

2.9 PUBLIC SCHOOLS

Goal: Coordinate and maintain a high quality education system, which will requires the City to collaborate and coordinate with the School Board of Holmes County (School Board) and Holmes County to ensure high quality public school facilities, which meet the needs of the City of Bonifay's existing and future population.

Objective 1 *The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:*

1. *Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;*
2. *Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;*
3. *The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,*
4. *The expansion and rehabilitation of existing schools so as to support neighborhoods.*

Policy 1.1 Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a change, the City may use the lack of school capacity in one Concurrency Service Area as a basis for denial of petitions for final subdivisions or site plans for residential development and capacity shall be considered as part of the Plan amendment and rezoning processes only if there is not available capacity in an adjoining Concurrency Service Area.

Policy 1.2 In cooperation with the School Board, Holmes County, and the municipalities of Esto, Noma, Ponce de Leon, and Westville, the City of Bonifay will implement the Interlocal Agreement for Public School Facility Planning between Holmes County and all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, including procedures for:

1. Joint meetings;

2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive plan amendments, rezonings, and development approvals;
7. Education Plant Survey and Five-Year District Facilities Work program;
8. Co-location and shared use;
9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;
10. Oversight process; and,
11. Resolution of disputes.

Policy 1.3 The City shall include a representative of the school district, appointed by the School Board, as a non-voting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 1.4 the City shall coordinate with the School Board, Holmes County, and all applicable municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of School Board and local government plans.

Policy 1.5 The City shall coordinate with the School Board, Holmes County, and all applicable municipalities regarding annual review of school concurrency service areas and changes in the use of schools.

Objective 2 *Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses by siting schools near residential areas.*

Policy 2.1 The City of Bonifay will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive

Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 2.2 Consistent with Policy 5.1 of the City of Bonifay Future Land Use Element, “future schools shall be an allowable use in all land use categories but the Industrial, Recreational, Commercial and Conservation land use categories. Land use categories in which future schools may be located include; Agriculture/Silviculture County, Rural Residential County, Estate Residential, Low Density Residential, Medium Density Residential, Historic, Urban Mixed Use, Public/Semi-Public/Educational, and Planned Unit Development. The Land Development Regulations may include standards for schools, consistent with the local government comprehensive plan.

Policy 2.3 Consistent with Policy 5.7 of the City of Bonifay Future Land Use Element, “Public or private primary or secondary schools shall be an allowable use in all land use categories but the “conservation”, “recreation”, “commercial” and “industrial” land use categories. Public schools are to be located in “agriculture/silviculture county”, “rural residential county” or “estate residential” land use categories only when no feasible site exists in a non-agricultural category, or when necessary to serve student populations that are mainly located in agricultural areas.”

Policy 2.4 Consistent with Policy 5.7 of the City of Bonifay Future Land Use Element, “The City intends for future schools to be sited as closely to residential areas as practical. The City shall encourage the co-location of public facilities, such as parks, libraries, and community centers, with schools to the extent possible.”

Policy 2.5 Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy 2.6 The policy of the City is to reduce hazardous walking conditions consistent with Florida’s safe ways to school program. The City, in coordination with the School Board, shall implement the following strategy:

1. All new Planned Unit Development (PUD), major subdivision developments abutting collector or arterial roadways (when the proposed development includes improvements or new construction to these facilities) and new development adjacent to or within 800 feet of school properties shall be required to provide right-of-way and a direct access path for pedestrian travel to existing and

planned school sites, and shall connect to the neighborhood's existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

Policy 2.7 The City and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Objective 3 *Encourage sustainable design and development for educational facilities.*

Policy 3.1 Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the City as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 3.2 Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

Policy 3.3 The City of Bonifay will continue to coordinate efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. The City of Bonifay will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

Objective 4 *It is the objective of the City of Bonifay to coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity, and to correct any deficiencies and provide for anticipated needs and insure adopted Level of Service (LOS) standards are met in conjunction with the 5-year capital improvement schedule. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, rezonings or final subdivision and site plans that generate students and impact the Holmes County school system.*

Policy 4.1 The City shall coordinate anticipated student growth based on future land use map (FLUM) projections of housing units with the School Board's long range facilities needs over the 5-year, 10-year and 20-year periods and adequate provision of available land in coordination with the FLUM.

Policy 4.2 The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendments and other land use decisions as provided for in section 163.3177(6)(a), Florida Statutes during the public hearing process.

Policy 4.3 The City shall give priority consideration to petitions for land uses, zoning and final subdivision and site plans for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board at raw land (pre-development approval) prices reflected in written agreement approved by the School Board.

Policy 4.4 Where capacity will not be available to serve students from the property seeking a land use change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plan over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

Policy 4.5 In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the City will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites (consistent with Policy 5.7 of the City of Bonifay Future Land Use Element);
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;

5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Developer provided off-site signalization, signage, access improvements and sidewalks to serve all affected schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land use decisions;
10. Available school capacity or planned improvements to increase school capacity; and,
11. Whether the proposed location is consistent with accepted policies of the School Board and as set forth in the State requirements for educational facilities regarding standards for siting, design and planning for school facilities.

Objective 5 *Manage the timing of residential and mixed use developments that are likely to generate school students so as to ensure adequate school capacity is available consistent with adopted LOS standards for public school facilities.*

Policy 5.1 Consistent with the Interlocal Agreement, the City, County and School Board agree to the following standards for school concurrency in Holmes County:

1. **Level of Service Standard:** consistent with the Interlocal Agreement, the uniform, district-wide LOS standards are set as follows, and are hereby adopted in the City's Public School Facilities Elements and Capital Improvements Element:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
K-8	100% of permanent FISH capacity
High	100% of permanent FISH capacity

Potential amendments to the LOS standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No LOS shall be amended without showing that the amended LOS is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first 5-years of the Capital Facilities Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

2. Concurrency Service Areas: Potential amendments to the Concurrency Service Areas shall be considered annually at the staff working group meeting to take place each year no later than April 15. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plan. The amended concurrency service area shall not be effective until all plan amendments and the amended Interlocal Agreement are fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and that the LOS standards will be achieved and maintained for the 5-year period.

3. Maximizing Concurrency Service Areas: Concurrency Service Areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes, signalization and general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the City shall be determined by the School Board's policies on maximization of capacity.

4. Student Generation Rates: Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staff, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the City Comprehensive Plan.

5. School Capacity and Enrollment: The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

6. Concurrency Availability Standard: The City shall amend the concurrency management systems in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The City shall not deny a final subdivision or site plan for residential development approvals due to a failure to achieve and maintain the adopted LOS for public school capacity where:

- a. Adequate school facilities will be in place or under actual construction within 3 years after the issuance of the final subdivision or site plan; or,
- b. Adequate school facilities are available in an adjacent concurrency service area and the impacts of development can be shifted to that area; or,
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement.

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in the current year and years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the LOS

analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. Relocatable classrooms may provide temporary capacity while funded schools or school expansions are being constructed.

7. Subdivision and Site Plan Standards: In the event that the School Board comments that there is not sufficient capacity in the affected Concurrency Service Area to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or (ii) the site plan or final subdivision must be delayed to a date when capacity enhancement and LOS can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and LOS can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Holmes County.

8. On an annual basis, the City of Bonifay shall ask the School Board to provide information from their 5-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the City, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs. The City of Bonifay shall coordinate with the School Board to ensure that the 5-year district work plan maintains the continued financial feasibility of the Capital Improvement Plan over the 5-year period. The School Board will add any projects that address LOS to the new fifth year of the Capital Improvements Element every year.

Policy 5.2 Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of LOS for public school capacity shall include one of the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites;
2. Construction or expansion of permanent school facilities;
3. Explore the creation of mitigation banking within designated areas based on the construction of a public school facility; and/or
4. Explore the creation of Educational Facility Benefit Districts in conjunction with the established concurrency service areas.

Mitigation shall be directed to projects on the School Board's 5-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement for required mitigation until all impacts for public school facilities created by the actual development of the property are mitigated.

Policy 5.3 The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to the City of Bonifay, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

Objective 6 *The School Board, with cooperation from the City, will study the possible use of school impact fees as a way to realize the cost of new development and its impact on land use in regards to the ability of the School Board to provide adequate facilities, as needed.*

Policy 6.1 Make decisions regarding the use and amount (if applicable) of school impact fees.

Objective 7 *The City of Bonifay shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.*

Policy 7.1 Consistent with Policy 1.1 of the City of Bonifay Intergovernmental Coordination Element, the City of Bonifay and the School Board will coordinate during updates or amendments to the City of Bonifay 2020 Comprehensive Plan and updates or amendments for long range plans for School Board facilities.

Future Conditions Maps

Locations of the Schools are depicted on PSFE MAP A. Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities element shall include future condition maps showing existing and anticipated schools over the 5-year and long-term planning periods (PSFE B). The maps are general over the long-term planning period and do not prescribe a land use on a particular parcel of land.

MAP PSFE A: FUTURE CONDITIONS – 5-10-20 YR PLAN

