

**2023/2024 Flagler County ILA Annual
Report
for School Planning and Concurrency
June 12, 2024**



FLAGLER COUNTY, FLORIDA

ILA OVERSIGHT COMMITTEE 2023/2024 ANNUAL REPORT- (Final DRAFT)

06-12-24

Parties to the Interlocal Agreement:

City of Bunnell
City of Flagler Beach
Flagler County
City of Palm Coast
School Board of Flagler County

ILA Oversight Committee Requirements:

- Consists of representatives of the School Board & the Local Governments
- The School Board has 3 Members; Local Governments have 2 elected officials each having 2-year terms
- Meets annually on the 2nd Thursday of June in a joint workshop
- Governing bodies of local governments and the School Board are invited to attend- with Public Comment
- The purpose is to hear reports, discuss policy, provide technical review and recommendations for any change needed to the provisions of the ILA
- Oversight Committee members are to present the Annual Report to their respective governing bodies

Working Group Requirements:

- Made up of Key Staff from local governments and the School Board
- Meets as needed to implement ILA (last meeting April/May 2024)
- Discusses issues regarding coordination of land use & school facilities planning
- Produces and presents the Annual report to the Oversight Committee addressing:
 - Development trends
 - Population and student growth
 - Coordination of land use and school facilities planning
 - School Needs

- Off-site improvements and shared use opportunities
- Implementation of the ILA Agreement

Interlocal Agreement for Public School Facility Planning:

- The Current ILA was signed by all municipalities in September and October of 2022. Approved by the School Board on October 18, 2022.
- A proportionate share mitigation agreement template was also reviewed and approved by all municipalities in October 2022 and is currently in place and operating well.

Recent Legislative Actions Update:

CS/SB 7002 — Deregulation of Public Schools (Highlight Summary)

The bill enables increased efficiency and higher productivity for district school boards by providing flexibility from redundant requirements related to operations, reporting, personnel, facilities, and finances.

School District Facilities and Finances

The bill provides flexibility for district school boards in planning related to school facilities. The bill:

- Clarifies the authority of a district school board to adopt exceptions to the State Requirements for Educational Facilities.
- Adds discretion for local emergency management plans to determine requirements related to staffing emergency shelter facilities instead of requiring the district school board to staff the facilities.
- Broadens the scope of properties a district school board can lease or lease-purchase to include educational plants, ancillary plants, and auxiliary facilities instead of only educational facilities.
- Extends the exemption from cost per student station limitations for new construction projects until July 1, 2028.
- Increases from \$280,000 to \$600,000 the limit on day-labor contracts that a district school board may employ for the construction, renovation, remodeling, or maintenance of existing facilities.
- Removes the requirement to monitor and report the impact of change orders on the district school board educational facilities plan.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.

Vote: Senate 38-0; House 115-0

Section 22 of HB 5101

The DOE is required to "have a system to track all school bond referenda and debt incurred by a school district via referendum for capital outlay or operational purposes." The DOE will have "a database of bonds not yet retired, present bonds in effect, as well as any future referendum being considered by a school district. The database must include the ballot language and "project lists, be updated in near real-time, provide support services, and provide data reporting and customizable alerts to the department on all school bond [sic] issued debt."

Flagler County School Board:

- The School Board approved a bid for a new addition at Matanzas High School. This expansion will add 366 additional seats as well as a new Central Energy Plant and Multipurpose building. Groundbreaking was held on July 24, 2023 and is anticipated to be complete in January 2025. Budget for this addition is \$23 million. Collectively 31,235 gsf.
- The School Board appointed Ms. LaShakia Moore as the Superintendent effective September 6, 2023
- The School Board has approved (15) proportionate share mitigation agreements From Oct. 2022- March 31, 2024 representing 2,830 (SF/MF) housing units since the ILA was finalized in October, 2022. Proportionate Share \$ pledged \$8,802,004

Development Trends:

From January 2023- December 2023 Residential Building Permits Issued:

72 SF + 9 MH City of Bunnell (based on staff reports)

33 SF + 2 MH + 241 MF City of Flagler Beach (based on staff reports)

195 SF + 48 MH Flagler County (based on staff reports)

2,340 SF + 300 MF City of Palm Coast (based on staff reports)

3,240 Total Units

TOTAL RESIDENTIAL BUILDING PERMITS ISSUED January 1, 2024- March 31, 2024

- City of Bunnell – 2 SF + 1 MH
- City of Flagler Beach – 23 SF + 1 MH
- Flagler County – 69 SF + 12 MH
- City of Palm Coast - 443 SF + 36 MF

587 Total Units

New Residential Developments approved in concept but not permitted next 10 years 2023 – 2033.

6,321 City of Bunnell

- Stillwell Apartments- 240 MF
- Grand Reserve Phase 5 – 112 SF
- Grand Reserve Phase 6 – 141 SF
- Phoenix Crossing – 28 MF
- Reserve at Haw Creek – 5,800 (SF & MF)

112 City of Flagler Beach

- Beach Park Village – 112 SF

687 Flagler County

- Plantation Bay 9B - 81 SF
- Plantation Bay 12A - 131 SF
- Hunter's Ridge- 175
- Veranda Bay- 300

City of Palm Coast

- Sawmill Branch Phase 2A 243 SF
- Ponce Preserve 74 SF
- Reverie at Palm Coast Ph1- 272 SF
- Whiteview Village Ph 2- 202 SF

- Whiteview Multi-Family- 316 MF
- Red Mill Apartments 214 MF
- Retreat at Town Center- 66 SF
- Ocean Village Apartments. - 416 MF
- Legacy at Palm Coast- 300 MF
- Cameron at Palm Coast- 246 MF
- Evolve (Town Center)- 256 MF
- LightHouse Harbor- 240 MF
- Town Center Tennis Pod- 161 SF
- Somerset at Palm Coast- 418 SF
- Sable Preserve at Town Center (tract 16/17) 333 SF
- Marina Village 240 Apts. 112 SF + 399 MF
- Lakeview Estates- 200 SF

11,716 NEW RESIDENTIAL DWELLING UNITS IN CURRENT PIPELINE (Highlight List only)-This does not include ITT Lots, all DRI units or Age Exempt developments.

Note: ITT Lots 8,253 remaining of 45,000 original.

Population Growth	Projection		
	2023	2025	2030
City of Bunnell	3,861	4,440	5,546
City of Flagler Beach	5,371	5,473	5,556
Flagler County	130,756	137,400	152,900*
City of Palm Coast	96,504	107,859	122,628**

* 2022 BEBR

** From Palm Coast 2023 Annual Report

Student Enrollment Data

	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019	2017-2018
FCSD*	12,635	12,437	12,275	11,858	12,267	12,232	12,065
Charter	856	895	863	859	893	894	908
Home School	1,119	1,173	1,201	1,007	844	737	706
Total without Private	14,610	14,505	14,339	13,724	14,004	13,863	13,679
Total +/-	105	166	615	-280	141	184	Baseline
FCSD +/-	198	162	417	-409	35	167	Baseline



* Does not include VPK

Concurrency Reserved Tracking Chart (as of 5/3/2024)

Table 1a: School Data Supplement

ES Capacity @ 100%, MS @ 90%, HS @ 95%				Enrollment				Reserved Seats		Permanent Capacity				Portables			
Elementary = P1-P2-F3-Dth (NOT PK) Middle = 6-8 High = 9-12	Starting Permanent Capacity	Portable Capacity	Total School Capacity	2023-24 October Enrollment	Flagler Virtual	TOTAL ENROLLMENT	Concurrency Reserved Student Stations	Total Adjusted Available Capacity	Permanent Utilization	Adopted LOS Standard	Permanent Seats Available	Capacity Status Without Portables	Adjusted Utilization with Portables	Seats Available with Portables	Capacity Status with Portables	Portables % of School Capacity	
0301 Belle Terre ES	1,337	0	1,337	1,287	10	1,297	193	65	98%	100%	63	UNDER CAPACITY	98%	63	UNDER CAPACITY	0.0%	
0302 Burnet ES	1,379	0	1,379	1,094	14	1,108	470	1	100%	100%	1	UNDER CAPACITY	100%	1	UNDER CAPACITY	0.0%	
0304 Old Kings ES	1,372	18	1,390	989	13	1,004	143	125	91%	100%	123	UNDER CAPACITY	89%	143	UNDER CAPACITY	1.4%	
0311 Wynfine ES	1,543	0	1,543	924	10	934	139	472	70%	100%	472	UNDER CAPACITY	70%	472	UNDER CAPACITY	0.0%	
0131 Woodworth ES	908	0	908	741	8	749	17	142	83%	100%	142	UNDER CAPACITY	83%	142	UNDER CAPACITY	0.0%	
0013 Buddy Taylor MS	1,430	118	1,548	1,328	18	1,346	478	(208)	113%	100%	-208	OVER CAPACITY	106%	-89	OVER CAPACITY	7.2%	
0403 Indian Trails MS	1,409	0	1,409	1,313	22	1,335	123	(3)	104%	100%	-3	OVER CAPACITY	104%	-3	OVER CAPACITY	0.0%	
0091 Flagler Palm Coast HS	2,303	108	2,412	2,388	31	2,419	713	(62)	134%	100%	-62	OVER CAPACITY	128%	-70	OVER CAPACITY	4.4%	
0090 Maitland HS	2,248	0	2,248	2,000	36	2,036	183	27	99%	100%	27	UNDER CAPACITY	99%	27	UNDER CAPACITY	0.0%	
TOTALS	14,851	245	15,097	12,444	199	12,643	2,466	(258)	102%		-218		101%	-12		1.6%	

Generation Rate Year: 2021

Use Type	ES	MS	HS	SUM
Single Family	SF 0.082	0.051	0.040	0.213
Multi Family	MF 0.017	0.016	0.011	0.044
Mobile Home	MH 0.072	0.043	0.044	0.159

Generation Rate Year 2024

Use Type	ES	MS	HS	SUM
Single Fam	SF 0.084	0.049	0.079	0.212
Multi Fam	MF 0.037	0.017	0.023	0.077
Mobile Home	MH 0.029	0.024	0.021	0.141

Data Summary Totals	Perm. Capacity	Perm. Utilization	Perm. Seats Avail	Total School Capacity	Adjusted Utilization	Total Seats Avail	2023-24 Enrollment	2027-28 COFTE (Year 5)	2032-33 COFTE (Year 10)
Elementary School	6,861	88%	605	6,879	83%	813	5,035	4791	4,248
Middle School	1,319	109%	(261)	3,358	103%	(142)	2,841	2704	2,783
High School	4,751	117%	(602)	4,650	116%	(603)	4,568	3643	3,763
Grand Totals	12,931	102%	(158)	15,097	101%	(121)	12,444	11,138	11,504

All Concurrency Reserved seats updated 5-3-2024

*COFTE Forecast, which does not include its services in Flagler County School Facilities

Summary of Mitigation fees Collected in 2023 (Jan 2023 - Dec 2023)

Date	Mitigation-Middle	Amount
5/12/23	Hunters Ridge	248,520.00
5/25/23	Grand Reserve	34,803.08
5/26/23	Refund EQS3N Whistle	(13,625.00)
9/13/23	KB Homes Whiteview Village	120,689.52
9/13/23	KB Homes Mitigation Beach Park Villas	61,245.00
11/22/23	Marbella Apts Whiteview Multi Family	59,727.60

Date	Mitigation-High	Amount
5/12/23	Hunters Ridge	372,780.00
5/25/23	Grand Reserve	56,519.62
5/26/23	Refund EQS3N Whistle	(13,625.00)
9/13/23	KB Homes Whiteview Village	181,790.48
9/13/23	KB Homes Mitigation Beach Park Villas	91,867.50
11/22/23	Marbella Apts Whiteview Multi Family	39,818.40

Summary of Impact fees Collected in 2023

Date	Municipality- Impact Fees	Qtr Period	Amount
2/1/23	City of Bunnell	Oct 22 - Dec 22	8,899.49
2/10/23	City of Flagler Beach	Oct 22 - Dec 22	42,049.44
2/13/23	City of Palm Coast	Oct 22 - Dec 22	1,638,010.00
3/22/23	FCBCC- Flagler Cnty Board Cnty Comm	Oct 22 - Dec 22	389,196.06
4/19/23	City of Bunnell	Jan 23 - Mar 23	21,750.50
6/7/23	City of Flagler Beach	Jan 23 - Mar 23	68,537.08
4/17/23	City of Palm Coast	Jan 23 - Mar 23	1,970,315.50
5/3/23	FCBCC- Flagler Cnty Board Cnty Comm	Jan 23 - Mar 23	117,804.06
6/30/23	City of Bunnell	April 23-Jun 23	20,380.52
6/30/23	City of Flagler Beach	April 23-Jun 23	37,478.84
6/30/23	City of Palm Coast	April 23-Jun 23	1,962,164.50
6/30/23	FCBCC- Flagler Cnty Board Cnty Comm	April 23-Jun 23	442,987.94
10/25/23	City of Bunnell	Jul 23-Sept 23	96,727.34
11/22/23	City of Flagler Beach	Jul 23-Sept 23	32,124.72
1/31/24	City of Palm Coast	Jul 23-Sept 23	2,489,319.00
12/6/23	FCBCC- Flagler Cnty Board Cnty Comm	Jul 23-Sept 23	151,150.00

Summary of Impact fees Collected Jan 1, 2024- March 31, 2024

City of Bunnell	Jan - Mar.	\$18,480.
City of Flagler Beach	Jan- Mar.	\$32,124
Flagler County	Jan - Mar.	\$176,400
City of Palm Coast	Jan - Mar.	\$2,467,362
Total -		\$2,694,366

General Coordination:

- Land Use – the School Board Coordinator of Intergovernmental Planning meets with and attends local planning board meetings regarding new residential development and school capacity as needed. The Intergovernmental Planner was active in the 2050 Palm Coast Vision 2050 efforts.
- School Facilities Planning – the School Board continues to work toward locating potential new school sites and working with the local municipalities in planning of new schools including access, safety and transportation needs.
- All local municipalities and the School Board are working together to provide services for the children of our County, especially safe and efficient bus routing to existing and new developments. The ILA group has also successfully updated the Student Generation rates for 2024 via the JB-Pro Study.
- Joint use of facilities to assist meeting community needs continues to be actively supported and encouraged. A key example is the Carver facility in Bunnell.

Anticipated School Needs:

- Flagler County Schools are currently nearing our capacity to absorb new students at Middle and High School levels. Current projections indicate the timeframe for a new Middle School and/or High School to be on-line is 2029/2030.
- The district needs to acquire property in the next few years with proper location and acreage for new schools, priority focus on the list is for Middle or High School (current School District guidelines state approx. 40 acres are

needed for a new middle school and 70 acres will be needed for a new high school). District has potential sites for Middle and Elementary, but no site to date for a new High School.

- Continued need exists for coordination and cooperation with all local governments to track residential growth impacting schools. This will further underscore the continued need to build and help maintain highly rated schools in our community.

Off-Site Improvements & Shared Needs:

- New School sites – Hurricane Shelter upgrades
- Shared sites for community events
- Shared sites for parks and recreation

Office of Economic Opportunity Research- Flagler County Report

<http://edr.state.fl.us/Content/area-profiles/education/index.cfm>