

**PUBLIC SCHOOLS FACILITIES ELEMENT**  
**WASHINGTON COUNTY, CARYVILLE, EBRO VERNON, AND WAUSAU**  
**2020 COMPREHENSIVE PLAN**

This data and analysis is support data and is not adopted with the Goals, Objectives and Policies.

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2020 COMPREHENSIVE PLAN  
 Washington County, Florida**

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**9J-5.025 PUBLIC SCHOOLS FACILITS**  
**2020 WASHINGTON COUNTY COMPREHENSIVE PLAN**

This data and analysis is support data and is not adopted with the Goals, Objectives and Policies.

**Section L**

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**I. PURPOSE**

This element with the accompanying data and analysis will meet the minimum criteria set forth in Rule 9J-5.025, F.A.C., for the purpose of imposing school concurrency. It is intended to assure coordination among the County, local governments, and the School District so that school capacity at the adopted level of service standard is available at the time of the impacts of development. There is a single goal with 7 objectives.

**II. INTRODUCTION**

Residential development is a primary factor associated with the growth of the public school system. Due to the relationship between residential growth and the public school system, the Public School facilities element (PSFE) focuses on coordinated planning among the School District, County, and local governments to accommodate future student growth needs in the school system. This element establishes public school system concurrency, including level of service standards and procedures for establishing a concurrency management system.

Washington County has grown steadily since 1980 due to the rural character of the County. This growth is expected in increase in the foreseeable future due in part to the relocation of the Bay County International Airport and the development of South Bay and Walton Counties and the expansion of public school capacity will be required to keep pace.

This data and analysis supports the Public School Facilities Element for Washington County. The study evaluates the school system and its relationship to development and growth from both a countywide perspective and a finer grain look at schools within the two Concurrency Service Areas and communities. The findings and conclusions support the goals, objectives and policies of the element including the establishment of levels of service and the delineation of concurrency service areas.

**III. DATA AND ANALYSIS**

Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes.

The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. Senate Bill 360:

- Requires that existing Interlocal Agreements between school boards and local governments be updated and expanded to comply with the legislation;
- Requires each local government to adopt a Public School Facilities Element as part of its comprehensive plan;
- Mandates school concurrency;
- Requires that local governments update their Intergovernmental Coordination elements to coordinate public school planning;
- Requires that procedures for comprehensive plan amendments related to Capital Improvement Element updates; and
- Requires the establishment of a process and uniform methodology for proportionate share mitigation;

The law requires that local governments adopt a public school facility element as a part of their comprehensive plans to establish a framework for the planning of public schools.(s.163.3177(12) Local governments were granted approximately three years to adopt a public school facilities element. As directed by the legislation, the Florida Department of Community Affairs has established a phased schedule for adoption of the elements with each local government adopting no later than December 1, 2008. This schedule established due dates which are staggered throughout the course of the 2008 calendar year. In addition, the Legislature established enforcement mechanisms if a local government and school district fail to adopt a public school concurrency program.

The data and analysis portion of the Public School Facilities Element must address

- How level-of service standards will be achieved and maintained
- The interlocal agreement adopted pursuant to s.163.3177 and the 5-year school district facilities work program adopted pursuant to s.1013.35
- The educational plant survey prepared pursuant to s.1013.31 and an existing educational and ancillary plant map or map series
- Information on existing development and development anticipated for the next 5 years and the long-term planning period
- An analysis of problems and opportunities for existing schools and schools anticipated in the future

- An analysis of opportunities to collocate future schools with other public facilities such as parks, libraries, and community centers
- An analysis of the need for supporting public facilities for existing and future schools
- An analysis of opportunities to locate schools to serve as community focal points
- Projected future population and associated demographics, including development patterns year by year for the upcoming 5-year and long-term planning periods
- Anticipated educational and ancillary plants with land area requirements.
- The legislation prescribed the following minimum content requirements for goals, objectives, and policies
- Procedure of annual update process
- Procedure for school site selection
- Procedure for school permitting
- Procedure for school permitting
- Provision of infrastructure necessary to support proposed schools
- Provision for collocation of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency preparedness issues.
- In addition, the element is to include one or more future conditions maps, which generally depict the anticipated location of educational and ancillary plants anticipated over the five-year and long-term planning period.
- Depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five-year or long-term planning period; and



- Out of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use.

A. Population and Housing

As can be seen in L-1, the population figures for Washington County have reflection of both negative and positive growth. Between 1950 and 1970, the growth has been in the negative direction. Since 1980, the County has experienced consistent positive growth. This recent growth may be a reflection of both the increasing property values in the more developed counties as well as the increase in employment opportunities surrounding Washington County.

<b>Table L-1. Washington County Population Growth 1950 to 2005</b>						
Year	County Total Population	% Increase 10 yr	% Average Annual Growth	Unincorporated Washington County	% Increase	% of Total
1950	11,888					
1960	11,249	5.30%	0.53%			
1970	11,453	1.80%	0.18%	6,278		54.82%
1980	14,509	26.70%	2.67%	9,081	44.60%	62.59%
1990	16,919	16.60%	1.66%	11,076	22.00%	65.46%
2000	20,973	24.00%	2.40%	15,772	42.40%	75.20%
2005	23,097	10.10%	1.01%	17,661	12.00%	76.46%
Source: US Bureau of the Census; 2005 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida						

As shown by Table L-2, only the cities of Vernon and Wausau have shown modest growth in recent decades. The City of Ebro has had very slight growth while the cities of Caryville and Chipley have shown a decline in population over the same time period. The Four-lane expansion of State Road 79 combined with the recent development in Bay County can be expected to influence the increased development of the city of Vernon and an increasing growth rate can be anticipated in the southern portion of the County Surrounding the City of Vernon.

<b>L-2. Washington County Population Characteristics by City</b>						
Year	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorporated County
1990	631	3,866	255	778	313	11,076
2000	218	3,592	250	743	398	15,772
2005*	356	3,601	259	784	436	17,661
2000 Population Characteristics						
Median Age	31.5	39.4	36.5	36.5	37.3	
% Under 18	32.1	25.1	23.2	27.6	26.9	22.6
% Over 65	13.3	21.7	8	16.6	16.6	14.4
Source: US Bureau of the Census; 2005 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida						

With a median age of 36.3 years (2000) in the municipalities, Washington County’s population is slightly younger than the state average and older than the national average. The Florida median age is 38.7 years and the national median age is 35.3 years. Correspondingly, the percentage of persons under the age of 18 is 22.6% in Washington County compared to 22.9% for the State and 25.7% nationally.

**B. School Age Population**

In the Year 2000, Washington County’s school age population (5-17) represented 17.35% of the total population compared to 16.9% for the State. This percentage is forecast to decline to 15.28% between 2000 and 2010 (refer to Table L-3). The population will then drop to 14.51% in 2020 slip even further to 14.38% in 2030 due to the aging of the population and the tendency toward smaller families. As a result, the school age population is expected in increase at a slower rate than the population as a whole as reflected in the Average Annual Percent Change columns in Table L-3. L-3 shows the County population set to increase by 10,207 people but the school age population only increases by 845 over the same period of time, according to the BEBR projections displayed in Table L-3.

<b>Table L-3. School Age &amp; Total Population, 2000-2030</b>							
Year	School Age Population (5-17)	Numerical Change	Average Annual % Change	Total Population	Numerical Change	Average Annual % Change	School Age Population (% of Total)
2000	3,638			20,973			17.35%
2005*	3,889	251	1.38%	22,765	1,792	1.71%	17.08%
2010**	3,937	48	0.25%	25,759	2,994	2.63%	15.28%
2015**	3,982	45	0.23%	27,194	1,435	1.14%	14.64%
2020**	4,150	168	0.84%	28,605	1,411	1.04%	14.51%
2025**	4,357	207	1.00%	29,947	1,342	0.94%	14.55%
2030**	4,483	126	0.58%	31,180	1,233	0.82%	14.38%
Source: Bureau of Economic & Business Research, University of Florida, (date) * Estimate ** Projection							

Figure -1 based on the data in table L-3 shows the population and school age trend lines for Washington County. The two trend lines clearly illustrate what the numbers indicate, the County will grow but the school age population will not. This will be reflected in lowering percentages of school age population in relation to overall County population.

C. Housing Characteristics

The effect of the decreasing school age population in Washington County is reflected in the housing inventory and the average household size as shown by L-4. These characteristics will result in lower student generation rates per household throughout the County.

Table L-4. Washington County Housing Characteristics by Municipality

The population characteristics of Washington County have significant implications for school facilities planning. Because the County population will grow and the school age population will remain stable, there are challenges in planning for future school facilities based on population increase alone. See Figure L-1.

<b>Table L-4. Washington County 2000 Housing Characteristics</b>							
	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorporated County	Total County
Housing Units	110	1,694	116	372	177	7,034	9,503
Occupied Housing Units	86	1,442	102	296	163	5,842	7,931
% Occupied	78.2	85.1	87.9	79.6	92.1	83.1	83.5
Vacant Housing Units	24	25.2	14	76	14	1,192	1,572
% Vacant	21.8	14.9	12.1	20.4	7.9	16.9	16.5
% Seasonal	20.8	7.9	28.6	19.7	7.1	48.7	39.8
Average Household Size (occupied units)	2.53	2.33	2.45	2.38	2.44	2.70	2.46

Source: US Bureau of the Census

D. Development Trends

Development trends for Washington County point to continued concentration of development in the South part of the County. See Map H 6 & 7. The City of Chipley has the highest concentration of the population for the County but there are some new developments set to be located in the South half of the County in what is defined as Concurrency Service Area 2. See Map H 4. As a result of the new growth in the South portion of the County, and the existence of only three educational facilities, the proposed location of a new facility is in Concurrency Service Area 2. Concurrency Service Area 1 has a historic school building that can be used for a new facility where CSA 2 only has the facilities that are currently in use. CSA 2 will likely need

a new location to house their new facility. The most likely scenario for this CSA to handle growth would be with the construction of a new K-12 facility in the southeast portion of CSA 2. The construction of a K-12 facility would capture the new students in the south portion of the County while alleviating LOS pressure from the schools in Vernon. See Map L-4.

<b>Table L-5. Washington County 2000 Housing Characteristics by CSA</b>		
Planning Area	1	2
Population	10004	10000
Permanent Housing	4512	4991
Population per Household (PPH)	2.22	2.00
Source: Estimates by West Florida Regional Planning Council based on 2000 US Census		

Map L-5 shows the distribution of County population into the two Concurrency Service Areas.

E. Schools

The public school system in Washington County has slowly expanded to meet the needs of minimal student age population growth. These schools have been located in areas of residential concentration and location of infrastructure as can be seen in Map L-3. A profile of this system is provided in this section.

F. Historic Overview

Table L-6 shows the historic and projected figures for public school enrollment from the 2004-05 school year through the 2017-18 school year. As is shown in the table the growth is of minimal significance.

The growth of the public school system is also reflected in L-7. As noted in this table, 37% of the physical plant was constructed in the last 10 years, 42% was constructed in the last 20 years and 53% of all facilities were constructed during the last 30 years. Only 16% of this physical plant was in place prior to 1955 (50 years).

G. Current State of Public School

As of 2005, Florida Department of Education records indicate that the overall capacity of the public school system is 5,216 student stations. According to Table L-6 approximately 91% of this capacity is housed in permanent structures with the remaining 9% provided by relocatables. The district maintains approximately 801,055 sq. ft. with 335,070 sq. ft. used for instructional purposes.

Physical Plant	County Total
Schools*	7
Permanent Buildings*	108
Relocatable Buildings*	36
Permanent Stations	5194
Relocatable Stations	441
Total Stations	5635
CAPACITY	5339
Permanent Classrooms	242
Relocatable Classrooms	24
Total Classrooms	256
TOTAL NET SQ FT	834101
Permanent Net Sq Ft	791593
Relocatable Net Sq Ft	42509
Instructional Net Sq Ft	312434
AGE of PHYSICAL PLANT	
%SqFt 1-10 Years Old	40.02
%SqFt 11-20 Years Old	2.81
%Sq Ft 2 1-30 Years Old	9019
%Sq Ft 3 1-40 Years Old	29.65
%Sq Ft 4 1-50 Years Old	3.22
% Sq Ft Over 50 Years Old	15.12

Source: Florida Department of Education, Office of Educational Facilities, (2007), \* Source FISH 5/-

Table L-6 is an inventory of all the facilities for the County. This table also shows the age of the facilities currently in use

School Name	Permanent 2006-07 FISH Capacity*	2006-07 Actual FISH Capacity	Actual 2005-06 COFTE	Actual 2006-07 Utilization
Area 1				
Chipley High /Roulhac Middle	1,258	1,299	1,248	96%
Kate M. Smith Elem.	704	960	850	89%
Wash-Holmes Tech Center	675	676	38	6%
Area 2				
Vernon Elem.	560	745	562	75%
Vernon Middle	405	405	444	110%
Vernon High	399	394	376	95%
District Total				

All Schools	4,001	4,479	3,519	79%
Charter Schools				
None				
Source: Washington County Public Schools, 5 Year District Facilities Plan, 2007, *5/05/2008 FISH Report				

The public schools in Washington County are listed in L-7 along with their enrollment, capacity and utilization factor statistics.

The data shown above has been adjusted to reflect to constitutional “class size” amendment. As noted, the district operates below 100% of its capacity district wide but not all of the schools are below 100% in the planning sectors. Kate M. Smith Elementary from CSA 1 is listed at 102% for 2006-07 and Vernon Middle School from CSA 2 is listed at 111% utilization, according to Table L-7.

#### H. Emergency Shelters

It is not known which facilities serve as emergency shelters in Washington County. This capacity must be served according to Section 163.3177, Florida Statutes.

#### I. Relocatables (Portables)

The District addresses capacity deficiencies and other program needs at individual schools by the use of relocatables or portables. As shown by Table L-8, the District uses a total of 22 relocatables providing 441 student stations. Kate M. Smith Elementary currently has 14 relocatables in use providing 256 student stations. Vernon Elementary currently has 8 relocatables in use providing 185 student stations. The other schools within Washington County do not use relocatables.

<b>Table L-8. 2006 Use of Relocatables</b>		
School	No of Relocatables	Student Stations
Vernon Elem.	11	185
Kate M. Smith Elementary	18	238
Chipley H. S. /Roulhac	7	160
Total	36	583
Source: FISH 5/06/2008		

J. Dining Facilities

<b>Table L-9. Washington County Dining Facilities</b>	
School	Dining Capacity in Students
Vernon Elem.	974
Kate M. Smith Elementary	858
Vernon Middle	818
Vernon High	1248
Chipley/Roulhac	1050
Total	6186
Source: Washington County School Board 2008	

K. Ancillary Facilities

According to Table L-10 the District currently has 3 ancillary facilities. These facilities include the Washington County School Board offices and the bus barn and commercial vehicle driving range. These facilities are all located on the Western parcels of the School Board property next to the Historic Chipley High School in Chipley. They are all located on Watts Ave between North 2<sup>nd</sup> St. and Grove St.

<b>Table L-10. Ancillary Facilities Inventory</b>		
Facility	Square Feet	Acres
Washington County School Board	8,192	2.63
Bus Barn & Yard	0	28
Old Chipley High School	91,736	26
Total Inventory	99,928	56.63
Source: Washington County School District & Washington County Property Appraiser Website		

**IV. ANALYSIS SECTION**

A. Attendance Districts

Washington County School Board has assigned the Concurrency Service Area as the Attendance Districts for each of the schools in the two Concurrency Service Areas. The methodology used to assign the boundaries for the Concurrency Service Areas as well as the Attendance Districts is as follows: by separating the County into Census Blocks then correlating the appropriate bus pick-up and drop-off zones for each areas' school bus route to the appropriate Census Block the Concurrency Service Area as well as the Attendance District is delineated. See MAP L-1

B. Relationship to Holmes County and Municipalities

The municipality of Bonifay and Washington County maintain a comprehensive plan and implement land development regulations consistent with Florida Statutes and Rules. This section provides a summary of the current status of these programs as they relate to school facilities planning and coordination.

MAP L-5 shows a composite Future Land Use Map. The categories are generalized and the color code reconciled to reflect general land use types and densities.

C. School Siting and Collocation

Washington County maintains goals, objectives and/or policies related to school siting and collocation of schools with other public facilities. Washington County encourages the collocation of schools with parks, recreation and community facilities and also promotes schools serving as focal points within communities. This can be seen in MAP L-3. The following policies are found within the Future Land Use Element of this Comprehensive Plan.

Objective 11 states the need to address siting of educational facilities procedures. Policies 11-1 through 11-5 of the Public Schools Element of the Washington County Comprehensive Plan address the guidelines for educational facility siting and coordination between the Municipalities, County and Washington County School Board. Objective 12 from the Future Land Use Element of the Washington County Comprehensive Plan further establishes guidelines for coordination between the Municipalities, County and School Board. Policy 12-1 and 12-4 from the Future Land Use Element from the Washington County 2020 Comprehensive Plan provide details on these procedures. The following State of Florida Department of Education site size requirements shall apply to Holmes County as they are listed in State Requirements for Educational Facilities in Chapter 1 section 1.4. New schools or expansions to existing schools facilities will not occur in floodways.

Recommended Usable Acreage. The board should ensure that each site contains at least the minimum usable acreage necessary to meet the needs of the anticipated program as follows:

1. Elementary School. A minimum of four (4) acres for the first two hundred (200) student capacity plus one (1) acre for each additional one hundred (100) students.
2. Middle or Junior High School. A minimum of six (6) acres for the first three hundred (300) student capacity plus one (1) acre for each additional one hundred (100) students.
3. Senior High School. A minimum of seven (7) acres for the first three hundred (300) student capacity plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students, plus one (1) acre for each additional one hundred (100) students thereafter.



4. Area Vocational-Technical School. A minimum of twenty (20) acres for the first five hundred (500) student capacity plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students.
5. Community College. A main campus site shall be a minimum of one hundred (100) acres. Each separate center site shall contain a minimum of forty (40) acres for the first five hundred (500) student capacity plus two (2) acres for each additional one hundred (100) students. Special-purpose center site acreage shall be appropriate to contain the functions identified in the program.
6. The exception is that the board may waive these minimum site sizes if a two-thirds (b) majority finds that an appropriate and equitable educational program can be provided on a smaller site.

D. Enrollment and Capacity

The evaluation of the present and future relationship of enrollment and school capacity is fundamental to effective school facilities planning. The Five Year District Facilities Plan and the annual Capital Outlay Full Time Equivalent (COFTE) projections (cohort -survival technique) provided the Florida Department of Education (DOE) with the foundation for this assessment.

Florida statutes require that the school enrollment projections made by the DOE and the school districts be reconciled with population and housing projections used for comprehensive planning purposes. Table L-12 contains the combination of school facility data from such sources as the U.S. Census Bureau and CO-FTE. 2000 Base Data: Population and housing data reconciled with the 2000 US Census. This data set includes population, single-family housing and multi family housing. 2030 Projection: Population and housing data projected to 2030. This dataset projects population, single-family housing, and multi-family housing in a linear fashion based on the 2000 U.S. Census bureau data.

<b>Table L-11. Population, Housing &amp; Public School Enrollment Projections Area 1 East</b>									
	2000	2006	2010	2015	2020	2025	2030	10-year Growth	20-Year Growth
Population	12584	13844	15660	16560	17460	18180	18900	2716	43
Housing**	4759	5287	5950	6293	6635	6909	7182	1006	16
<b>Public School Enrollment Area 1</b>									
Elementary	923	983	1009	1086	1129	1181	1232	103	1
Middle	510	520	518	534	538	545	552	14	2
High	511	577	600	688	733	788	844	111	2
Total	2183	2314	2362	2389	2490	2614	2690	75	3
<b>Area2- West</b>									
Population	8389	9229	10440	11040	11640	12120	12600	1811	28
Housing**	3172	3525	3967	4196	4424	4606	4788	671	10
<b>Public School Enrollment Area 2</b>									
Elementary	622	669	695	752	788	830	871	83	1
Middle	343	354	349	368	371	378	385	14	2
High	347	393	408	469	499	537	575	76	1
Total	1455	1575	1575	1593	1660	1743	1793	18	1
<b>County wide</b>									
Population	20973	23073	26100	27600	29100	30300	31500	4527	72
Housing**	7931	8812	9917	10489	11059	11515	11971	1677	27
<b>Public School Enrollment</b>									
Elementary	1,545	1,652	1,704	1,838	1,917	2,010	2,103	186	3
Middle	853	874	867	902	909	923	937	28	4
High	858	970	1,008	1,157	1,232	1,326	1,419	187	3
Total Enrollment	3,256	3,496	3,579	3,897	4,058	4,259	4,459	401	7
Source: 2007 Washington County CO-FTE & BEBR Projections Population of Florida Population Volume 40, Bulletin 146, 147 assumes 60/40 split in areas 1 and 2, "Housing to population factor 2.6183613 after 2010, 2006, 2010, 2015 enrollment figures from H 18 & 22									

E. Historic and Projected Enrollment

Current COFTE projections prepared by the Florida DOE extend through the 2015-16 school year. Table L-12 shows this projection of public school enrollment for Washington County.

The COFTE projections include public school students only. These projections do not include students receiving their education in private schools or by home schooling.

<b>Table L-12. Public Student Enrollment, Historic and Projected</b>					
School Year	K-12 Enrollment	Students Added	Elementary	Middle	High
2004-05*	3408	44	1343	1089	976
2005-06*	3496	88	1405	1121	970
2006-07	3519	23	1413	1106	999
2007-08"	3504	-15	1419	1046	1041
2008-09**	3524	20	1395	1124	1005
2009-10**	3574	50	1434	1132	1008
2010-11**	3595	21	1395	1183	1017
2011-12**	3642	47	1421	1221	1000
2012-13**	3721	79	1463	1194	1064
2013-14**	3785	64	1499	1210	1046
2014-15**	3846	61	1527	1196	1123
2015-16**	3924	78	1575	1192	1157
2016-17**	3967	43	1608	1221	1138
2017-18**	4035	68	1637	1253	1145
Source: 2007 Florida Department of Education, COFTE Projections, Washington County School District "Actual; ** Projected					

Table L-12 shows the historic and projected figures for public school enrollment from the 2004-05 school year through the 2017-18 school year. As is shown in the table the growth is of minimal significance.

In addition to the school age population projections made by Florida DOE and the COFTE projections, Shown in Table L-11, applying "student generation multipliers" to the housing projections for each Census Block may also project public school enrollment. This type of analysis was shown in the previous table, Table L-12.

#### F. Funding Capital Improvements

Ultimately the ability of the Washington County School District to meet the capacity demands of the fluctuating school age population depends upon the availability of funding for capital improvements and the effective application of these funds and the particular needs of the school age population.

The best measure of cost for planning purposes is the "cost per student station". All school districts track these costs and the Florida DOE maintains extensive records of school construction expenditures. This data provides the foundation for the Five Year District Facilities Plan.

Table PSFE-12 provides an indication of the "cost per student station" and the projected increases anticipated during the upcoming five years. Although actual costs will depend upon factors largely outside the control of the district, the five-year plan anticipates substantial cost escalation. There are no projects listed in the 5-year plan.

<b>Table L-13. Projected Student Station Costs - 5 Yr Construction Program</b>					
Project Description	Planned Cost	Student Stations	Gross Sq. Ft.	GSF/Per Student Station	Cost/Per Student Station
2007-08 Year					
Renovation Vernon Elementary	7,063,365	7		1	24,934
Renovation Kate Smith Elementary	0	9		1	24,934
2008-09 Year					
Renovation Vernon Elementary	225,311				
Renovation Kate Smith Elementary	1,681,054				
2009-10 Year					
Renovation Vernon Elementary	0				
Renovation Kate Smith Elementary	2,011,876				
2010-11 Year					
Renovation Vernon Elementary	0				
Renovation Kate Smith Elementary	2,287,198				
2011-12 Year					
Renovation Vernon Elementary	0				
Renovation Kate Smith Elementary	2,528,956				
5 Year Total	15,793,76	3			
Source: Washington County Public School, 5 Year District Facilities Plan, 2007-08					

Table L-13 shows the projected availability of funds from established source

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2010-11 Year					
Renovation Vernon Elementary	0				
Renovation Kate Smith Elementary	2,287,198				
2011-12 Year					
Renovation Vernon Elementary	0				
Renovation Kate Smith Elementary	2,528,956				
5 Year Total	15,793,76	3			
Source: Washington County Public School, 5 Year District Facilities Plan, 2007-08					

Washington County Public Schools receive capital outlay revenues from a variety of sources as identified in Table L-13. The 2 Mil Capital Investment Tax is the most significant of the capital revenue sources. The District may allocate these funds only on capital projects contained in the DOE-approved School Plant Survey and the revenues tend to increase with both population growth and increasing property values. Approximately \$29.99 net million is projected to be available for capacity enhancement over the 5-year planning period. Public Education Capital Outlay (PECO) funds provided by the Department of Education are based on demonstrated capacity needs. Over the five-year period, about \$551 thousand is expected from this source for expanded capacity.

L-15 shows the planned construction costs for the 20-year planning horizon

<b>Table L-15. 5-10- 20 Year Construction Plan- Permanent Capacity</b>			
Facility	5-Year Program	10-Year Program	20-Year Program
Vernon Elementary	Replace Classrooms & Infrastructure		
Kate M. Smith Elementary	Replace Classrooms & Campus		
New high School Along SR 77		X	X
Total			
Land Needs			
Total Land Needs			
Source: Washington County Public Schools, 5 Year District Facilities Plan, 2007-08			

G. Needs Analysis

As shown in Table L-12, the District projects total revenues to be approximately \$8.4 million over the 10-year planning period. Table L-13 shows an availability of \$29.98 million over the 5-year period. Since there is not any project within the 5-year district facilities plan that would exceed this availability of funds, than these projects are not inconsistent.

The Washington District 2006 Capital Outlay FTE Forecast growth summary shows negative to relatively modest growth through 2010-11. Therefore the existing FISH capacity for each school is appropriate. There is no existing and projected facility surpluses or deficiencies over the 5-year planning period in any Concurrency Service Area for any school type. Over the 10 through 20-year planning periods there may be a need for an additional facility in CSA 2. This need is based on new development projects in the beginning stages in CSA 2 and is illustrated in MAP L-4.

H. Concurrency Service Areas

L-15 shows the educational facilities located within each of the four Concurrency Service Areas in Washington County as well as the adjacent Concurrency Service Area for each Area. Map L-1 depicts the boundaries of the 2 Concurrency Service Areas.

<b>Table L-16. Concurrency Service Areas</b>		
Concurrency Service Area	Primary Educational Facilities	Adjacent CSA
Area 1	Kate M. Smith Elem. Roulhac Middle Chipley High Wash-Holmes Tech	Area 2
Area 2	Vernon Elem. Vernon Middle Vernon High	Area 1
Source: WFRPC, 2007		

Concurrency Service Area 1 generally consists of the Northeast third of Washington County. This area includes the City of Chipley and extends to the Eastern edge of the County. This area contains Kate M. Smith Elementary School, Roulhac Middle School, Chipley High School and the Washington/ Holmes Technical School as well as the Washington County School Board offices. (MAP L-1 & 2)

Concurrency Service Area 2 generally consists of the Southwestern two thirds of Washington County. This area includes the City of Vernon and generally includes the land Southwest of the City of Bonifay in Holmes County across to the top of the Eastern edge of the County that is adjacent to Bay County. This area contains Vernon Elementary School, Vernon Middle School and Vernon High School. (MAP L-1 & 2)

## **V. PROBLEMS AND OPPORTUNITIES**

### **A. Concurrency Service Area 1**

Currently Roulhac Middle School and Chipley High School are operating within adopted LOS standards and the levels of service will continue to be met throughout the 20-year planning period. According to Table L-7 Kate M. Smith Elementary School is operating at 102% of the adopted LOS for the County. This breach of the adopted LOS will need attention. See Tables H 7 & 8 for the figures on CSA 1 as well as their use of relocatables for handling breached LOS. There are funded projects for CSA 1 over the 5-year planning period. See Table L-14. No additional land is required and supporting infrastructure is adequate to support the facilities in CSA 1. No additional ancillary facilities will be required to support the 5-year Facilities Work Program for CSA 1. See Tables L-17, 18 & 19.

### **B. Concurrency Service Area 2**

Currently, Vernon Elementary School and Vernon High School are operating within adopted LOS standards and the levels of service will continue to be met throughout the 20-year planning period.

According to Table L-7 Vernon Middle School is operating at 111% of the adopted LOS for the County. See Tables H 7 & 8 for the figures on CSA 1 as well as their use of relocatables for handling breached LOS. There are no funded projects for CSA 2 over the 5-year planning period. No additional land is required and supporting infrastructure is adequate to support the facilities in CSA 2. No additional ancillary facilities will be required to support the 5-year Facilities Work Program for CSA 2. See Tables L-20, 21 & 22.

<b>Table L-17. Area 1 – 5 Year District Facilities Plan</b>							
	2006-07	2006-07	2006-07	2006-07	2010-11	2010-11	% Capacity
Chipley High Historic							
Chipley High							
Wash-Holmes Technical Ctr	563	67	38	6%		0	0%
High							
Roulhac Middle	1443	1299	1248	96%		1334	
Middle							
Kate Smith Elem	960	960	850	89%		828	
Elementary							
CSA Total							

Source: Washington County School District 5 Year District Facilities Plan, 2005-06

<b>Table L-18. Level of Service for Area 1</b>										
Year	High (9-12)	High School Enrollment	Middle School Enrollment	LOS	Available Capacity	All Students 6-12 School	Capacity	Enrollment	LOS	Available Capacity
2004-05		586	502					958		
2005-06*		592	524				960	991		
2006-07*		599	500				960	1011		
2007-08*		625	483				960	996		
2008-09**		603	490				960	1021		



2009-10**		605	522				960	1018		
2010-11**		610	518				960	1029		
2011-12**		600	563				960	1022		
2012-13**		638	554				960	1040		
2013-14**		646	556				960	1069		
2014-15**		674	538				960	1096		
2015-16**		694	545				960	1115		
2016-17**		663	552				960	1115		
2017-18**		687	564				960	1170		

Source: Washington County School District 5-Year Facilities Plan, 2006; 2007 Capital Outlay FTE, \*actual; \*\* projected

<b>Table L-19. Long Range District Facilities Program for Area 1</b>									
<b>Facility</b>	<b>5-Year Program</b>			<b>10-Year Program</b>			<b>20-Year Program</b>		
	Permanent Capacity Added	Cost (Millions)	Cost Per Student Station	Permanent Capacity Added	Cost (Millions)	Cost Per Student Station	Permanent Capacity Added	Cost (Millions)	Cost Per Student Station
Roulhac Middle	56	\$ 801,174	\$14,377						
Kate M. Smith Elementary		\$2,859,775	\$24,934						
Commercial Driving Range Building		\$850,000							
(Include New Schools)									
Land Needs									

Source: Washington county Public Schools, 5Year District Plan, 2005-06 Cost per Student Station was calculated for highest cost

<b>Table L-20. 5-Year District Facilities Plan for Area 2</b>							
School	Student Stations	Permanent FISH Capacity	Current Enrollment	Level of Service	Projected Capacity	Projected Enrollment	Projected LOS
	2006-07	2006-07	2006-07	% of Capacity	2010-11	2010-11	% of Capacity

Vernon High School	525	394	376	95%	525	450	86%
Vernon Middle School	450	405	444	110%	405	500	123%
Vernon Elementary	745	745	562	75%	745	630	85%
Source: Washington county Public Schools, 5Year District Plan, 2005-06 Cost per Student Station was calculated for highest cost							

<b>Table L-21. Area 2 Concurrency Service Area Levels of Service</b>												
	High (9-12)				Middle (6-8) Elementary (K-5)							
	Capacity	Enrollment	LOS	Available Capacity	Capacity	Enrollment	LOS	Available Capacity	Capacity	Enrollment	LOS	Available Capacity
2004-05*	525	351	525	0	405	301	405		745	575	745	
2005-06*	525	388	525	0	405	350	405	55	7	661	745	84
2006-07*	525	400	525	0	405	334	405	71	745	674	745	71
2007-08**	525	416	525	0	405	322	405	83	745	664	745	81
2008-09**	525	402	525	0	405	327	405	78	745	681	745	64
2009-10**	525	403	525	0	405	348	405	57	745	678	745	67
2010-11**	525	407	525	0	405	345	405	60	745	686	745	59
2011-12**	525	400	525	0	405	376	405	29	745	681	745	64
2012-13**	525	426	525	0	405	370	405	35	745	693	745	52
2013-14**	525	430	525	0	405	371	405	34	745	713	745	32
2014-15**	525	449	525	0	405	359	405	46	745	730	745	15
2015-16**	525	463	525	0	405	364	405	41	745	743	745	2
2016-17**	525	455	525	0	405	368	405	37	745	764	745	-19
2017-18**	525	458	525	0	405	376	405	29	745	780	745	-35
Source: Washington County School District 5 Yr District Facilities Plan, 2006; 2007 Capital Outlay FTE Forecast; * actual; ** projected												

**Table L-22. Long Range District Facilities Program for  
Area 2 Concurrency Service Area**

Facility	5-Year Program			10-Year Program			20 Year Program		
	Permanente Capacity Added	Cost (Millions)	Cost Per Student Station	Permanente Capacity Added	Cost (Millions)	Cost Per Student Station	Permanente Capacity Added	Cost (Millions)	Cost Per
Vernon Elementary	156	\$3,905,225	\$24,934						
Vernon High School	525	\$752,822	21,827						
Vernon Middle School	405	20,492	14,377						
(Include New Schools									
Land Needs									
Source: Washington county Public Schools, 5Year District Plan, 2005-06 Cost per Student Station was calculated for highest cost									

## **VI. GOALS, OBJECTIVES, AND POLICIES OF THE TRANSPORTATION ELEMENT OF THE WASHINGTON COUNTY COMPREHENSIVE PLAN**

Legislation enacted by the 2005 Florida Legislature mandated a comprehensive approach to school planning by revising laws that govern both school districts and local government planning. The following represents the Public Schools Facilities Element Goals, Objectives and Policies of Washington County and the municipalities of Caryville, Ebro, Vernon, and Wausau. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies is intended to address the establishment of a long-term directive for establishing a comprehensive approach to school planning school concurrency for promoting.

Goal 1: ~~Coordinate and maintain a high quality education system.~~ Collaborate and coordinate with the School Board of Washington County (School Board) to ensure high quality public school facilities, which meet the needs of Washington County's existing and future population.

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

1. Greater efficiency for the School Board and the County 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 County may use the lack of school capacity 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 process.

Policy 1-2: In cooperation with the School Board and the municipalities (Caryville, Chipley, Ebro, Vernon and Wausau), Washington County will implement the Interlocal Agreement for Public School Facility Planning between Washington County, 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
11. Resolution of disputes

Policy 1-3: The County shall include a representative of the school district, appointed by the School Board, as a voting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 1-4: the County shall coordinate with the School Board 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 consistent with Policy 4-2.

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.

Policy 2-1: Washington County 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 County Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 2-2: Consistent with Section VIII, Policy 11-2 of the Washington County Future Land Use Element, "future schools shall be an allowable use in all land use categories but the Industrial and Conservation land use categories." Policy 11-3 of the same Section states that "The location and construction of new public educational facilities, or the expansion of an existing site within a Future Land Use category in which public educational facilities are an allowable use shall only be allowed upon a determination by the Local Governing Body that the proposed site consistent with the adopted Comprehensive Plan", The Land Development Code may include standards for schools, consistent with the local government comprehensive plan.

Policy 2-3: Public schools are to be located in agricultural land use categories when no feasible site exists in nonagricultural categories, due to prohibitive land costs or location of available sites, and when necessary to service student populations in rural areas that are mainly located in agricultural areas. If no feasible site exists in nonagricultural categories, then a public school should be located in a portion of the agricultural FLUM category that is as close

as possible to residential areas, and the land use on the site should be changed subsequently to a "Public/Semi-Public" FLUM category. The local comprehensive plan intends for future schools to be sited as closely to residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served. Public schools are to be located in agricultural land use categories only when no feasible site exists in nonagricultural categories, or when necessary to serve student populations in rural areas mainly located in agricultural areas.

Policy 2-4: Consistent with section 163.31777(g), Florida Statutes, when considering the acquisition and establishment of public facilities such as parks, libraries, and communities centers, the County shall, to the greatest extent possible, establish "a process for determining where and how joint use of either school board or local government facilities can be shared for mutual benefit and efficiency."

Policy 2-5: Consistent with section 163.3177, Florida Statutes, the County 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 County is to reduce hazardous walking conditions consistent with Florida's safe ways to school program. The County, in coordination with the School Board, shall implement the following strategies:

1. The County may require under some circumstances 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 2 miles of school properties to 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.
2. Coordination with the TPO Long Range Transportation Plans to ensure that funding resources are addressed for safe access to schools including the development of sidewalk inventories and lists of priority projects coordinated with the School Board recommendations.
3. The County may require under some circumstances 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 2 miles of school properties to be required to provide a proportionate fair share of School Board funds needed to take in students from said development into the existing bussing routes as dictated by the Department of Education to be the responsibility of the local School Board.

Policy 2-7: The County 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.

Policy 2-8: Coordinate transportation investments in major travel corridors to enhance system efficiency and minimize adverse environmental impacts.

Policy 2-9: Coordinate transportation improvements with state, local, and regional plans.

Objective 3: The County shall 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 County facilities with similar facility needs, according to Section 163.31777(g), Florida Statutes.

Policy 3-2: Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 3-3: Washington County 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. Washington County will continue to fulfill the requirements of Section 1013.372, Florida Statutes, 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 Washington County to coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity. 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 County's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Washington County school system.

Policy 4-1: The County shall coordinate anticipated students growth based on future land use map 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 land in coordination with the FLUM.

Policy 4-2: the County 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 amendment 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 County 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 Washington county School Board.

Policy 4-4: Where capacity will not be available to serve students from the property seeking a land use change, the County 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 County 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 section 163.31777(g), Florida Statutes);
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. Providing off-site signalization, signage, access improvements and sidewalks to serve all 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:** The County shall implement school concurrency by managing the timing of residential and mixed use developments that are likely to generate school age students so as to insure adequate school capacity is available consistent with adopted level of service standards for public school facilities.

**Policy 5-1:** Consistent with the Interlocal Agreement, the County and School Board agree to the following standards for school concurrency in Washington County:

1. **Level of Service Standard:** consistent with the Interlocal Agreement, the uniform, district-wide level-of-service standards are initially set as follows, and are hereby adopted in the County'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 level of service 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 an amendment is proposed by the School Board, 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 plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-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:** The concurrency service areas shall be as shown in Map PSFE 1. 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 an amendment is proposed by the School Board, 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 and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the County 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 staffs, 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 County 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 County 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 county shall not deny a final subdivision or site plan for residential development approval due to a failure to achieve and maintain the adopted level of service for public school capacity where:
  - a. Adequate school facilities will be in place or under actual construction within three 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

proposed 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 level of service 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 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 level of service 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 level of service 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 Washington County.
8. On an annual basis, Washington County shall ask the School Board to provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the county, 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. Washington County 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 level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites; and/or

2. Construction or expansion of permanent school facilities; and/or
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 established concurrency service areas.

Mitigation shall be directed to projects on the School Board's Five-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 County, 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 Five-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 Washington County, 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 will manage funding, with cooperation from the County, 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 decision regarding the use and amount (if applicable) of school impact fees.

**Objective 7:** Washington County 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: Washington County and the School Board will coordinate during updates or amendments to the Washington County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.



## FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

### LEVEL OF SERVICE REPORT

ORGANIZATION: 67-WASHINGTON COUNTY SCHOOL DISTRICT

FACILITY : ALL

FACILITY USE: ALL

FACILITY NAME	SCHOOL CAPACITY	PERMANENT CAPACITY	DINING CAPACITY	YEAR ROUND CAPACITY	UTILIZATION FACTOR	PERCENTAGE UTILIZATION	PRIMARY USE	TOTAL COFTE
KATE M SMITH ELEMENTARY	978	704	850	1,174	100	83	ELEMENTARY	815.18
VERNON ELEMENTARY	972	972	970	1,166	100	59	ELEMENTARY	575.36
		1,676						
ROUHLAC MIDDLE		714	1,040	1,655	90	84	COMBINATION	1,154.78
VERNON MIDDLE	465	405	810	558	90	99	MIDDLE	459.72
		1,119						
VERNON SENIOR HIGH (NEW)	424	424	690	509	75	89	SENIOR HIGH	375.32
CHIPLEY SENIOR		567	1,040	1,655	90	84	COMBINATION	1,154.78
		991						
CHIPLEY SENIOR HIGH (OLD)	147	147	0	176	100	29	ALTERNATIVE EDUCATION	42.21









