

Public School Facilities Element

City of Bunnell Comprehensive Plan
Ordinance 2008-05, Adopted July 1, 2008



GOAL 1 – COORDINATE AND ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES

The City of Bunnell shall coordinate with the Flagler County School District to ensure public school facilities are of the highest quality, meet the needs of the existing and future population, serve as a resource to the community, and comply with the Constitution of the State of Florida and all other applicable statutory requirements

Objective 1.1 – Joint Meetings and Coordination

The City of Bunnell shall coordinate with the Flagler County School District (School District) and local governments in order to discuss school-related issues: share information, facilitate amendments to, and implementation of, the Public School Facilities Element.

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

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

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

Policy 1.1.4 – The City of Bunnell shall participate in the Oversight Committee, as described in the *Interlocal Agreement for Public School Facility Planning*, in order to monitor the implementation of this Public School Facilities Element.

Policy 1.1.5 – Annually by February 1st, the City of Bunnell shall provide a report on growth and development trends to the School District.

Policy 1.1.6 – Annually, as necessary, the City of Bunnell shall update the Public School Facilities Element map series of this element to include the locations of proposed schools and improvements listed in the Tentative District Educational Facilities Plan. In addition, the Future Land Use Element, including the Future Land Use Map, shall be updated, if necessary, to coordinate with the locations of proposed schools and improvements.

Policy 1.1.7 – The City of Bunnell’s financially feasible Capital Improvements Element includes, by reference, the Flagler County School District 2011-2012 Work Plan adopted by the Flagler County School Board (**Ordinance 2010-07, adopted June 27, 2011**).

Policy 1.1.8 – The City of Bunnell shall follow the process outlined in the *Interlocal Agreement for Public School Facility Planning* to propose any changes to amend this Element.

Objective 1.2 – School Board Involvement in Development Review

The City of Bunnell shall involve the School District in the development review and approval process in order to better coordinate land use and development decisions with public school facilities.

Policy 1.2.1 – The City of Bunnell shall include a non-voting representative appointed by the School District on the Planning, Zoning and Appeals Board.

Policy 1.2.2 – The City of Bunnell shall invite a School District representative to participate in any pre-application development conference that could affect public school facilities.

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

- Available school capacity or planned improvements to increase school capacity;
- The provision of school sites and facilities within planned neighborhoods;
- Compatibility of land uses adjacent to existing schools and school property;

- The co-location of parks, recreation and neighborhood facilities with school sites;
- The linkage of parks, recreation and neighborhood facilities with bikeways, trails, and sidewalks for safe access;
- Traffic circulation plans, which serve schools and the surrounding neighborhood;
- The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools;
- The inclusion of school bus turnarounds; and
- The use of schools as emergency shelters.

Objective 1.3 – Public School Facilities Planning

The City of Bunnell shall participate in School District public school facilities planning to ensure consistency with the City of Bunnell Comprehensive Plan, including the availability of supporting infrastructure.

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

Policy 1.3.2 – The City of Bunnell shall coordinate its plans for supporting infrastructure, such as water and sewer, roads, drainage, and sidewalks, with the School District’s plans for existing and proposed public school facilities.

Policy 1.3.3 – The City of Bunnell shall review potential school closures, significant renovations to existing schools, and new school site selections and provide comments to the School District regarding consistency with the City of Bunnell Comprehensive Plan including, but not limited to:

- Environmental suitability;
- Transportation and pedestrian access;
- Availability of supporting infrastructure and services;
- Safety concerns; and
- Land use compatibility.

Policy 1.3.4 – Within forty-five (45) days of receiving an educational facility site plan, the City of Bunnell shall review the proposed educational facility site plan and provide comments to the School District

regarding consistency with the City of Bunnell Comprehensive Plan and Land Development Code and the need for on-site and offsite improvements. The City of Bunnell shall review educational facility development plans in accordance with Sec. 1013.33(13) F.S. and the provisions of Sec. 11 (c) and (d) of the Interlocal Agreement for Public School Facility Planning.

Policy 1.3.5 – Upon correction of an educational facility site plan to meet the City of Bunnell comments as described in Policy 1.3.4, the City of Bunnell shall ensure approvals are expedited and render to the School District all permits, connections, and authorizations.

Objective 1.4 – Public School Facilities as Community Resource

The City of Bunnell shall cooperate with the School Board to ensure that public school facilities serve as places of education and emergency shelter, and as an essential cornerstone of neighborhoods and community; and that the operational capabilities of the School District and the City of Bunnell are harmonized and unified to the maximum extent practicable, so that public funds are conserved and duplicative efforts, projects, and programs are avoided.

Policy 1.4.1 – The City of Bunnell shall cooperate with the School District to locate future public school facilities proximate to residential areas and to complement patterns of development so that future public school facilities serve as community focal points.

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

Policy 1.4.3 – When the School District acquires property for a school site, the City of Bunnell shall consider acquiring abutting or proximate property for park purposes.

Policy 1.4.4 – The City of Bunnell shall coordinate with the School District and local governments on emergency preparedness and response issues, including, but not limited to, the use of public school facilities as emergency shelters.

GOAL 2 – SCHOOL CONCURRENCY

The City of Bunnell shall enforce adopted level of service standards through appropriate processes, by recognizing the School District’s statutory and constitutional responsibility to provide a uniform, efficient, safe, secure, and high quality system of free and adequate public schools, and the City of Bunnell authority for land use including the authority to approve or deny development orders that generate students and impact public school facilities.

Objective 2.1 – Level of Service Standards

The City of Bunnell shall cooperate with the School District to ensure that constitutionally adequate public school facilities are available for the 5-year and long term planning periods by adopting level of service (LOS) standards and coordinating with the School District to maintain those LOS standards.

Policy 2.1.1 – The City of Bunnell shall cooperate with the School District, through coordination or permitting and expedited review, to ensure that 80% of the projected enrollment is in permanent facilities by December 2008 and within the first five (5) years, construction of permanent facilities is planned to meet the adopted LOS standards at the projected enrollment for school year 2011-2012.

Policy 2.1.2 – The City of Bunnell shall utilize the following LOS standards in coordination with the School District to implement School Concurrency:

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

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

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

Objective 2.2 – School Concurrency Implementation

The City of Bunnell shall implement School Concurrency in accordance with State Law and the *Interlocal Agreement for Public School Facility Planning*.

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

Policy 2.2.2 – The City of Bunnell, in coordination with the School District, shall allow adjacent CSAs to be utilized to meet School Concurrency requirements in accordance with State Law and the *Interlocal Agreement for Public School Facility Planning*.

Policy 2.2.3 – The City of Bunnell, in coordination with the School District, shall not consider the Northwest CSA and West Flagler CSA adjacent, until a connecting transportation facility is constructed.

Policy 2.2.4 – The City of Bunnell, in coordination with the School District, shall apply School Concurrency to residential uses that generate demands for public schools facilities, with the following exceptions:

- In conformity with Chapter 177, *Florida Statutes*, any subdivision of land which subdivides a parcel of forty (40) acres or more into three (3) lots or less;
- Single family lots of record having received final plat approval prior to date of enactment of this element;
- Multi family residential development having received final site plan approval prior to date of enactment of this element;
- Amendments to residential development approvals issued prior to date of enactment of this element, which do not increase the number of residential units or change the type of residential units proposed;
- Any age restricted community with no permanent residents under the age of eighteen (18) [*Exemption of age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to eighteen (18) years and older*]; and
- Any residential development within a DRI development order adopted prior to July 1, 2005 or within a DRI application which was submitted prior to May 1, 2005.

Policy 2.2.5 – The City of Bunnell will only grant development approval if adequate school capacity exists or will be under actual construction within three (3) years, as determined by the School District. The City of Bunnell may grant development approval subject to the condition that adequate school capacity must exist or will be under actual construction within three (3) years, as determined by the School District.

Policy 2.2.6 – The City of Bunnell shall coordinate with the School District to ensure that School District policies to implement School Concurrency are in place and consistent with the *Administrative Procedures Act*.

Policy 2.2.7 – The City of Bunnell shall exercise its land use regulatory powers in accordance with State law and rely upon the determinations and rules of the School District numbered and adopted in accordance with the *Administrative Procedures Act*.

Policy 2.2.8 – The City of Bunnell shall coordinate with the School District on the collection, refund, or credit (*towards school impacts fees*) of School Concurrency Reservation Fees.

Objective 2.3 – Mitigation

The City of Bunnell, in coordination with the School District, shall ensure that acceptable mitigation is obtained proportionate to the demand created for public educational facilities.

Policy 2.3.1 – The City of Bunnell shall participate with the School District during mitigation negotiations with developers in order to establish an acceptable form of mitigation.

Policy 2.3.2 – The City of Bunnell, in coordination with the School District, shall prefer the following forms of mitigation:

- Contribution of land;
- The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development;
- 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;
- Payment for construction and/or land acquisition; or
- Cost of financing.

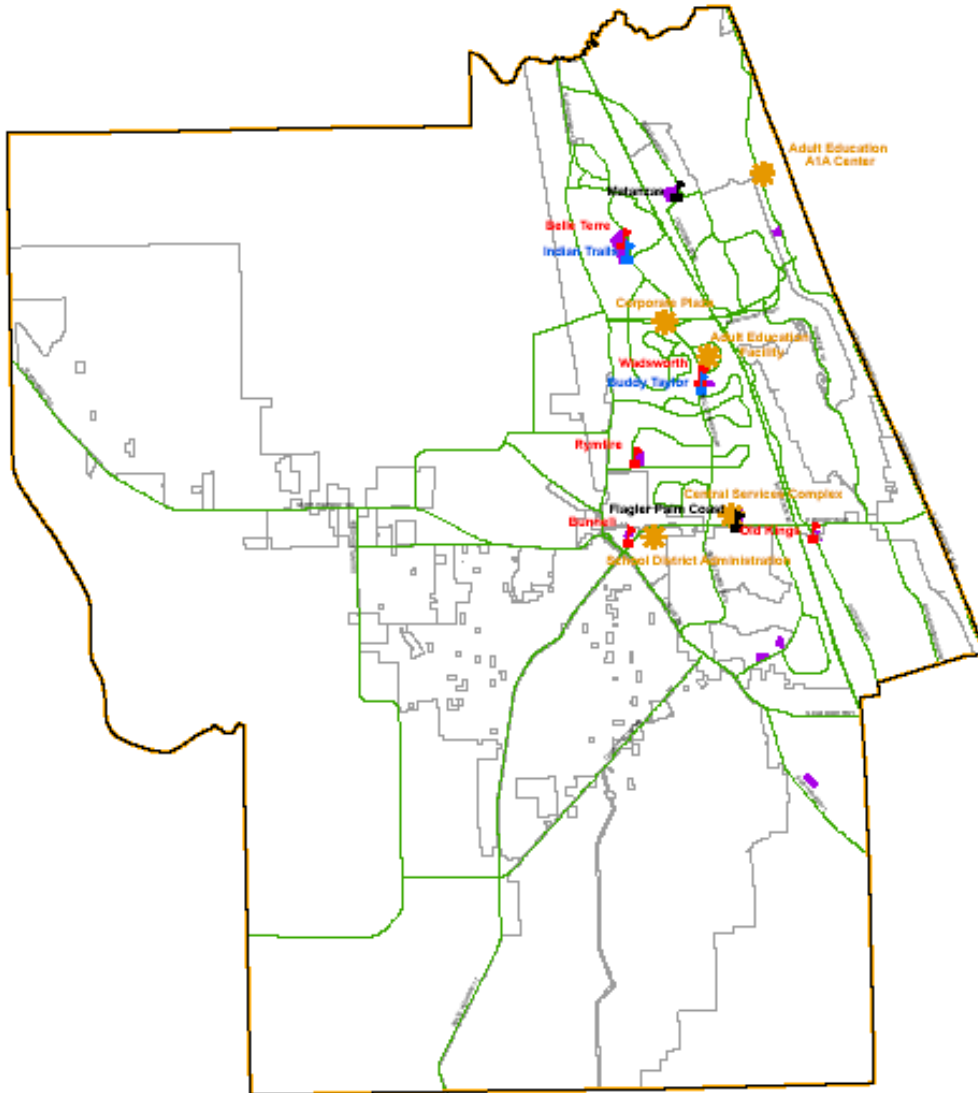
Other potentially acceptable forms of mitigation may include:

- Establishment of a charter school;
- Creation of mitigation banking; or
- Establishment of an educational benefit district.

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



Public School Facilities Element Existing Conditions Map



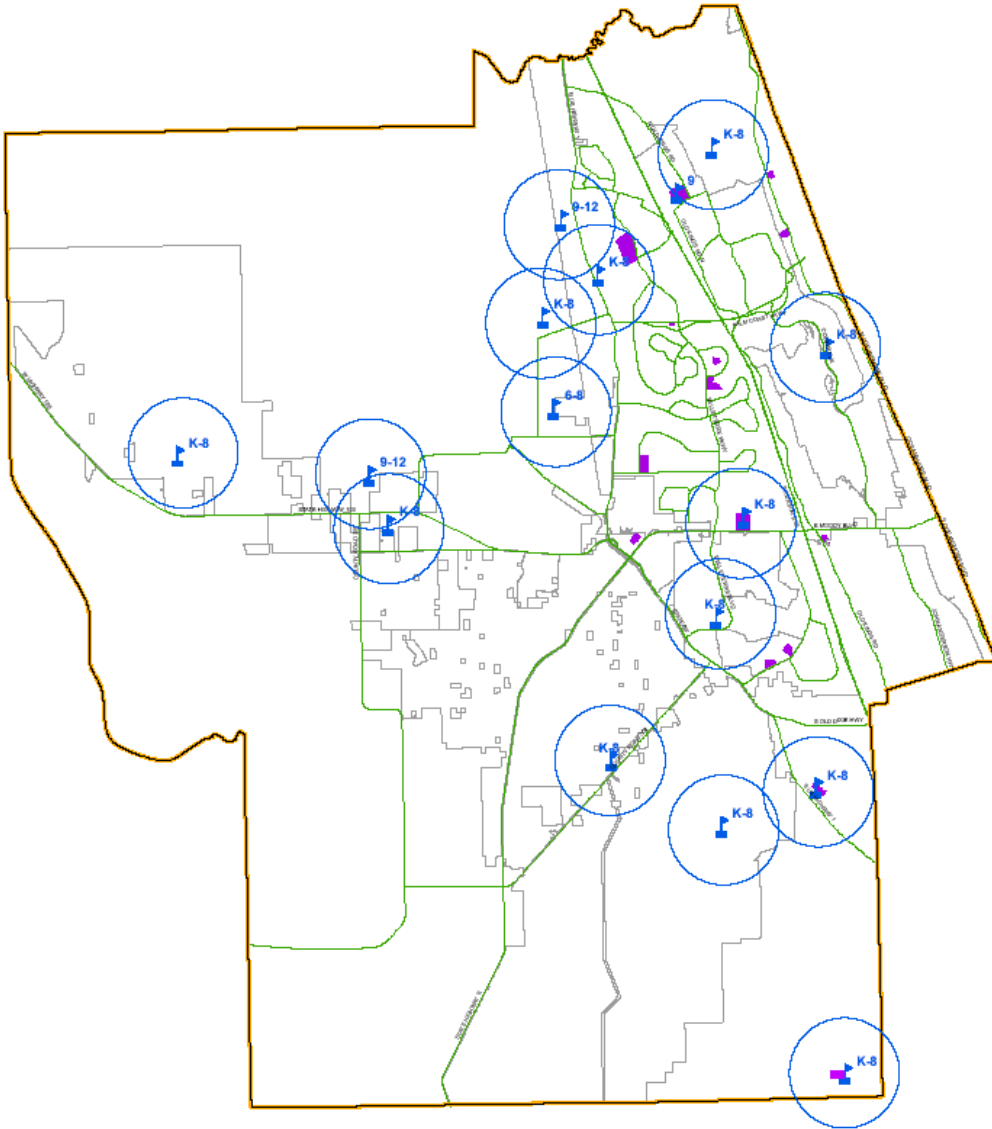
Map Legend

- Elementary Schools
- Middle Schools
- High Schools
- Ancillary Facility
- Flagler County Boundary
- Municipal Boundary
- School District Property






09/13/07



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



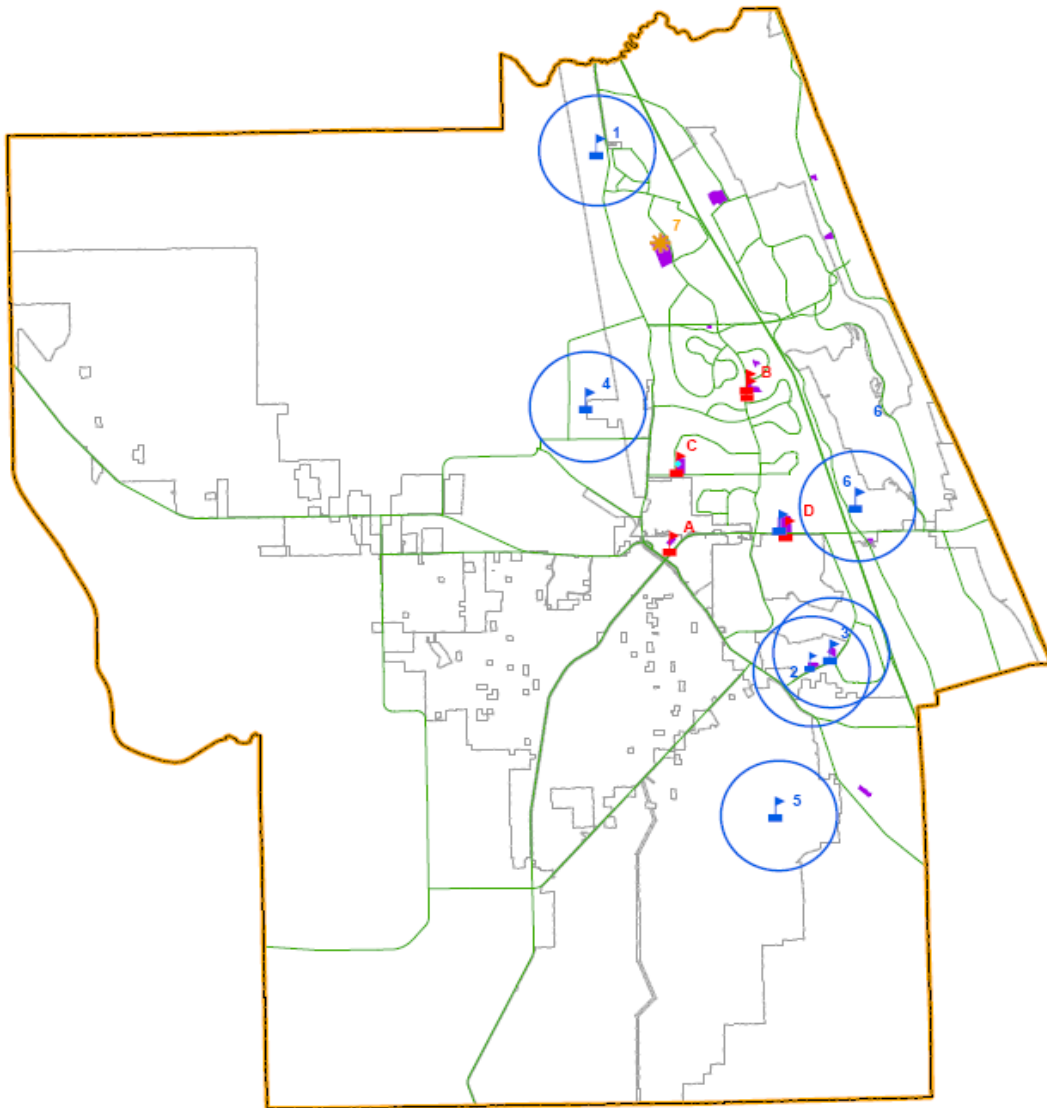
Map Legend

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

10/09/07



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



Map Legend

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

Proposed Facility / Improvement Key

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

* Improvements subject to School Board review and budget adoption

5/30/07