Palms HS	959	500-600	1100	99
Matanzas HS	706	900-1100	900	81
Total High School	1665		2000	180

School Concurrency

Concurrency is the requirement in the State's Local Government Comprehensive Planning and Land Development Regulation Act to have infrastructure, meeting the locally adopted level of service, including schools in place or within 3 years of the time the impacts of development will occur. A school concurrency management system is the process of issuing development approvals based on sufficient capacity for each specific development through the process of a finding of capacity by the school district. School concurrency applies to all new development at the time of final plat or final site plan approval. If sufficient capacity exists for the added units, then the concurrency requirement is met. If, however, there is insufficient capacity existing or projected within three years, the development cannot be approved unless the capacity need is met through a development agreement between the School District, the local government and the developer to provide proportionate share mitigation acceptable to the School District.

Level of Service (LOS)

Level of Service is defined as "an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." [Rule 9J-5.003, Florida Administrative Code]

In light of this definition, the level of service standard for public school facilities must be based upon the "capacity of the facility," which is the number of pupils to be served by the facility, rather than on the basis of the school performance as determined by level of pupil achievement or some other qualitative measurement. For public school facilities, the level of service may be expressed as the percentage or ratio of student enrollment to the student capacity of the school. (Final Report, Establishing Level of Service Standards for Public School Concurrency, Florida Department of Community Affairs, May 15, 2006, p. 6.)

LOS standards must be established jointly between the local government and the school board because the local government cannot establish a level of service for a facility for which it has no authority, and the school district cannot impose a level of service on development over which it has no review authority. Therefore the School District and the local governments are required to enter into an interlocal agreement for public school facilities, pursuant to Sec. 163.3180(13)(e), F.S., establishing a locally adopted level of service.

The LOS standards to be adopted by interlocal agreement in Flagler County are as follows:

Elementary School: 100% of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;

Middle School:	100% of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
K-8 School:	100% of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
High School:	100% of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
Special Purpose:	100% of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;

Relocatables shall be utilized to maintain the LOS 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 any additional educational program as required by law.

Table 8 shows the Existing Facilities Level of Service, 2007-08. Table 8 includes the new construction at Buddy Taylor Middle School and Wadsworth Elementary School, expected to open in 2008. It does not yet show the new Bunnell K-8 Center or the reuse of existing Bunnell Elementary Facilities. Please note that Belle Terre Elementary and Matanzas High School have modular classrooms, owned by Flagler County Schools, that were reported as temporary when entered into the Florida Inventory of School Houses (FISH), but are expected to be utilized for the life-span of the modular units. The permanent capacity as shown in Table 8, with the conditions listed above, is the district-wide capacity and the basis of sub-district capacity determinations. The FISH data base is reviewed annually, and updated throughout the year to reflect changes to the inventory. Capacity is reported in terms of unweighted "full-time equivalent" (FTE) student use of facilities. There is typically more enrollment, due to part-time students, than COFTE indicates. The part-time students include dual enrollment at community colleges, virtual school, exceptional students, and home schooled and other students who receive some services from the School District. Additionally, there are programs offered that are restricted in size for educational reasons and newly enacted programs that require space that can result in the use of temporary facilities, and yet not be reflected as capacity needs. Weighted FTE is used in calculations for operational costs.

Table 8: Existing Facilities Level of Service, October 2007-08



FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

LEVEL OF SERVICE REPORT

ORGANIZATION: 18-FLAGLER COUNTY SCHOOL DISTRICT
 FACILITY: ALL
 FACILITY USE: ALL

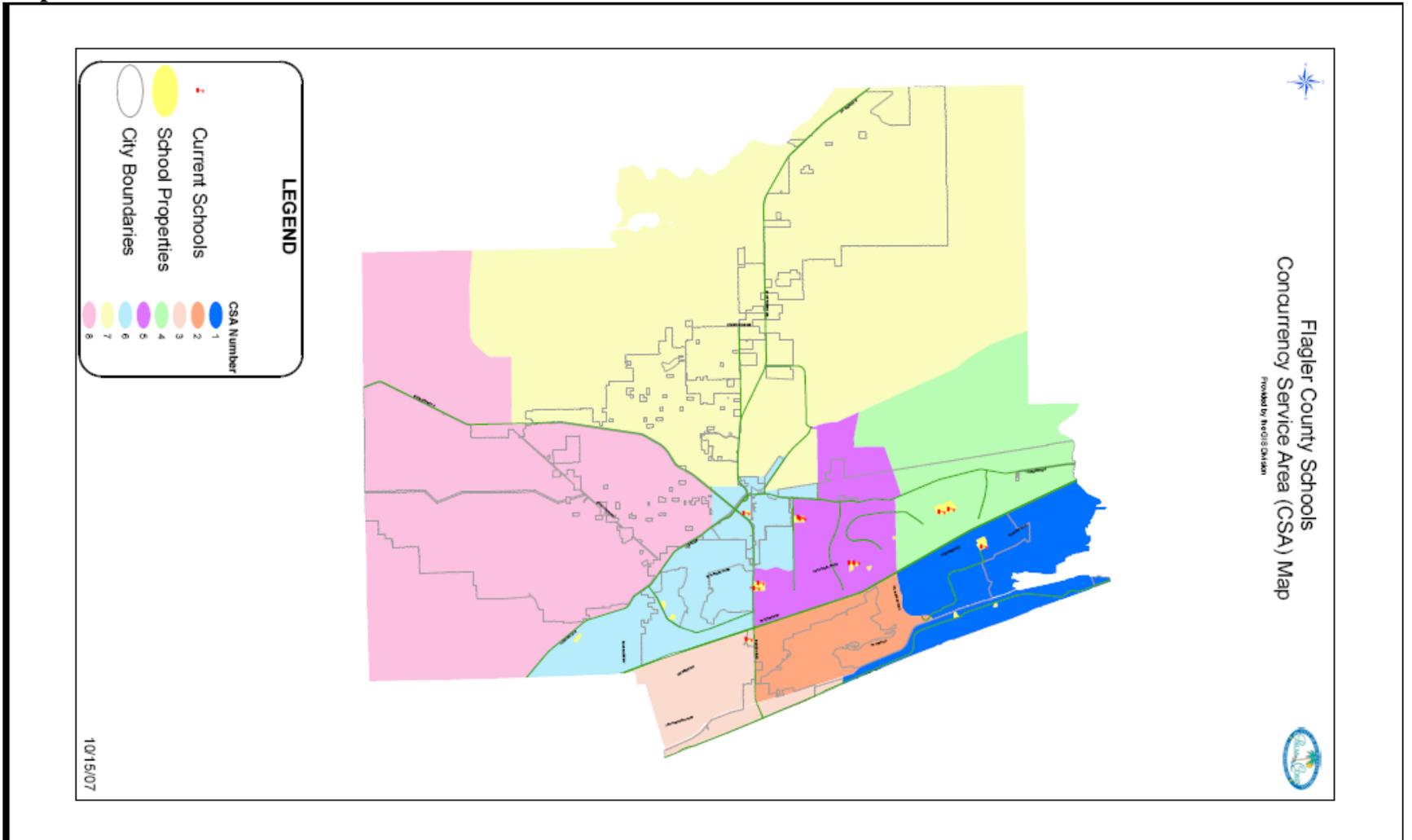
FACILITY NAME	SCHOOL CAPACITY	PERMANENT CAPACITY	DINING CAPACITY	YEAR ROUND CAPACITY	UTILIZATION FACTOR
ADULT EDUCATION - AIA CENTER	0	0	180	0	0
ADULT EDUCATION CORPORATE ONE	0	0	0	0	0
BELLE TERRE ELEMENTARY	1,608	948	1,920	1,930	100
BUDDY TAYLOR MIDDLE	1,997	1,462	3,140	2,396	90
BUNNELL ELEMENTARY	1,298	1,236	670	1,568	100
CENTRAL SERVICES COMPLEX	0	0	0	0	0
COUNTY ADMINISTRATION (NEW)	0	0	0	0	0
FLAGLER COUNTY ADULT SCHOOL	0	0	0	0	150
FLAGLER PALM COAST SENIOR HIGH	2,741	2,355	1,190	3,269	95
INDIAN TRAILS SCHOOL	1,727	1,569	830	2,072	90
LEWIS E WADSWORTH ELEMENTARY	1,569	1,171	2,950	1,863	100
MATANZAS HIGH SCHOOL	2,426	1,475	1,640	2,911	95
OLD KINGS ELEMENTARY	1,396	1,236	1,560	1,675	100
PATHWAYS ACADEMY	219	0	0	263	100
PYRE FIRE ELEMENTARY	1,298	1,154	2,150	1,558	100

Concurrency Service Areas

School concurrency is required to be applied at the sub-district level within 5 years of the adoption of the Public School Facilities Element. Given the costs and coordination necessary to establish a concurrency tracking system it is prudent to begin the sub-district application at this time. Map 9 shows Concurrency Service Areas proposed for adoption in the Interlocal Agreement for Public School Facilities to be executed concurrently with the adoption of this Element. The Concurrency Service Areas do not represent projected school attendance zones. Attendance Zones will be determined based on enrollment, transportation and educational program by the School District.

A determination of available capacity within the applicable concurrency service area and within adjacent concurrency service areas will be necessary at the time of final plat or final site plan for each new development starting in December 2008. The concurrency service areas (CSA's) shown in Map 9 are based on the major geographical areas of the county as determined by major highways and waterways. These CSA's are also composed of Traffic Analysis Zones (TAZ). The TAZ's are a very useful methodology of determining growth patterns at the neighborhood level. The purpose of the CSA's is to provide a basis for integrating information about enrollment with new development in order make appropriate future decisions about capacity needs. Flagler County Schools currently has approximately 12,000 students. By 2020 it is anticipated that the student population will be approximately 22,600. That means that school capacity will need to be nearly doubled during the planning period. The present student advancement from elementary to middle to high school is not based on a feeder pattern. Therefore, using current school attendance zones will not provide a stable base for maintaining concurrency tracking. The attendance boundaries are adjusted in order to maximize the available capacity as needed. It is the District's intention to maintain as much stability in school attendance areas as possible. To this end, the proposed CSA's represent the geographical areas that would support at least one K-8 school. It is reasonable to assume over the planning period that the new school facilities should be located to minimize the travel time to schools, to enhance neighborhood cohesiveness, and to become community focal points within each of the proposed CSA's. The western areas of the County are only connected to the urban portion of the county by roadways into Bunnell. For this reason the West Flagler CSA will not be considered adjacent to the North West Urban Area CSA until addition roadway access is achieved. The proposed CSA Map 12 shows 8 areas:

Map 12:



CSA 1, “North East Urban Area” is located north of Palm Coast Parkway and east of I-95. It also includes the northern half of the barrier island. Matanzas High School is located in CSA 1. Recent enrollment growth in this CSA has been in the “F” portion of the Palm Harbor neighborhood.

CSA 2, “Central East Urban Area” is located south of Palm Coast Parkway, north of SR100 and east of I-95. This CSA currently has no schools, however a future school site is expected under the development order for the JX/SR100 DRI. The Woodlands and Grand Haven are the largest existing residential areas in this CSA, but CSA 2 is expected to grow significantly with construction of number of planned developments including Hidden Lakes, Colbert Landings, Marina Village, Harbor View, Palm Coast Plantation, and the Villages of Flagler Beach. These developments have received land use and zoning in the last few years, but are mostly unconstructed.

CSA 3 “South East Urban Area” is located south of SR 100, east of I-95 and including the south half of the barrier island. Existing residential areas include the areas generally known as Flagler Beach and the Sugar Mill Plantation area. Old Kings Elementary is located in this CSA. Two large planned developments, Eagle Lakes and the Gardens at Hammock Beach have been approved, as well as a number of smaller residential developments including the Sweetbottom Plantation, Old Kings Village, and Bulow Plantation.

CSA 4 “North West Urban Area” is located north of Palm Coast Parkway, west of I-95 and including Park West DRI. This CSA includes Belle Terre Elementary and Indian Trails Middles School. This area has experienced significant growth in the last 5 years and will continue to grow as Indian Trails and Matanzas Woods continue to build out. Additionally the Park West DRI is currently in final stages of permitting for Phase 1. The District is planning a new K-8 school to be located within this CSA to open in the fall of 2009.

CSA 5 “Central West Urban Area” is generally located between Palm Coast Parkway and SR 100. It includes Lehigh Woods, Pine Grove and the future Town Center neighborhoods, and west of US 1, north of Otis Stone Hunter Road. Wadsworth and Rymfire Elementary Schools and Buddy Taylor Middle School are existing in this CSA. Rymfire opened in 2005 at full capacity, grades 6 through 8 are expected in the planning period. Additions to Wadsworth and Buddy Taylor in 2008 are expected to relieve the existing use of relocatable structures. This CSA underwent rapid growth in the last 5 years. Continued infill growth is expected. An additional school site is needed to serve this CSA over the planning period.

CSA 6 “South West” includes the traditional limits of the City of Bunnell and Cypress Knoll and Seminole Woods and Plantation Bay. Bunnell Elementary School serves this CSA. The Bunnell K-8 School is a replacement school for Bunnell Elementary. The first phase was opened in the Fall of 2006. A new cafeteria, 16 classrooms and administrative offices will complete the school in the fall of 2008. This is expected to eliminate the relocatables in Bunnell. Additional renovation of the existing structures will follow. The District owns 2 properties in Seminole Woods and another in Plantation Bay. It is anticipated that a K-8 school will be needed in approximately 2011. Portions of this CSA are in Palm Coast, Bunnell and unincorporated Flagler County. Cypress Knoll and Seminole Woods continue to steadily build out. The City of Bunnell has 3 large developments, Oak Branch, Deer Lake, and Cypress Lake, and other smaller developments that will contribute to future growth in this CSA. Grand Landings Planned Unit Development and the Reserve in Flagler County have also been approved. Two large projects, Oare Planned Development and the Cascades, part of Grand Landing Planned

Development, are age-restricted. Plantation Bay DRI is located on US 1. Development approvals for the remaining portions are expected to be completed by 2010. At present, Plantation Bay is largely a retirement community, but is not age-restricted.

CSA 7 “West Flagler” is located west of downtown Bunnell, and constitutes nearly half of the county’s total area. There are no schools in this CSA. Students attend Bunnell Elementary, Buddy Taylor Middle and Flagler Palm Coast High Schools. The Daytona North neighborhood, located south of SR 100 and west of CR 305, contributes approximately 500 students to the school system and Espanola has approximately 50 students. Utility systems are needed in this area in order to support future school facilities. Flagler Estates is an undeveloped area, along the St. John’s County line in which lots have been sold. Flagler County has not issued any building permits for Flagler Estates. At the present the only paved access into the Flagler Estates area is from St. John’s County. The Big Cypress Swamp constitutes a barrier between the Northwest CSA and the West Flagler CSA. A school serving this portion of the County is likely needed during the long-range period.

CSA 8 “South Flagler” includes Rima Ridge, Hunter’s Ridge and the proposed Ormond Crossings DRI, as well as the Bunnell annexation area in the vicinity of Haw Creek and County Road 304 to SR11. At present the School District has few students in this area. Hunter’s Ridge DRI is in the process of receiving approvals to begin construction of infrastructure for Phase 1. The School District has received a school site in Hunter’s Ridge, as per the DRI requirements. The site is nearly on the Volusia County line, and is not accessible by road to the school district, except through Volusia County. The District and local governments have been in contact with large land owners in this area to identify a road alignment and a school site to serve the area.

In evaluating available capacity for new development, the District will evaluate the existing and projected school capacity of schools serving the subject CSA and evaluate the available and projected capacity for the school(s) serving the adjacent CSA’s to determine if capacity is available. The District will consider the expected transportation time to carry students to the school serving the adjacent CSA’s. The District will follow the State Requirements for Educational Facilities (SREF) in making this determination.

Student Generation Multiplier

In order to project the number of students that will be generated from the new residential development, there must be a determination of the number of students per dwelling unit. “Different types of dwelling units typically have different numbers of students that live in them. Generally, single-family dwelling units (DU) have more students than multi-family dwelling units (i.e. apartments or condominiums) and mobile homes.” Each type of dwelling unit has a different number of students per household at each grade level, (i.e. elementary, middle and high school.) Generally, there are more elementary students than middle or high school students per dwelling unit because elementary schools educate students for more years than middle or high schools.” (Henderson & Young, Impact Fee Study for Flagler County, Florida, October 2004.) Table 9 shows the 2004 housing unit count by type and the number of students at each grade level by housing type. This table, created for the 2004 Impact Fee Study, is the basis for the proposed student generation multiplier to implement school concurrency. The Student Generation Rate should be updated to be consistent with the most recent impact fee study which provides the basis for the adopted impact fee.

Table 9: Student Generation Multiplier

Unit Type	Total DU (2004)	Elementary School Students	Middle School Students	High School Students	Total School Students
Single Family Detached	26,243	3,833	2,142	2,738	8,713
Multi-Family	3,266	168	66	59	293
Mobile Home	2,341	131	43	62	236
Students/ Dwelling Unit					
		Elementary Multiplier	Middle School Multiplier	High School Multiplier	District-wide Multiplier
Single Family		0.146	0.082	0.104	0.332
Multi-Family		0.051	0.020	0.018	0.090
Mobile Home		0.056	0.018	0.026	0.101

Source: Henderson, Young & Co., Impact Fees for Educational Facilities in Flagler County, Florida, October 23, 2004, p.15

Capital Improvement Program, 2007-2008 through 2011-2012

The Tentative District Educational Facilities Work Program is prepared annually, consistent with the requirements of Sec. 1013.35 *F.S.* The first five years of the Tentative District Education Facilities Work Program constitutes the “School Board Work Program” as provided in the Interlocal Agreement for Public School Facility Planning. The first 3-years of the School Board Work Program shows committed projects. The fourth and fifth years are planned projects. The School Board Work Program is based on the COFTE Forecast, prepared annually by the Office of Economic and Demographic Research, of the Florida Legislature. Many of the properties that the School District expects to develop are acquired by the district in accordance with the development order for Developments of Regional Impact. Each of these developments have a proposed schedule, however economic and development issues may delay the development of an individual site. The provision of school facilities relies on the timely provision of urban services to a site. The District’s responsibility is to provide school facilities in a timely manner to meet enrollment demands. The District has the ability to amend the Tentative District Educational Facilities Work Program in order to meet these needs. Any amendments to the work program will be reviewed with the local governments consistent with the provisions of the Interlocal Agreement for Public School Facility Planning and updated as necessary through the amendment procedures for the Comprehensive Plans of the County and municipalities.

Table 10 shows the School Board Work Program, 2007-12. Map 13 shows the proposed schools and ancillary facilities for the short-range planning period.

Table 10: 5-Year School Board Work Program

Project Description	Number of Classrooms	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5 Year Total
BTMS/WES shared classroom K-8 addition (2008) CSA 5 at Buddy Taylor Middle	29	\$14,871,500	\$0	\$0	\$0	\$0	\$14,871,500
BTMS/WES shared classroom K-8 addition (2008) CSA 5 at Lewis E Wadsworth Elementary	29	\$14,871,500	\$0	\$0	\$0	\$0	\$14,871,500
New K-8 School "C" (Northwest, 2009) CSA 4	55	\$34,070,000	\$0	\$0	\$0	\$0	\$34,070,000
New K-8 School "D" (Seminole Woods, 2011) CSA 6	55	\$0	\$0	\$0	\$33,422,200	\$0	\$33,422,200
New K-8 School "E" Phase 1(Hargrove/RW Area 2012) CSA 5	30	\$0	\$0	\$0	\$0	\$19,210,450	\$19,210,450
Freshman Wing, replace relocatables (2010) CSA 5 at Flagler-Palm Coast Senior High	16	\$0	\$0	\$10,000,000	\$0	\$0	\$10,000,000
Alternative School permanent facility at Seminole Woods @ Sesame Blvd site. (2011) CSA 6 at Pathways Academy	10	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000
New Freshman Center "CCC" (South High School 2012) CSA 8	35	\$0	\$0	\$0	\$0	\$13,982,994	\$13,982,994
New K-8 "B" (Bunnell Replacement School 2008) CSA 6	16	\$23,450,000	\$0	\$0	\$0	\$0	\$23,450,000
New K-8 School " F" (Central East 2012) CSA 2	52	\$0	\$0	\$0	\$0	\$25,065,333	\$25,065,333
Grade 6-8 expansion at Rymfire Elementary	28	\$0	\$0	\$0	\$0	\$14,211,750	\$14,211,750
	355	\$87,263,000	\$0	\$10,000,000	\$38,422,200	\$72,470,527	\$208,155,727

Schedule indicating which **non-classroom projects that will be funded** from current revenues projected (Section 17B).

Project Description	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5 Year Total
Landscaping at Belle Terre Elementary	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Renovate existing cafeteria for band and culinary arts at Buddy Taylor Middle	\$0	\$3,300,000	\$0	\$0	\$0	\$3,300,000
Remodel existing cafeteria for guidance and expanded media center. at Lewis E Wadsworth Elementary	\$0	\$3,300,000	\$0	\$0	\$0	\$3,300,000
Remodel Bunnell Elementary for Voluntary Pre K Center at Bunnell Elementary	\$0	\$0	\$3,500,000	\$0	\$0	\$3,500,000
Expand Media Center/new Youth Center at Matanzas High School	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000
Rymfire service road/parking at Rymfire Elementary	\$450,000	\$0	\$0	\$0	\$0	\$450,000
Transportation Facility at Belle Terre Elementary	\$471,006	\$0	\$8,000,000	\$0	\$0	\$8,471,006
Stadium Replacement at Flagler-Palm Coast Senior High	\$0	\$0	\$1,500,000	\$0	\$0	\$1,500,000
Field House at Flagler-Palm Coast Senior High	\$1,008,059	\$0	\$0	\$0	\$0	\$1,008,059
Land Acquisition	\$2,600,000	\$1,700,000	\$0	\$0	\$0	\$4,300,000
	\$4,729,065	\$8,300,000	\$13,000,000	\$0	\$3,000,000	\$29,029,065

Source: Flagler District, Tentative District Educational Facilities Plan, 2007-2008, Adopted September 18, 2007.

Table 11 shows allocation of student capacity to meet the 2007 COFTE Forecasted Enrollment for 2011-12.

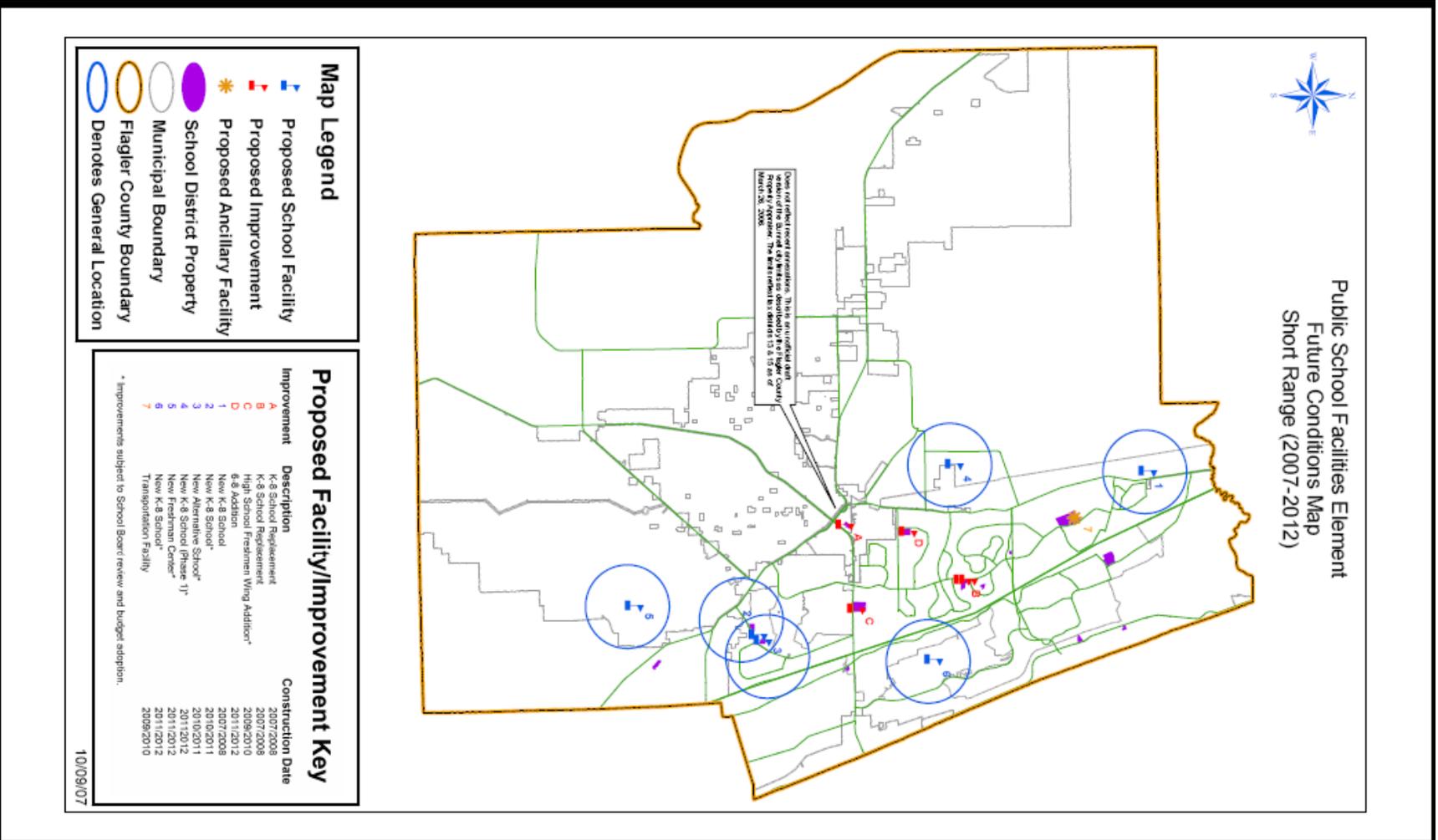
Table 11: Capacity of 5-Year Work Program

TABLE II WITH 2007 COFTE	RECOMMENDED FTE STUDENT MEMBERSHIP TO BE HOUSED				EXISTING SATISFACTORY STUDENT STATIONS	NET CHANGE IN STUDENT STATION REMODELING		NEW CONSTRUCTION STUDENT STATIONS	RECOMMENDED TOTAL STUDENT STATIONS	UTILIZATION FACTOR	RECOMMENDED STUDENT CAPACITY	LAND TO BE ACQUIRED
	PK-5	6-8	9-12	Total		PLUS	MINUS					
SCHOOL CENTER												
ELEMENTARY												
BELLE TERRE ELEMENTARY	1608	0	0	1608	1714	0	0	0	1714	1	1608	NONE
BUNNELL ELEMENTARY	0	0	0	0	1298	0	1298	0	0	1	0	NONE
LEWIS E WADSWORTH ELEMENTARY	667	0	0	667	1225	0	558	522	1189	1	1070	NONE
NEW FACILITY B (Rymfire)	1154	0	0	1154	1226		72	0	1154	1	1154	NONE
OLD KINGS ELEMENTARY	1298	0	0	1298	1396	0	98	0	1298	1	1298	NONE
SUB TOTAL	4727	0	0	4727	6859	0	2026	522	5355		5130	
MIDDLE							0					
BUDDY TAYLOR MIDDLE	0	1504	0	1504	1422	0	534	616	1504	0.9	1354	NONE
INDIAN TRAILS SCHOOL	0	1557	0	1557	1863	0	132	0	1731	0.9	1558	NONE
SUB TOTAL	0	3061	0	3061	3285	0	666	616	3235		2912	
NEW K-8 Schools												
New Bunnell K-8	910	270	0	1180	571	270	0	440	1311	0.9	1180	NONE
New Northwest K-8	1000	500	0	1500	0	1665	0	1665	1665	0.9	1499	25 AC per DRI
New Seminole Woods K-8	1000	444	0	1444	0	1604	0	1604	1604	0.9	1444	NONE
New Hargrove K-8 Phase 1	1071		0	1071	0	0	0	1665	1665	0.9	1499	40 AC
Rymfire 6-8 Addition		429		429								NONE
New JX K-8	743	305	0	1048	0	0	0	1165	1165	0.9	1049	10.3 AC per DRI
SUB TOTAL	4724	1948	0	3992	0	1604	0	4434	4434		3991	

SENIOR HIGH												
FLAGLER-PALM COAST SENIOR HIGH	0	0	2717	2717	2717	0	380	380	2717	0.95	2581	NONE
MATANZAS HIGH SCHOOL	0	0	2426	2426	2554	0	0	0	2554	0.95	2426	NONE
New South HIGH SCHOOL	0	0	480	480	0	0	0	600	600	0.8	480	70 AC
SUB TOTAL	0	0	4623	5623	5271	0	380	380	5271		5007	
ALTERNATIVE EDUCATION												
PATHWAYS ACADEMY	0	32	68	100	44	97	44	0	100	1.00	100	
SUB TOTAL	0	32	68	100	44	97	44	0	100	0	100	NONE
ADULT EDUCATION												
ADULT EDUCATION - A1A CENTER	0	0	0	0	325	0	-300	0	25	1.5	38	
ADULT EDUCATION/CORPORATE ONE	0	0	0	0	0	0	0	0	0	1.50	0	
FLAGLER ADULT EDUCATION	0	0	0	0	212	0	-4	0	208	1.5	312	NONE
SUB TOTAL	0	0	0	0	537	0	-304	0	233	0	350	
COUNTY ADMINISTRATION												
Government Service Building (ANCILLARY)	0	0	0	0	0	0	0	0	0	1.00	0	
SUB TOTAL	0	0	0	0	0	0	0	0	0		0	NONE
MULTIPLE USE SUPPORT												
CENTRAL SERVICES COMPLEX	0	0	0	0	0	0	0	0	0	1.00	0	NONE
Transportation Facility (BTES)	0	0	0	0	0	0	0	0	0	1.00	0	NONE
SUB TOTAL	0	0	0	0	0	0	0	0	0		0	
GRAND TOTAL	4727	3093	4691	13511	15996	97	2812	1518	14194		13498	
									Recommended COFTE	Tbl II Cap		
Elementary									9451	9451	0	
Middle									5009	5009	0	
High									5623	5623	0	

Source: FCSD, Facilities Dept.

Map 13:



Tables 12 through 19 show the elementary and middle school capacity of schools serving each concurrency service area. Future capacity is shown in parenthesis.

Table 12: CSA 1 Northeast Urban Area Elementary and Middle Capacity

Schools	Capacity @LOS	2007-08	2008-09	2009-10	2010-11	2011-12
None Existing	0	0	0	0	0	0

CSA 1 is expected to be served by Old Kings Elementary, Indian Trails and Buddy Taylor Middle Schools and the proposed Northwest K-8 during the planning period.

Table 13: CSA 2 East Central Urban Area Elementary and Middle Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
None Existing	0	0	0	0	0	0
Central East K-8 "F"	(1043)					(1043)

The Central East School is expected to relieve Old Kings Elementary and Buddy Taylor Middle School

Table 14: CSA 3 Southeast Urban Area Elementary and Middle Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
Old Kings ES	1298	1128	1310	1463	1618	1866

Old Kings is expected to be relieved by new schools in CSA 2 and 4 over the planning period.

Table 15: CSA 4 Northwest Urban Area Elementary and Middle Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
Belle Terre ES	1608	1465	1553	1735	1991	2277
Indian Trails MS	1558	1723	1970	2305	2265	2250
Northwest K-8	(1500)			(1500)	(1500)	(1500)

The Northwest K-8 is expected to relieve Old Kings and Belle Terre Elementary, and Indian Trails Middle School.

Table 16: CSA 5 Central West Urban Area Elementary and Middle Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
Rymfire ES	1154	1307	1414	1592	1848	2042
Wadsworth ES	1070*	921	1047	1130	1222	1354
Buddy Taylor MS	1370*	1172	1224	1422	1515	1880
Rymfire 6-8	(500)					(429)
K-8 "E" (Elem)	(1071)					(1000)

Rymfire 6-8 will expand Rymfire capacity and provide relief for Indian Trails Middle School. K-8 "E" Phase 1 school is expected to relieve Rymfire and Wadsworth for elementary capacity.

*Capacity of Buddy Taylor/Wadsworth K-8, currently under construction.

Table 17: CSA 6 Southwest Urban Area Elementary and Middle Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
Bunnell ES	910*	942	1075	1256	2098	2580
Bunnell Grade 6	270			(224)	(246)	(270)
Seminole Woods K-8 "C"	(1444)				(1314)	(1444)

*Capacity under construction. Remodel existing Bunnell, open grade 6 as relief for Buddy Taylor K-8 in 2010. Open K-8 "C" in Seminole Woods to relieve Bunnell and Buddy Taylor K-8 in 2010-11.

Table 18: CSA 7 West Flagler Elementary and Middle Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
None Existing	0	0	0	0	0	0

Bunnell Elementary and Buddy Taylor Middle School currently serve CSA 7. No K-8 capacity is planned within the 5-Year Period.

Table 19: CSA 8 South Flagler Elementary and Middle Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
None Existing	0	0	0	0	0	0

Bunnell Elementary and Buddy Taylor Middle School currently serve CSA 8. No K-8 capacity is planned within the 5-Year Period.

Table 20: CSA 1 Northeast Urban Area High School Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
Matanzas HS	2402	1421	1604	1834	2097	2443

Matanzas High School is expected to absorb demand during the short-range planning period. A Freshman Center is proposed in the Long Range Period.

Table 21: CSA 5 Central West Urban High School Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
Flagler Palm Coast HS	2481	2303	2509	2798	3088	3180
FPC Freshman Center	(380)			(380)		

The existing relocatables will be replaced with permanent construction of FPC Freshman Center.

Table 22: CSA 8 Proposed South Flagler High School Capacity

Schools	Capacity @ LOS	2007-08	2008-09	2009-10	2010-11	2011-12
High School CCC	(600)	0	0	0	0	(600)

A proposed Freshman Center is shown in the short range period. This is proposed as phase 1 of a new high school to relieve Flagler Palm Coast High School in the long-range planning period.

Anticipated School Facilities Years 2012-2020

The Tentative District Education Facilities Plan also includes a projection of facility needs for a 10 and 20 year time frame. These projections are also revised annually. The long range projections are based on the assumption that the growth rate will continue as projected in the current COFTE. The facility projections are based on estimated patterns of development over the long-range planning period. This includes plans for expansion of urban service boundaries and expanded municipal boundaries. The facilities listed in Table 23 are not listed in any order of construction and are not committed projects. The general assumption is that the Cities of Beverly Beach, Bunnell, Flagler Beach, Marineland,

Palm Coast and urbanized unincorporated Flagler County will continue to experience infill development and build-out of existing platted lots. It is also expected that there will be an expansion of the residential development into areas extending west from Palm Coast and as well as a southward and westward in areas recently annexed into Bunnell. These assumptions also anticipate the completion of Hunter’s Ridge, Plantation Bay and Ormond Crossings Developments of Regional Impact. The generalized locations of future schools identified below do not reflect any research as to availability or suitability of sites in these areas to meet the requirements for school construction.

Table 23: 2012-20 Capacity Projects, based on 2007 COFTE Forecast

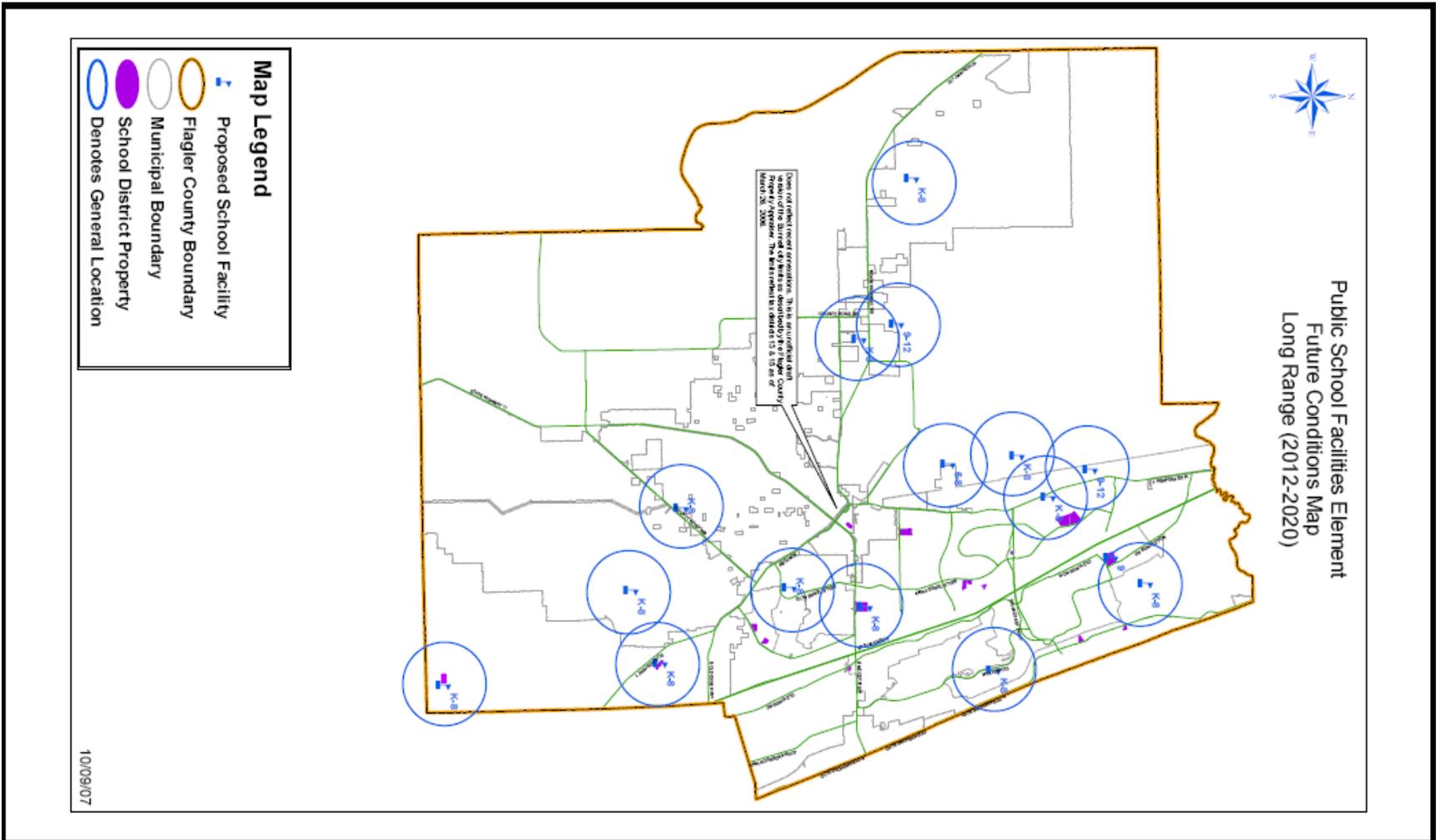
Proposed School	Generalized Location	Grades	CSA	Land Area Needed	Projected Cost
Phase II, School “E”	Hargrow/R & W Sections of Palm Coast	6-8	5	40 acres*	\$17,000,000
New School “G”	West Flagler	K-8	7	40 acres	\$36,000,000
Phase II, School “CCC”	South Flagler High School	10-12	8	70 acres*	\$40,000,000
New School “J”	West Palm Coast	K-8	4	40 acres	\$36,000,000
Phase III, School “BBB”	Freshman Center, Matanzas High School	9	1	Owned	\$18,000,000
New School “K”	Plantation Bay	K-8	6	Owned	\$36,000,000
New School “M”	NE Palm Coast	K-8	1	40 acres	\$36,000,000
New School “H”	Espanola Area	K-8	7	40 acres	\$36,000,000
New School “I”	South Flagler K-8	10-12	8	70 acres*	\$36,000,000
New School “L”	Hunter’s Ridge K-8	K-8	9	DRI	\$36,000,000
New School “DDD”	West High School	9-12	7	70 acres	\$45,000,000
New School “EEE”	Northwest Flagler HS	9-12	4	70 acres	\$80,000,000
New School “N”	Colbert Lane K-8	K-8	2	40 acres	\$38,000,000
New School “O”	Haw Creek K-8	K-8	8	40 acres	\$38,000,000
New School “P”	Central Palm Coast K-8	K-8	5	40 acres	\$38,000,000
New School “Q”	Andalusia K-8	K-8	7	40 acres	\$38,000,000
New School “R”	South Belle Terre K-8	K-8	6	40 acres	\$38,000,000

*Land needed expected to be acquired with Phase 1 Project, years 2011-12.

Per DRI development agreement

Source: Tentative District Educational Facilities Plan, 2007-2008, adopted Sept. 18, 2007.

Map 14:



Financial Feasibility

The School Board must adopt a financially feasible 5-Year Capital Facilities Plan, to be known as the School Board Work Program, consistent with Interlocal Agreement for Public School Facilities. The District has four fundamental duties in this regard. The first is to maintain the safety and function of existing facilities, the second is to ensure the provision of equal facilities district wide, the third is to provide new facilities commensurate with the projected growth, and the fourth is to provide the most efficient provision of school services on a county-wide basis.

The School District has two procedures that must be completed in order to implement the construction of facilities. The first is to survey and inventory all existing school facilities and the second is to make recommendations with regard to needs for remodeling, renovation and new facilities. This needs assessment is the 5-Year Facility Plant Survey. This information provides the basis for the annual update and adoption of the Tentative District Education Facilities Plan. These plans must provide for the maintenance of existing facilities and construction of additional facilities to meet the anticipated demand for student stations, at the adopted level of service for each facility. The first 5 years of the Tentative District Educational Facilities Plan forms the 5-year School Board Work Program. The School Board Work Program will show the existing facilities, renovations and projected facilities and the capacity that is anticipated to be available in each year of the five years. The School District's 5-year School Board Work Program will be included in the Capital Facilities Element of the Local Government Comprehensive Plan and updated annually. It reflects the School District's capital program. The primary funding sources include Public Education Capital Outlay (PECO), 2-mill ad valorem tax, ½-Cent sales tax and impact fees. The PECO funds are broken into several funds including Capital Outlay and Debt Service, Classrooms for Kids, and Classrooms First, each with specific restrictions. Classrooms for Kids and Classrooms First are annual appropriations by the legislature and are not recurring fund sources. These funds can only be anticipated based on the legislature's previous actions. Sales of Certificates of Participation (COPs) may also be issued by the District, and when issued also will repaid from local capital funds. Table 24 shows the estimated revenue. Table 10 shows the projected capacity and non-capacity capital projects in the School Board Work Program. A comparison of Table 24 and Table 10 shows that the District's projected revenue is sufficient to fund the projected capital expenditures. The Tentative District Educational Facilities Plan, 2007-2008 Work Plan is on file at the Flagler County School District Administration Office, Facilities Department.

The annual update of the School Board Work Program will reflect the most current evaluation of enrollment and growth patterns within the District and the State enrollment projections (Capital Outlay Facilities FTE Forecast, published by the Office of Economic and Demographic Research, of the Florida Legislature). The School District, consistent with the procedures of the Interlocal Agreement for Public School Facilities, shall update the proposed facilities as needed, to respond to the projected enrollment and growth patterns in the most efficacious manner, consistent with School Board policy and ILA.

Based on the Preliminary 2007 School Taxable Value, the Flagler County School District has additional COP (Certificates of Participation) capacity of \$88.2 million. The analysis assumes a net taxable assessed value of \$12,331,578,876 and assumes 1.0 Mill rate, with collection of 95%, to produce \$11,714,999.93. This analysis was performed based on market rates of July 9, 2007. The full report, prepared by Citigroup Inc., July 12, 2007, is on file at the Flagler County School District Administration Office, Facilities Department.

Table 24: Financially Feasible 5-Year Work Program, 2007-2012

	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5 Year Total
Net Available Revenue	\$91,992,065	\$25,557,210	\$30,633,226	\$40,146,778	\$48,855,513	\$237,184,792
Funded Project Cost	\$91,992,065	\$8,300,000	\$23,000,000	\$38,422,200	\$75,470,527	\$237,184,792
Work Plan Balance	\$0	\$17,257,210	\$7,633,226	\$1,724,578	(\$26,615,014)	\$0

Current Revenue Totals

Item	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5 Year Total
Local Two Mill Discretionary Capital Outlay Revenue	\$24,023,613	\$28,493,709	\$33,906,685	\$40,422,564	\$48,239,112	\$175,085,683
Maintenance Expenditures	(\$8,072,844)	(\$6,912,154)	(\$8,873,650)	(\$7,273,650)	(\$7,273,150)	(\$38,405,448)
2 Mill Other Eligible Expenditures	(\$12,877,421)	(\$12,061,181)	(\$11,912,782)	(\$12,015,474)	(\$12,107,931)	(\$60,974,789)
PECO Maintenance Expenditures	(\$644,381)	(\$618,244)	(\$552,403)	(\$515,085)	(\$511,757)	(\$2,841,870)
PECO Maintenance Revenue	\$644,381	\$618,244	\$552,403	\$515,085	\$511,757	\$2,841,870
	\$3,073,348	\$9,520,374	\$13,120,253	\$21,133,440	\$28,858,031	\$75,705,446

Item	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5 Year Total
CO & DS Revenue	\$211,487	\$211,487	\$211,487	\$211,487	\$211,487	\$1,057,435
PECO New Construction Revenue	\$9,930,950	\$2,642,555	\$1,440,617	\$2,117,621	\$2,264,918	\$18,396,661
Other/Additional Revenue	\$78,776,280	\$13,182,794	\$15,860,869	\$16,684,230	\$17,521,077	\$142,025,250
	\$91,992,065	\$25,557,210	\$30,633,226	\$40,146,778	\$48,855,513	\$237,184,792

Source: Flagler District, Tentative District Educational Facilities Plan, 2007-2008, Adopted September 18, 2007.

The following tables were generated specifically to address items raised in the DCA ORC Report and are inserted here at the discretion of the County staff to complete the Data and Analysis Section through the integration of this additional data.

**Table 2A: Existing and Projected School Surpluses and Deficiencies by School
 2007-08 Kindergarten through 8th Grade**

Table 2A: Existing and Projected School Surpluses and Deficiencies by School
 2007-08 Kindergarten through 8th grade

CSA	Existing School	Perm. Capacity	March 08 Cofte from DOE LOS Report	% Utilization of Perm. Stu. Sta.	Capacity w/tempora ry use of relocatab les	Feb. 19 2008 enrollment	% Utilization w/relocata bles
1	Students assigned to CSA 3	0	0	0	0	0	0
2	Students assigned to CSA 3	0	0	0	0	0	0
3	**Old Kings K-5	1298	1104.22	82%	n/a	1065	0%
4	Belle Terre K-5	1608	1378.85	92%	0	1473	92%
4	Indian Trials 6-8	1620	1638.58	104%	1726	1692	98%
5	Rymfire K-5	1154	1125.06	117%	1370	1346	98%
5	*Buddy Taylor 6-8	1463	1155.94	79%	n/a	1163	0%
5	*Wadsworth K-5	1171	909.3	78%	n/a	913	0%
6	*Bunnell K-8	1683	909.74	60%	n/a	1012	0%
7	Students assigned to CSA 6	0	0	0%	0	0	0%
8	Students assigned to CSA 6	0	0	0%	0	0	0%
Charter	Cornerstone K-5	144		86%		124	86%
Charter	Summitt 6-8	68		96%		65	96%
Total K-8			8221.69			8853	

*temporary Stu. Sta. in use during construction and remodeling, not to remain, perm. replacement student stations already in FISH.

**relocatables to be removed.

**Table 3A: Existing and Projected Facility Surpluses and Deficiencies by School
2007-08 High School**

**Table 4A: Existing and Projected Facility Surpluses and Deficiencies by School
 2008-09 Kindergarten through 8th Grade**

Table 4A: Existing and Projected Facility Surpluses and Deficiencies by School
 2008-09 Kindergarten through 8th Grade

CSA	Existing School	Perm. Capacity	Added Permanent Capacity	Projected October Enrollment	Projected % Utilization of Perm. Sta.	capacity w/temporary use of relocatables	% Utilization w/relocatables	School to be Relieved
1	Student assigned to CSA 3 Students assigned to CSA	0			0	0	0	
2	3	0			0	0	0	
3	Old Kings K-5	1298		1127	87%		0%	
4	Belle Terre K-5	1508		1603	100%	0	0%	
4	Indian Trials 6-8	1520		1787	110%	1854	96%	
5	Rymfire K-5	1154		1389	120%	1442	96%	
5	**Rymfire 6-8		593	0	0%	0	0%	ITMS & RES
5	*Buddy Taylor 6-8	1463		1315	90%	n/a	0%	
5	*Wadsworth K-5	1171		1051	90%	n/a	0%	
6	Bunnell K-8 Students assigned to CSA	1583		1348	80%	n/a	0%	
7	6 Students assigned to CSA	0			0%	0	0%	
8	6	0			0%	0	0%	
Charter	Cornerstone	144		124	86%		86%	
Charter	Summit	68		65	96%		96%	
Charter	***Imagine K-8		750	175	23%		46%	

Total K-8 9984

*BTMS, WES and BES: relocatables in use during construction and remodeling not to remain

**Rymfire 6-8 Design, Construction

***Construction proposed summer 2008.

Note: Bunnell to house Districtwide Voluntary Pre-K over planning period.

**Table 5A: Existing and Projected Facility Surpluses and Deficiencies by School
 2008-09 High School**

Table 5A: Existing and Projected Facility Surpluses and Deficiencies by School
 2008-09 High School

CSA	Existing School	Perm. Capacity	Added Permanent Capacity	Projected October Enrollment	Projected % Utilization of Perm. Stu. Sta.	capacity w/temporary use of relocatable s	% Utilization w/relocatables	School to be Relieved
	1 Matanzas HS	2464	0	1384	56%	0	0%	
	2 Assigned to CSA 1	0	0		0	0	0	
	3 Assigned to CSA 1	0	0		0	0	0	
	4 Assigned to CSA 1	0	0		0	0	0	
	5 Flagler Palm Coast HS	2391	0	2290	96%	2656	86%	
	6 assigned to CSA 5	0	0		0	0	0	
	7 assigned to CSA 5	0	0		0	0	0	
	8 assigned to CSA 5	0	0		0	0	0	
Districtwide	Pathways 6-12	0	0	82	0%	219	41%	
Charter	Heritage HS	25	0	25	100%		0%	
	ATC/Dual Enrollment			75				
	Total HS & Alternative			3856				
	Total 2008-09 projected enrollment			13840				

revisions, 6/5/08, in yellow, correcting capacity, adding dual enrollment students

**Table 6A: Existing and Projected Facility Surpluses and Deficiencies by School
 2009-10 Kindergarten through 8th Grade**

Table 6A: Existing and Projected Facility Surpluses and Deficiencies by School
 2009-10 Kindergarten through 8th Grade

CSA	Existing School	Perm. Capacity	Added Permanent Capacity	Projected Enrollment	% Utilization of Perm. Stu. Sta.	capacity w/tempo rary use of relocatabl es	% Utilization w/relocata bles	School to be Relieved
1	assigned to CSA 3	0			0	0	0	
2	assigned to CSA 3	0			0	0	0	
3	Old Kings K-5	1298		1215	94%		0%	
4	Belle Terre K-5	1608		1685	105%	0	0%	
4	Indian Trials 6-8	1568		1873	119%	1854	101%	
5	*Rymfire K-8	1747		1725	99%	n/a	0%	
5	***Rymfire 6-8	-593			0%	0	0%	Indian Trails
5	*Buddy Taylor 6-8	1462		1682	115%	n/a	0%	
5	*Wadsworth K-5	1153		1144	99%	n/a	0%	
6	Bunnell K-8	1683		1523	90%		0%	Buddy Taylor
7	assigned to CSA 6	0			0%	0	0%	
8	assigned to CSA 6	0			0%	0	0%	
Charter	Cornerstone	144		124	86%		86%	
Charter	Summit	68		65	96%		96%	
Charter	Imagine K-8	1065		235	22%		22%	
Total K-8				11271				

* relocatables in use during construction and remodeling.

***Rezone Indian Trails to send Rymfire neighborhood middle school students to Rymfire 6-8

Rezone boundary between Rymfire and BuddyTaylor/Wadsworth.

**Table 7A: Existing and Projected Facility Surpluses and Deficiencies by School
 2009-10 High School**

Table 7A: Existing and Projected Facility Surpluses and Deficiencies by School
 2009-10 High School

CSA	Existing School	Perm. Capacity	Added Permanent Capacity	Projected Enrollment	% Utilization of Perm. Stu. Sta.	capacity w/tempo rary use of relocatabl es	% Utilization w/relocata bles	School to be Relieved
1	Matanzas HS	2464	0	1758	71%	0	0%	
2	Assigned to CSA 1	0	0		0	0	0	
3	Assigned to CSA 1	0	0		0	0	0	
4	Assigned to CSA 1	0	0		0	0	0	
5	Flagler Palm Coast HS	2391	380	2371	86%	0	0%	
6	assigned to CSA 5	0	0		0	0	0	
7	assigned to CSA 5	0	0		0	0	0	
8	assigned to CSA 5	0	0		0	0	0	
Districtwide	Pathways 6-12			92	0%	219	41%	
Charter	Heritage HS	25		25	23		92%	
ATC/Dual Enrollment				81				
Total HS & Alternative				4327				
2009-10 projected enrollment				15598				

revisions, 6/5/08, in yellow, correcting capacity, adding dual enrollment students

**Table 8A: Existing and Projected Facility Surpluses and Deficiencies by School
 2010-11 Kindergarten through 8th Grade**

Table 8A: Existing and Projected Facility Surpluses and Deficiencies by School
 2010-11 Kindergarten through 8th Grade

CSA	Existing School	Perm. Capacity	Added Permanent Capacity	Projected Enrollment	% Utilization of Perm. Stu. Sta.	capacity w/temporary use of relocatables	% Utilization w/relocatables	School to be Relieved
1	assigned to CSA 4	0			0	0	0	
2	assigned to CSA 3	0			0	0	0	
3	Old Kings K-5	1298		1296	100%		0%	
4	Belle Terre K-5	1608		1569	98%	0	0%	
	NW K-8 School "C"	0	1500	890				BTMS/OKES
	NW K-8 Grades 6-8			447	89%			ITMS
	*Indian Trials 6-8	1568		1480	94%	n/a	0%	
5	Rymfire K-5	1747		1370				
	Rymfire 6-8			624	114%	0	0	
	Buddy Taylor 6-8	1462		1571	107%		0%	
	Wadsworth K-5	1171		1219	104%		0%	
6	Bunnell K-5	1683		1913	114%		0%	
	Seminole Woods 6-8							Bunnell
	Seminole Wds School "D"		1443		0%			BTMS
7	assigned to CSA 6	0			0%	0	0%	
8	assigned to CSA 6	0			0%	0	0%	
Charter	Cornerstone	144		124	86%		86%	
Charter	Summit	68		65	96%		96%	
Charter	Imagine K-8	1065		303	28%		28%	
Total K-8				12871				

* relocatables in use during construction and remodeling.

Rezoning for Schools "C" and "D"

Note: Bunnell Elementary to house Districtwide Voluntary Pre-K

**Table 9A: Existing and Projected Facility Surpluses and Deficiencies by School
 2010-11 High School**

Table 9A: Existing and Projected Facility Surpluses and Deficiencies by School
 2010-11 High School

CSA	Existing School	Perm. Capacity	Added Permanent Capacity	Projected Enrollment	% Utilization of Perm. Stu. Sta.	capacity w/temporary use of relocatables	% Utilization w/relocatables	School to be Relieved
1	Matanzas HS	2464	0	1919	78%	0	0%	
2	Assigned to CSA 1	0	0		0	0	0	
3	Assigned to CSA 1	0	0		0	0	0	
4	Assigned to CSA 1	0	0		0	0	0	
5	Flagler Palm Coast HS	2771	0	2755	99%	0	0%	
6	assigned to CSA 5	0	0		0	0	0	
7	assigned to CSA 5	0	0		0	0	0	
8	assigned to CSA 5	0	0		0	0	0	
Districtwide	Pathways 6-12			101	0%	219	41%	
Charter	Heritage HS	25		25	100%		100%	
ATC/Dual Enrollment				86				
Total HS & Alternative				4886				
2010-11 projected enrollment				17757				

revisions, 6/5/08, in yellow, correcting capacity, adding dual enrollment students

**Table 10A: Existing and Projected Facility Surpluses and Deficiencies by School
 2011-12 Kindergarten through 8th Grade**

Table 10A: Existing and Projected Facility Surpluses and Deficiencies by School
 2011-12 Kindergarten through 8th Grade

CSA	Existing School	Perm. Capacity	Added Permanent Capacity	Projected Enrollment	% Utilization of Perm. Stu. Sta.	capacity w/temporary use of relocatables	% Utilization w/relocatables	Relief
	1 assigned to CSA 4	0			0	0	0	
	2 Central East K-8 School "F" Central East Grades 6-8	0	1046	591 139	70%	0		0 Old Kings
	7 assigned to CSA 6	0			0%	0	0%	
	8 assigned to CSA 6	0			0%	0	0%	
	3 Old Kings K-5	1298		1020	79%	0	0%	
	4 *Indian Trials 6-8	1568		1543	98%	n/a	0%	
	4 NW K-8 School "C" 4 NW Grades 6-8	1500		900 574	98%	0		
	4 Belle Terre ES	1603		1498	93%	0		
	5 Rymfire K-5	1747		910			0%	
	5 Rymfire 6-8			590	86%	0	0%	
	5 Buddy Taylor 6-8	1462		1367	94%	0	0%	
	5 Wadsworth K-5 Hargrove Phase 1 School "E"	1171		1170 139	100%	0	0%	
	5 Hargrove Phase 1 School "E"		1065	698	79%	0		
	6 Bunnell K-5	1683		1269	75%	0	0%	
	6 Seminole Wds Grades 6-8			367				
	6 Seminole Wds School "D"	1443		878	86%	0		
Charter	Cornerstone	144		124	86%			
Charter	Summit	68		65	96%			
Charter	Imagine K-8 Town Center	750		400	53%			
Charter	Imagine K-8 Grand Haven		1065	218	20%			
Total K-8				14460				

Rezone for fpr School "F"

* relocatables in use during construction and remodeling.

**Table 11A: Existing and Projected Facility Surpluses and Deficiencies by School
 2011-12 High School**

Table 11A: Existing and Projected Facility Surpluses and Deficiencies by School

2011-12 High School

1	Matanzas HS	2464	0	2213	90%	0	97%
2	Assigned to CSA 1	0	0		0	0	0
3	Assigned to CSA 1	0	0		0	0	0
4	Assigned to CSA 1	0	0		0	0	0
5	Flagler Palm Coast HS	2771	0	2776	100%	0	100%
6	assigned to CSA 5	0	0		0	0	0
7	assigned to CSA 5	0	0		0	0	0
8	South High School"CCC"	0	600	398	66%	0	0 Relieve FPCHS
Districtwide	Pathways 6-12		194	119	61%	0	82%
Charter	Heritage HS	25		25	100%		100%
ATC/Dual Enrollment				92			
Total HS & Alternative				5623			
2011-12 projected enrollment				20,083			

revisions, 6/5/08, in yellow, correcting capacity, adding dual enrollment students

**Table 12A: Existing and Projected Facility Surpluses and Deficiencies by School
2012-13 Kindergarten through 8th Grade**

**Table 13A: Existing and Projected Facility Surpluses and Deficiencies by School
 2012-13 High School**

Table 13A: Existing and Projected Facility Surpluses and Deficiencies by School							
2012-13 High School							
1	Matanzas HS	2464	0	2407	98%	0	0%
2	Assigned to CSA 1	0	0		0	0	0
3	Assigned to CSA 1	0	0		0	0	0
4	Assigned to CSA 1	0	0		0	0	0
5	Flagler Palm Coast HS*	2771	0	3087	111%	0	0%
6	assigned to CSA 5	0	0		0	0	0
7	assigned to CSA 5	0	0		0	0	0
8	South High School"CCC"	600	1500	699	33%	0	0
Districtwide	Pathways 6-12	194		130	67%	0	0%
Charter	Heritage HS	25		25	100%		100%
ATC/Dual Enrollment				102			
Total HS & Alternative				6450			
2012-13 projected enrollment				22,619			

* High School Students already started at FPC will remain at FPC, while South High School is phased in grade by grade.
 revisions, 6/5/08, in yellow, correcting capacity, adding dual enrollment students

As a response to DCA ORC Objection #2, Tables 14A and 15A represent summary tables of the information presented in Tables 2A through 13A previously, with Table 14A displaying the Kindergarten through 8th Grade 5-Year Existing and Projected Deficiencies and Surpluses and Table 15A displaying the High School 5-Year Existing and Projected Deficiencies and Surpluses.

Following on-going discussions between the FCSD and the Department of Education, Tables 16A and 17A were prepared and are included herein depicting the “Available Kindergarten through 8th Grade Capacity by CSA 2012-2021” and the “Available High School Capacity by CSA 2012-2021”, respectively.

Proportionate Share Mitigation

In the event, that the School Board determines that capacity is not available for a proposed development the developer may request in writing that the local government and School Board consider mitigation. The written request will initiate a negotiation period between the Developer, the School Board and the Local Government in order to establish an acceptable form of mitigation. Appropriate mitigation shall be pursuant to Sec. 163.3180 (13)(3), *F.S.*, local government land development regulations, the Interlocal Agreement for Public School Facility Planning, and rules and policies as may be adopted by the School District.

The preferred forms of mitigation include:

1. Contribution of land;
2. Donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development;
3. Expansion 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;
4. Payment for construction and/or land acquisition; or
5. Cost of financing.

Other potentially acceptable forms of mitigation may include:

1. Establishment of a charter school with facilities constructed in accordance with the Construction Standards of the School Board, in addition to meeting all State Requirements for Educational Facilities (SREF) and subject to guarantees that the facility will be conveyed to the School Board at no cost to the School board if the charter school ceases to operate.
2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same CSA or an adjacent CSA.
3. Establishment of an Educational Benefit District.

The following standards apply to any mitigation accepted by the School Board.

1. The proposed mitigation must be directed toward a permanent school capacity improvement identified in the School Board's financially feasible Work Program, which satisfies the demands created by the proposed development; and
2. If a proposed mitigation is not shown in the Work Program, it shall be considered by the School Board on a case by case basis; and
3. Relocatable classrooms will not be accepted as mitigation.

The applicant's total proportionate share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level:

Multiply the number of student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. Pursuant to Section 163.3180 (13)(e), F.S., the applicant's proportionate-share mitigation shall be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Mitigation shall be proportionate to the demand for public school facilities to be created by the actual development of property. The Interlocal Agreement for Public School Facilities further specifies the procedures for mitigation agreements and reservation of concurrency.

Public Schools Facilities Element Preparation and Public Participation

Working Group

The Data and Analysis Report and the Interlocal Agreement (ILA) for Public School Facilities were both prepared in the same time frame by the "Working Group" as outlined in the ILA, including planning and legal staff from the Flagler County, the City of Bunnell, the City of Palm Coast and the Flagler County School District, as well as the Mayor of the Town of Marineland. Working Group Meetings were held starting November 16, 2006 and continuing through July, 2007. Meetings were held at the School Board Construction Office and posted on the School Board Website. The Working Group membership evolved during the process, originally including Flagler Beach and Beverly Beach. Both local governments, after determining that the exemption criteria would be applicable to their municipalities, requested and received the exemption from the Department of Community Affairs and ceased participation in the Working Group meetings.

Public Workshops

Public Workshops were held to provide opportunities for input from the public and stakeholders. Notices of workshops were mailed, emailed and placed in local newspapers. Each municipality and the School District identified persons to be noticed. Workshops were held at Buddy Taylor Middle School. Workshops specifically discussed the ILA, Concurrency Review Process, Proposed Concurrency Service Areas, Demographics and Proposed School Construction 2008-2020.

Stakeholder Workshop, May 3, 2007, 4:00 PM

Joint Local Planning Agency Workshop, May 17, 2007, 6:30 PM

Joint Elected Officials Workshop, June 21, 2007, 6:30 PM

Local Government Joint Public Meetings

Joint Public Meeting between Flagler County School Board and Flagler County, Flagler County Government Services Building, Bunnell, May 4, 2007, 9:00 AM

Joint Public Meeting between Flagler County School Board and City of Palm Coast, Flagler County Schools, One Corporate Drive, Palm Coast, May 5, 2007, 9:00 AM

Joint Public Meeting between Flagler County School Board and City of Bunnell, Bunnell City Hall, May 14, 2007, 6:00 p.m.

Department of Community Affairs Grant

Flagler County School District received a \$25,000 grant from the Florida Department of Community Affairs to act as the lead agency responsible for preparing the Data and Analysis Report and Draft Final Element of the Public Schools Facilities Element.