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INTRODUCTION

Public schools are significant components to the well-being and future of a community. As the vehicle providing for the successful education of the children of Putnam County, the Putnam School District provides this cornerstone for the continued growth and prosperity of the County and Municipalities. Due to the importance of the public school system and its impact on the future of the community, the timely sharing residential development information and coordinated school planning among the County, School District and the Municipalities within the County is essential.

Recognizing this importance of public schools, the 2005 Florida Legislature enacted legislation amending Sections 163.3180 and 163.3177, Florida Statutes (F.S.), mandating the implementation of public school concurrency supported by data and analysis. This Data and Analysis Report has been created in accordance with the requirements of 163.3177(12) (c), F.S. and 9J-5.025(2), Florida Administrative Code (F.A.C.), to detail the methods and analyze the results of the study that have been employed to support the Public School Facilities Element (PSFE) for the School Concurrency Program.

The School District of Putnam County along with Putnam County, and the Local Governments are participating in school concurrency including, Crescent City, the City of Palatka, the Town of Interlachen, the Town of Pomona Park, and the Town of Welaka.

New residential development is a primary factor associated with the growth of the public school system. Because of this relationship between residential development and the provision of public schools, this element focuses on coordinated planning between the School District, County and local governments. This Data and Analysis Report supports the Public School Facilities Element which establishes the following: requirements for coordinated planning between the School District, County and municipalities; a level of service standard for public schools; and procedures for establishing a concurrency management system for public schools in the residential development review process.

Purpose of Report

In 2005 the Florida Legislature amended s.163.3180, F.S., and mandated the implementation of public school concurrency. The legislature's requirements include the addition of a Public School Facilities Element (PSFE) to the Comprehensive Plan supported by Data and Analysis, as well as amendments to the Map Series, Capital Improvement Element (CIE) and Intergovernmental Coordination Element (ICE) of the Comprehensive Plan and the adoption of an Interlocal Agreement for school planning and school concurrency.

The School District of Putnam County in cooperation with Putnam County, Crescent City, the City of Palatka, the Town of Interlachen, the Town of Pomona Park, and the Town of Welaka have each adopted the amended Interlocal Agreement for Coordinated Land Use and Public School Facility Planning (ILA) which includes the school concurrency program. The adopted ILA (Attachment A) provides the details for establishing and implementing school concurrency. In addition, the legislation requires the PSFE to be consistent with the ILA and the County, and Municipalities, to ensure that a level of service for public schools is established and school capacity at the adopted level of service is maintained as new residential development occurs.

The Data and Analysis for the PSFE addresses land development, economic, and demographic issues which impact education. These issues include: school level of service; school utilization; school proximity and compatibility with residential development; availability of public infrastructure; co-location opportunities for school and public infrastructure; and financial feasibility. Each affected local government must adopt a consistent Public School Facilities Element. This Data and Analysis Report serves as the supporting document.

The Data and Analysis Report for the PSFE as mandated by Rule 9J-5-025(2) F.A.C provides the data and analysis for the establishment of the PSFE addressing:

- Demographic profile
- Land development patterns
- School utilization
- Public infrastructure
- Co-location of facilities
- Financial feasibility
- Level of service standards

PUTNAM COUNTY INFORMATION (POPULATION / TRENDS)***Putnam County Population Projections***

The University of Florida Bureau of Economic and Business Research (BEBR), using census information, economic activity, and building trends, has projected that the Putnam County population will increase by 18.9 percent over the next 25 years. This would be an increase in population estimated at 73,568 in 2005 to 87,700 by 2030. BEBR projections indicate the average annual growth rate will slow to 557 new students per year, which is lower than the annual growth rate of 668 persons that was experienced from 2000 to 2005.

The School Impact Fee Technical Report prepared by Urbanomics, Inc., reports that in its 2006 Impact Fee Report, a population projection was prepared for Putnam County based on the assumption that future annual growth rates will be at least half the 25 percent increase in average annual growth that that occurred from 2000 to 2005 (668/year) over 1990-2000 (535/year). On this basis, the County population in 2030 would increase to 94,490 versus 87,700 projected by BEBR as shown in Table 1.

Table 1: Population and Household Projections, 2005-2030

Projections	2000 (Note 1)	2005 (Note 2)	2015 (Note 3)	2025 (Note 3)	2030 (Note 3)
Population					
Total	70,423	73,764	81,285	89,735	94,940
Avg. Annual Increase from Prior Year	----	668	752	845	951
Households					
Total	27,813	29,150	32,385	36,040	38,100
Avg. Annual Increase From Prior Year	----	267	324	366	412

(1) 2000 data from the US Census

(2) 2005 estimate from University of Florida, Bureau of Economic and Business Research (BEBR)

(3) Projections by URBANOMICS, Inc.

The 2006 Impact Fee Report, using the County's housing data, included a review of building permit data through 2004 and showed that new single family housing in the County is on the increase. Activity increased from 178 units permitted in 2000 to 249 in 2004 (data for 2005 is not available), and averaging

201 units permitted per year from 2000 through 2004. An average of 65 attached and multifamily units were permitted per year during the same period. New mobile home data is not available, but it is evident that site built housing activity in the County has increased significantly in recent years.

This trend may continue into the future, particularly as areas adjacent to two of the fastest growing counties in the US -- Flagler and St. Johns -- are developed. A 3,500-unit Development of Regional Impact (DRI) is proposed for Putnam County in the area between Hastings and East Palatka. As of this date (May 2007), these units are not formally approved or vested in the County, therefore the School District will be aware as the process evolves.

In addition, recent County residential development proposals in different stages of approval for development, show activity decreasing since 2005. Table 1a below shows the summary of County's parcels proceeding toward development. These subdivisions do not include infill projects.

Table 1a: Summary of County Subdivision (SD) Activity

Year	Number of Subdivisions	Number of Parcels involved in Subdivision	Number of Lots After Subdivision
2005	11	29	152 (181-29)
2006	7	22	133 (155-22)
2007*	2	2	6 (8-2)

Source: Putnam County Planning and Development

* incomplete data at time of publication

Analysis of Development Activity

The above subdivision activity, as well as existing residential development and development proposals in process, provides a basis to for determining development patterns for the upcoming 5-year and long-term planning periods. Careful examination of the need for additional school facilities based on the student generation multiplier will be needed.

Certain exempt types of development or previously approved residential developments will be exempt from school concurrency in accordance with the adopted Interlocal Agreement. With regards to the number of platted lots or developments vested and exempt, those records as they are gathered in addition to the local governments' approvals, will be shared with the School District. In total, these exempted dwelling units, as well as infill projects will be evaluated by the School District regularly to determine their impacts on the level of service standard in the specific SCSA.

School-Age Population

Putnam County consists of five incorporated Municipalities in addition to smaller unincorporated towns, hamlets and areas of census designated places in Putnam County. According to the U.S. Census, Table 2 reflects the population estimates, number of families and children under the age of age 18 years.

Table 2: County School Population Data

Name	2000 population	2005 population (est)	Number of families (2000)	Number of children under age 18 (2000)
Putnam Total	70,423	73,568	19,459	17,324
<i>Crescent City</i>	1,776	1,817	435	486
<i>Interlachen</i>	1,475	1,497	381	455
<i>Pulaski</i>	10,033	10,796	2,421	3087
<i>Panama Park</i>	789	799	204	157
<i>Welaka</i>	586	604	173	100

Source: Figures are approximate; Population Division, U.S. Census Bureau, pub. 3/16/06.

According to the U.S. Census from 1990 and 2000 increased by 5,353 residents. In that same time period the school-age population increased slightly in relation to the total population from 21.2% in 1990 to 21.4% in 2000. The County's building permit data and the current Bureau of Economic and Business Research (BEBR) population projections, the County overall population is growing at a slightly faster rate. However, as shown in Table 3 below, the number of students per household has decreased.

Table 3: Public School Enrollment

Year	Total Population	Number of Students	Percent of Total Population	Number of Households	Number Of Students Per Household
1990	65,070	12,248	18.9%	24,861	0.49
2000	70,423	12,956	18.4%	27,813	0.47
2005*	73,764	12,464	16.9%	29,150	0.43**

* Population 2005 provided by the Putnam County School District

** Estimated number of students based on the projection of households provided by County permit data and BEBR as reported by Urbanomics.

As reported in Table 10 of this Report, the Department of Education's (DOE) Capital Outlay Full Time Equivalent (COFTE) student projections using BEBR estimates concluded that public school enrollment declined slightly from 2002 – to current, and the average number of public school students per household also declined from 0.49 in 1990 to 0.47 in 2000. The 2005 student enrollment numbers indicate that over the 15-year period, the number of students per household (0.43) has declined as the overall population in the County has increased.

EXISTING PUBLIC SCHOOL FACILITY CONDITIONS

Public School Student Enrollment

According to the 2000 US Census, and as reported by the Department of Education, there were 14,256 public and private school students (Pre-K through 12) attending school in Putnam County. The 2005 American Community Survey provided by the US Census Bureau identified 14,478 students, or a 1.5 percent increase in students from the year 2000 to 2005.

Table 3 below identifies the actual public school student enrollment from 2002-03 through the 2005-06 school year, and the change in student enrollment over the selected time period. Although it is difficult to identify a specific trend from the data provided, it is clear the Putnam County School District has been experiencing a decline in overall student population since the 2002-03 school year.

Table 4: District Enrollment Comparison

School Year	DOE COFTE Actual Student Count	Change in Students	%
2002/03	12,055	-	-
2003/04	11,790	(265)	-2.19
2004/05	11,948	158	1.34
2005/06	11,698	(250)	-2.09

Source: Florida Department of Education, July 31, 2006.

Existing School Enrollment, Capacity and Utilization (by school and by type)

The Putnam County School District currently operates 10 elementary schools, 5 middle schools, 2 high schools and 2 combination / other schools. As shown in Table 5 below, the current enrollment, capacity and utilization of each school, by school type (elementary, middle, high) has been identified. There are currently 15,466 satisfactory student stations accommodating the existing 11,952 students. Currently, Putnam County does not have any schools which have utilization (enrollment / capacity) exceeding 100%.

Table 5: Existing School Enrollment, Capacity and Utilization 2006-07

SCHOOL NAME	06/07 FISH Capacity	SY 06/07		
		Enroll.	Cap.	Util.
Elementary Schools				
Browning Pearce	946	851	946	90%
Interlachen	942	809	942	86%
James A. Long	681	527	681	77%
Kelly Smith	747	749	747	100%
Mellon	576	476	576	83%
Melrose	561	333	561	59%
Middleton-Burney	844	649	844	77%
Moseley	409	281	409	69%
Ochwilla	627	479	627	76%
River Breeze	788	482	788	61%
Total	7121	5636	7121	79%
Middle Schools				
Beasley	806	593	806	74%
Jenkins	912	706	912	77%
Miller Intermediate	725	512	725	71%
Price	803	594	803	74%
Q.I Roberts	410	337	410	82%
Total Middle	3656	2742	3656	75%
High Schools				
Interlachen	1224	963	1224	79%
Palatka	2106	1611	2106	76%
Total High School	3330	2574	3330	77%
Combination / Other				
Crescent City Jr /Sr. High	1098	863	1098	79%
E.H Miller School E.S.E	261	137	261	52%
Total	1359	1000	1359	74%
Student Total	15466	11952	15466	77%
DOE Capital Outlay FTE Forcas	15466	11562	15466	75%

Source: Kimley-Horn and Associates, Inc.

Figure 1 below identifies the location of the existing public schools and the ancillary facilities which support them. In addition, the current school attendance boundaries of the schools identified in Table 4 above have been provided in Figures 2a, 2b and 2c.

Figure 1 – Existing School and Ancillary Facility Location Map

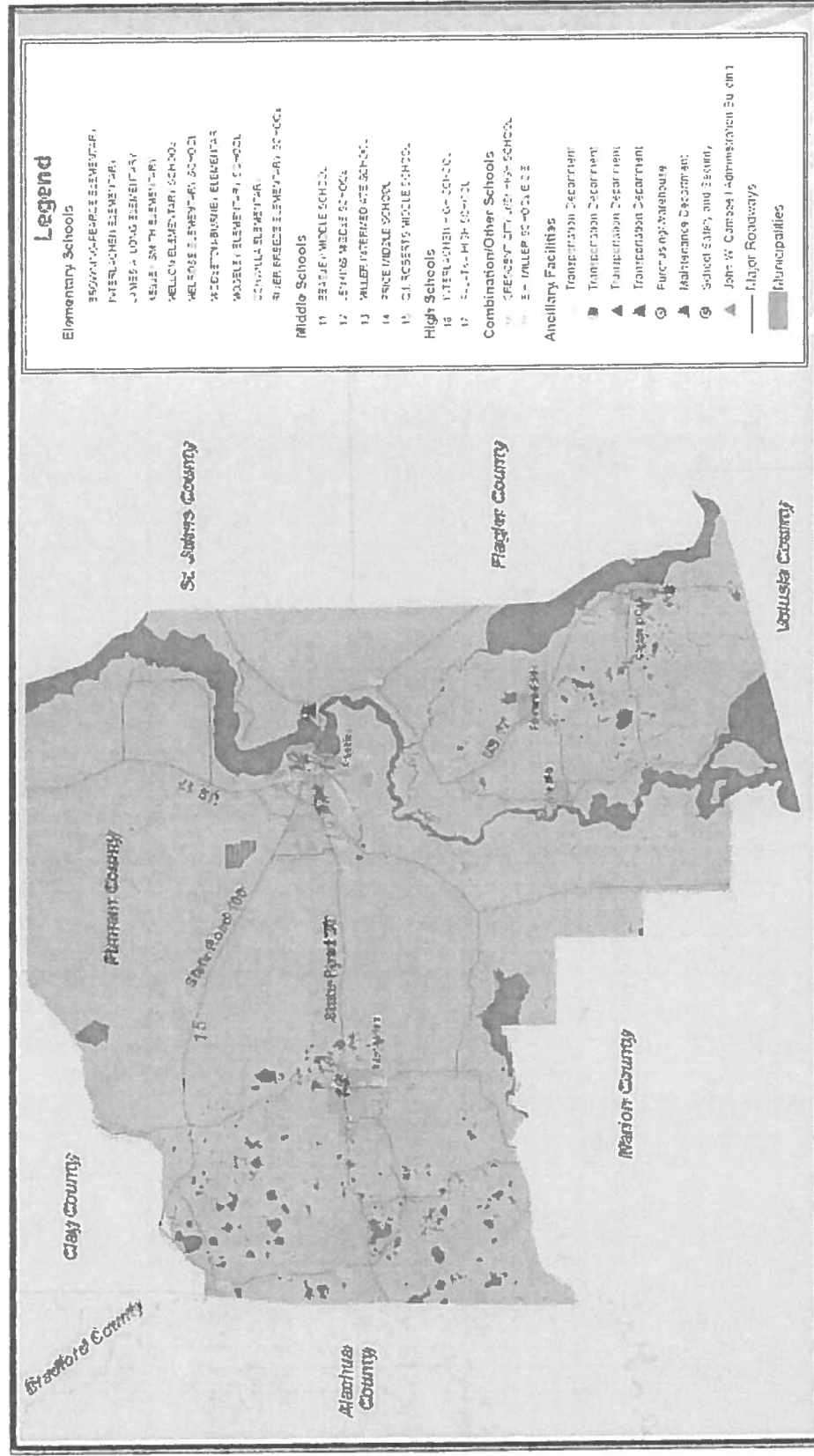
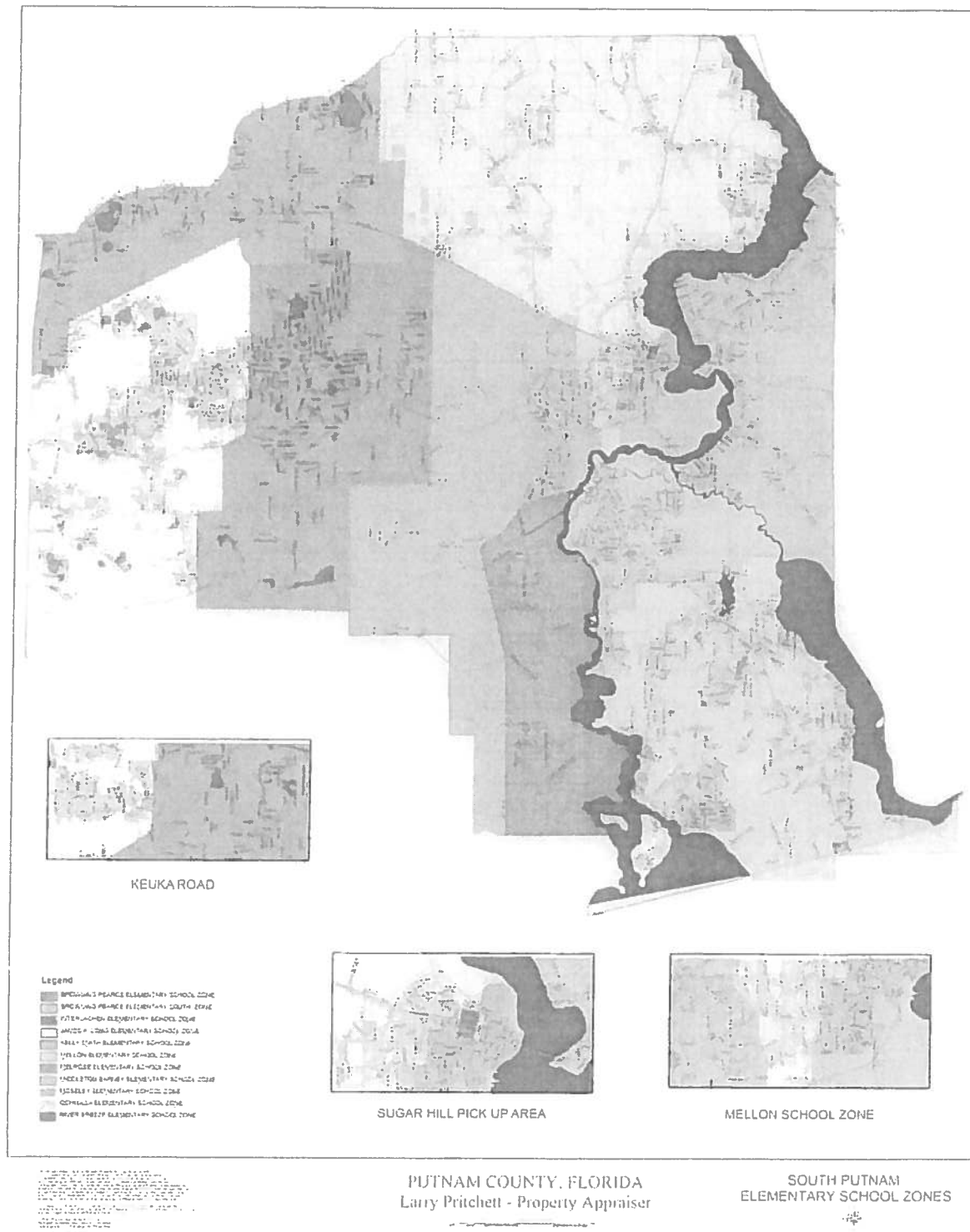
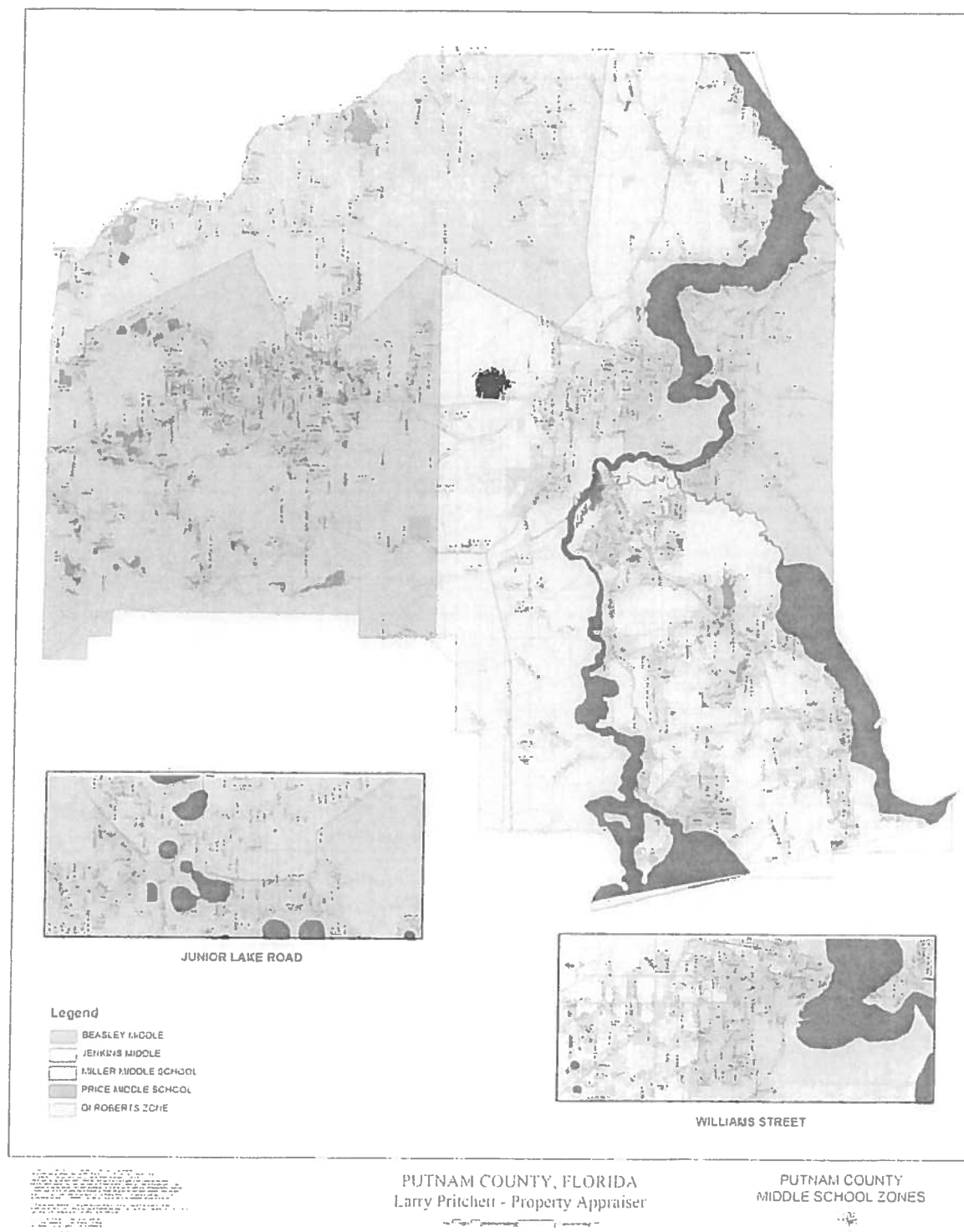


Figure 2a -Elementary School Attendance Boundary Map



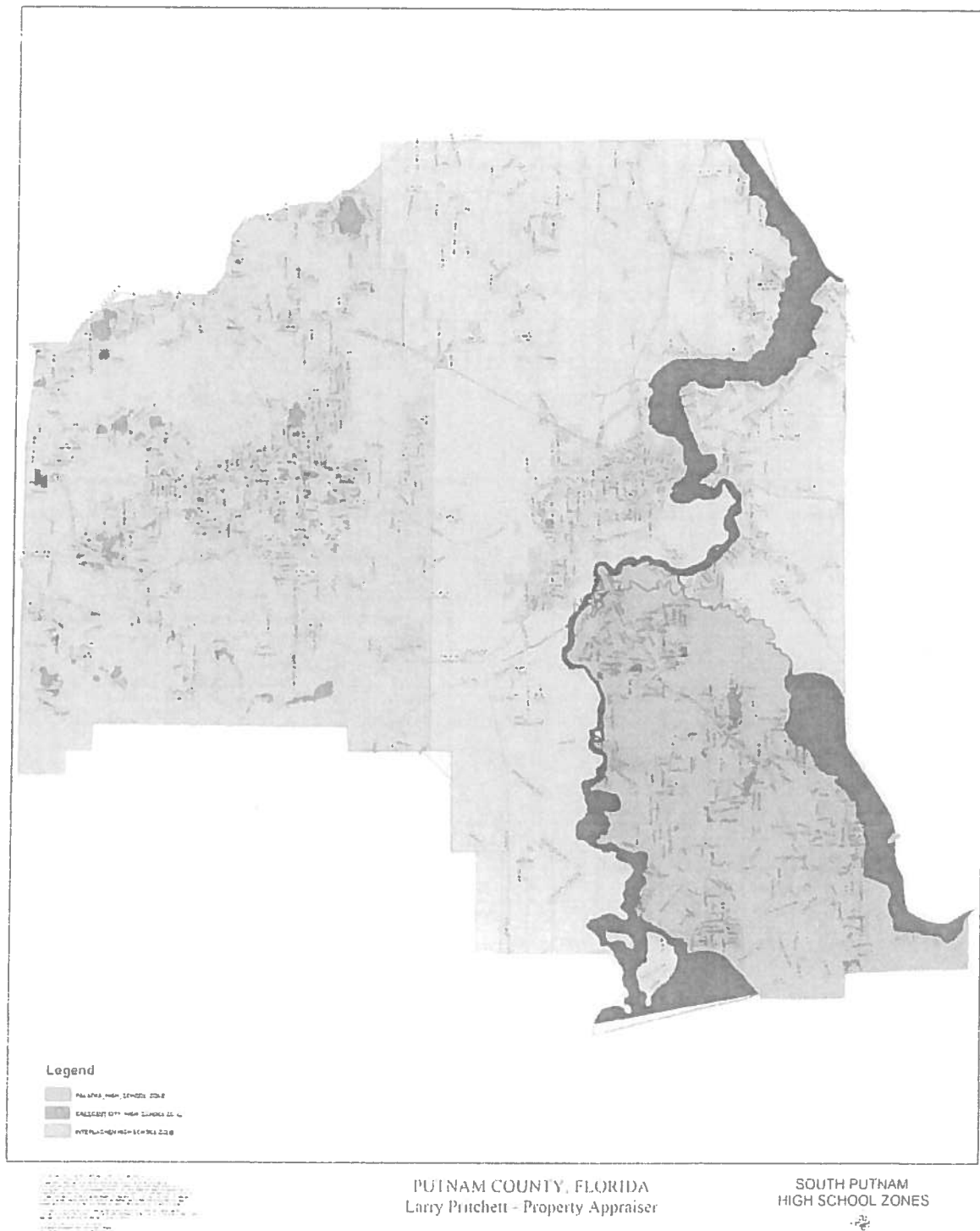
Source: Putnam County School District, 2006

Figure 2b – Middle School Attendance Boundary Map



Source: Putnam County School District, 2006

Figure 2c – High School Attendance Boundary Map



Source: Putnam County School District, 2006

Student Generation Rates

Determining the number of students generated from new residential development is necessary to accurately assess a new residential development's impact on public schools. This student generation rate allows the School District to calculate the number of new students which can be expected from a residential development, based on the number and type of residential units proposed. With the projected number of students defined, the impact of the residential development on available school capacity can be determined.

Tables 6, 7, and 8 identify the formula used to produce the student generation rate and have been prepared based on 2000 US Census data, as updated by the 2005 American Community Survey.

Table 6: Estimated Number of Students per Total Occupied Dwelling Units

PK – 12 Students*	11,698			
2005 American Community Survey Dwelling Units**	27,923	=		= 0.4189

*Actual 2005-06 enrollment data from the Department of Education 2006
Capital Outlay FTE Forecast -- updated 7/31/2006

**Excludes unoccupied units

Table 7: Student Distribution Percentage

Grade Level	Grade Level # of Students per Total Students		Student Distribution Percentage
PK-6	5,800		
	11,698	= 0.4958	= 49.58%
7-8	2,774		
	11,698	= 0.2371	= 23.71%
9-12	3,124		
	11,698	= 0.2671	= 26.71%

Table 8: Student Distribution per Dwelling Units

Grade Level	Estimated # of Students per Total Dwelling Units		Student Distribution Percentage		Students per Dwelling Unit (by school type)
PK-6	0.4189	X	49.58%	=	0.21
7-8	0.4189	X	23.71%	=	0.10
9-12	0.4189	X	26.71%	=	0.11

Based on the generation rates provided above, a proposed residential development with 100 dwelling units would generate 21 elementary school students, 10 middle school students and 11 high school students.

PROJECTED PUBLIC SCHOOL FACILITY CONDITIONS***Projected Enrollment***

According to state law, the School District is required to accurately project future student enrollment and school capacity. Table 9 summarizes data provided by the Florida Department of Education (DOE) and displays the population projections and projected student growth through the school year 2010/11. According to the projections of the DOE, student population is expected to decrease from 2006 through 2010. The Department of Education's (DOE) Capital Outlay Full Time Equivalent (COFTE) student projections use the BEBR mid-range population projections to develop the student projections shown in Table 10. Table 10 breaks down the District's annual enrollment projections by grade level, pre-K through grade 12. Figure 1 graphically illustrates the total Pre-K through grade 12 enrollment projections through 2010/11.

Table 9: District Enrollment Projection Comparisons

School Year	DOE COFTE	Change from Previous Year
2006/07	11,562	(136)
2007/08	11,497	(65)
2008/09	11,408	(89)
2009/10	11,386	(22)
2010/11	11,430	44

Source: Florida Department of Education, July 31, 2006.

Table 10: 2006 COFTE Forecast

Putnam District
2006 Capital Outlay FTE Forecast

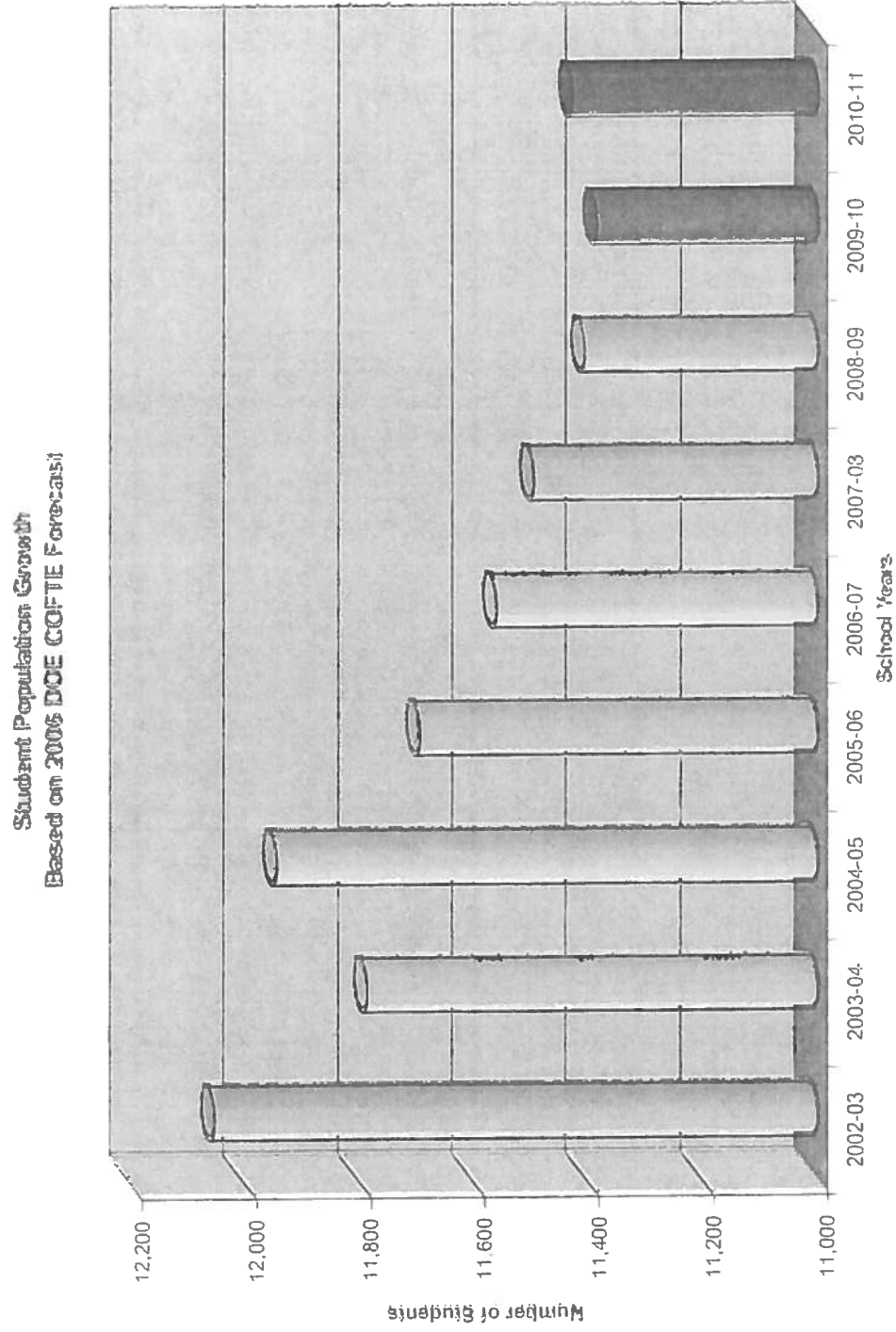
Grade	Actual 2002-2003	Actual 2003-2004	Actual 2004-2005	Actual 2005-2006	Projected 2006-2007	Projected 2007-2008	Projected 2008-2009	Projected 2009-2010	Projected 2010-2011
Birth Data for K	942	906	945	902	892	913	908	960	996
PreK	93	100	98	111	112	115	120	123	124
Grade K	968	987	1,039	1,045	1,036	1,056	1,053	1,104	1,147
Grade 1	980	898	1,036	1,002	1,028	1,024	1,040	1,041	1,083
Grade 2	962	909	872	928	917	937	936	949	951
Grade 3	914	1,022	920	877	921	915	933	933	945
Grade 4	971	840	967	904	845	883	879	895	896
Grade 5	963	948	863	933	890	831	868	865	880
Grade 6	1,036	969	1,009	901	968	931	871	903	902
Grade 7	1,058	1,018	952	943	873	931	900	843	870
Grade 8	1,010	990	1,020	930	923	858	907	882	828
Grade 9	997	1,013	1,023	988	931	918	859	897	879
Grade 10	839	856	838	868	848	803	788	742	764
Grade 11	630	656	687	641	677	668	635	620	586
Grade 12	634	584	624	627	593	627	619	589	575
PreK-12	12,055	11,790	11,948	11,698	11,562	11,497	11,408	11,386	11,430
<u>Grade Level Summary</u>									
PreK-5	5,851	5,704	5,795	5,800	5,749	5,761	5,829	5,910	6,026
6-8	3,104	2,977	2,981	2,774	2,764	2,720	2,678	2,628	2,600
9-12	3,100	3,109	3,172	3,124	3,049	3,016	2,901	2,848	2,804
PreK-12	12,055	11,790	11,948	11,698	11,562	11,497	11,408	11,386	11,430
<u>Growth Summary *</u>									
PreK-5				0	0	12	68	81	116
6-8				0	0	0	0	0	0
9-12				0	0	0	0	0	0
PreK-12				0	0	12	68	81	116

* Growth for the first year is the difference between the current year and the highest of the three previous years.
 Subsequent growth is the difference between each year and the prior year. Negative differences are shown as 0.

7/31/2006

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Figure 3: Student Population Growth 2002/03-2010/11



Projected Capacity (Surpluses and Deficiencies)

School capacity may be measured several ways including, but not limited to: permanent FISH capacity, FISH capacity (includes temporary classroom facilities), core capacity, design capacity, and program capacity. Blended (alternate) measures for facility capacity can also be used. An example of an alternate method would be the use of the lesser of permanent FISH capacity or core capacity.

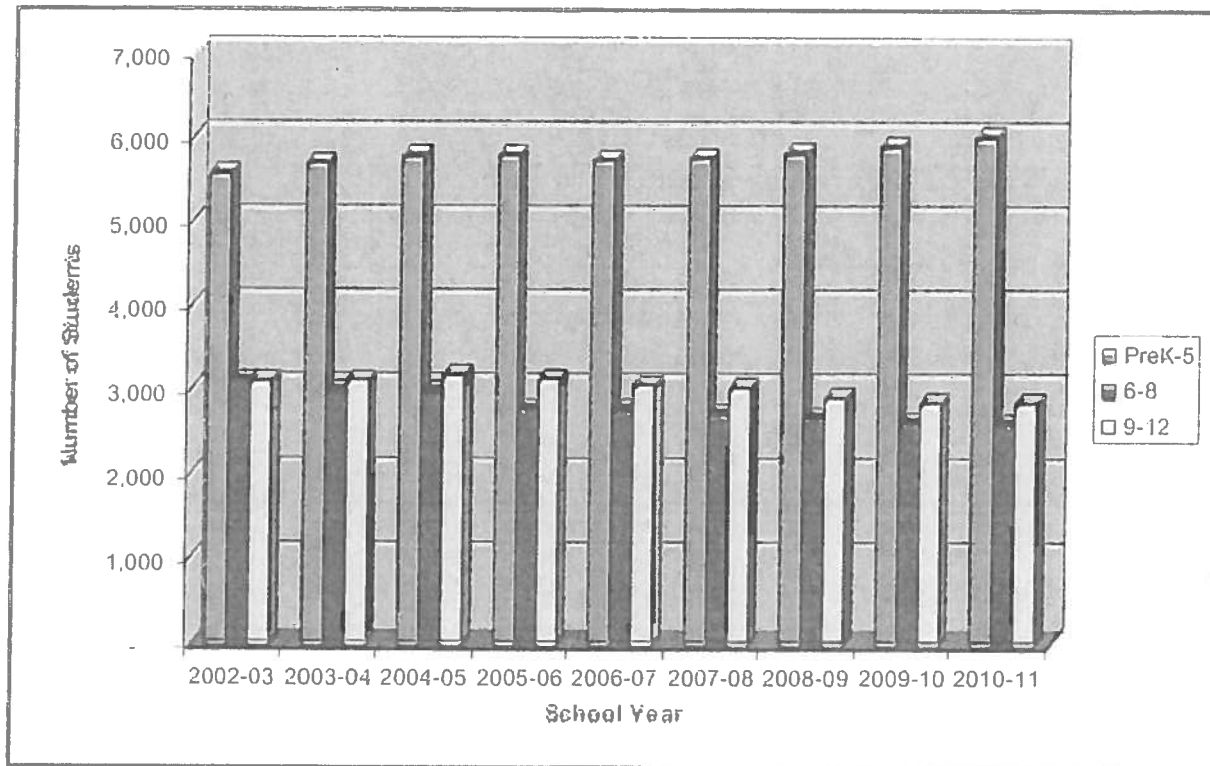
Permanent FISH capacity is based on the Florida Inventory of School Houses (FISH) Manual, which has been adjusted to meet the requirements for class size reduction and does not include temporary classroom facilities (portables). FISH capacity includes both temporary and permanent capacity. Temporary capacity may be converted to permanent capacity when improved with walkways and technology connections. Core capacity is based on the student capacity of the common areas, such as cafeteria, and the media center. Design capacity is the number of students the school was designed for in the Educational Specifications prepared for the school. Program capacity is based on special programs offered by the School District, including English as a Second Language (ESOL), and various other programs for exceptional and/or handicapped students. Alternate measures of capacity may be used by the School District when permitted by the DOE.

The Putnam County School District has chosen to use permanent FISH capacity for existing schools and design capacity as the base of measurement for new schools. The utilization percentage of a school is determined by dividing the student enrollment by the school's capacity.

Based on the DOE COFTE Forecast in Table 10, the overall student population of the Putnam County School District is projected to decline by 268 students by 2010/11. The projected middle school (6-8) and high school (9-12) levels are both experiencing a slight decline through 2010/11, with a slight student increase projected at the elementary school level (PreK-5). Table 11 below identifies the anticipated student growth by school level (elementary, middle and high) as projected by the DOE.

Projected enrollment district-wide by school type for the end of the long range planning period in Putnam School District (2025-26), based on projected population is estimated to be 21,066 full time students according to the Department of Education's Capital Outlay Full Time Equivalent (COFTE). This information is located in Attachment C, The Tentative Facilities Work Program, page 23 of 24, line item 27. This data also reflects a utilization district wide of 85%.

Table 11: Student Growth by Grade Level



Source: Florida Department of Education, July 31, 2006.

The School District's school utilization is provided in Table 12, and displays the current and projected utilization calculations per school and by school type through school year 2010/11 and for the 2015/16 school year, taking into account any permanent additions or new schools. Schools with utilization rates greater than 100% are highlighted in yellow. The school capacities marked in red indicate programmed capacity additions or new schools. In addition, the school utilization (surpluses and deficiencies) by School Concurrency Service Area (SCSA) has been provided as Appendix A.

Table 12: Putnam County School District Utilization

SCHOOL NAME	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87	2287-88	2288-89	2289-90	2290-91	2291-92	2292-93	2293-94	2294-95	2295-96	2296-97	2297-98	2298-99	2299-00	2300-01	2301-02	2302-03	2303-04	2304-05	2305-06	2306-07	2307-08	2308-09	2309-10	2310-11	2311-12	2312-13	2313-14	2314-15	2315-16	2316-17	2317-18	2318-19	2319-20	2320-21	2321-22	2322-23	2323-24	2324-25	2325-26	2326-27	2327-28	2328-29	2329-30	2330-31	2331-32	2332-33	2333-34	2334-35	2335-36	2336-37	2337-38	2338-39	2339-40	2340-41	2341-42	2342-43	2343-44	2344-45	2345-46	2346-47	2347-48	2348-49	2349-50	2350-51	2351-52	2352-53	2353-54	2354-55	2355-56	2356-57	2357-58	2358-59	2359-60	2360-61	2361-62	2362-63	2363-64	2364-65	2365-66	2366-67	2367-68	2368-69	2369-70	2370-71	2371-72	2372-73	2373-74	2374-75	2375-76	2376-77	2377-78	2378-79	2379-80	2380-81	2381-82	2382-83	2383-84	2384-85	2385-86	2386-87	2387-88	2388-89	2389-90	2390-91	2391-92	2392-93	2393-94	2394-95	2395-96	2396-97	2397-98	2398-99	2399-00	2400-01	2401-02	2402-03	2403-04	2404-05	2405-06	2406-07	2407-08	2408-09	2409-10	2410-11	2411-12	2412-13	2413-14	2414-15	2415-16	2416-17	2417-18	2418-19	2419-20	2420-21	2421-22	2422-23	2423-24	2424-25	2425-26	2426-27	2427-28	2428-29	2429-30	2430-31	2431-32	2432-33	2433-34	2434-35	2435-36	2436-37	2437-38	2438-39	2439-40	2440-41	2441-42	2442-43	2443-44	2444-45	2445-46	2446-47	2447-48	2448-49	2449-50	2450-51	2451-52	2452-53	2453-54	2454-55	2455-56	2456-57	2457-58	2458-59	2459-60	2460-61	2461-62	2462-63	2463-64	2464-65	2465-66	2466-67	2467-68	2468-69	2469-70	2470-71	2471-72	2472-73	2473-74	2474-75	2475-76	2476-77	2477-78	2478-79	2479-80	2480-81	2481-82	2482-83	2483-84	2484-85	2485-86	2486-87	2487-88	2488-89	2489-90	2490-91	2491-92	2492-93	2493-94	2494-95	2495-96	2496-97	2497-98	2498-99	2499-00	2500-01	2501-02	2502-03	2503-04	2504-05	2505-06	2506-07	2507-08	2508-09	2509-10	2510-11	2511-12	2512-13	2513-14	2514-15	2515-16	2516-17	2517-18	2518-19	2519-20	2520-21	2521-22	2522-23	2523-24	2524-25	2525-26	2526-27	2527-28	2528-29	2529-30	2530-31	2531-32	2532-33	2533-34	2534-35	2535-36	2536-37	2537-38	2538-39	2539-40	2540-41	2541-42	2542-43	2543-44	2544-45	2545-46	2546-47	2547-48	2548-49	2549-50	2550-51	2551-52	2552-53	2553-54	2554-55	2555-56	2556-57	2557-58	2558-59	2559-60	2560-61	2561-62	2562-63	2563-64	2564-65	2565-66	2566-67	2567-68	2568-69	2569-70	2570-71	2571-72	2572-73	2573-74	2574-75	2575-76	2576-77	2577-78	2578-79	2579-80	2580-81	2581-82	2582-83	2583-84	2584-85	2585-86	2586-87	2587-88	2588-89	2589-90	2590-91	2591-92	2592-93	2593-94	2594-95	2595-96	2596-97	2597-98	2598-99	2599-00	2600-01	2601-02	2602-03	2603-04	2604-05	2605-06	2606-07	2607-08	2608-09	2609-10	2610-11	2611-12	2612-13	2613-14	2614-15	2615-16	2616-17	2617-18	2618-19	2619-20	2620-21	2621-22	2622-23	2623-24	2624-25	2625-26	2626-27	2627-28	2628-29	2629-30	2630-31	2631-32	2632-33	2633-34	2634-35	2635-36	2636-37	2637-38	2638-39	2639-40	2640-41	2641-42	2642-43	2643-44	2644-45	2645-46	2646-47	2647-48	2648-49	2649-50	2650-51	2651-52	2652-53	2653-54	2654-55	2655-56	2656-57	2657-58	2658-59	2659-60	2660-61	2661-62	2662-63	2663-64	2664-65	2665-66	2666-67	2667-68	2668-69	2669-70	2670-71	2671-72	2672-73	2673-74	2674-75	2675-76	2676-77	2677-78	2678-79	2679-80	2680-81	2681-82	2682-83	2683-84	2684-85	2685-86	2686-87	2687-88	2688-89	2689-90	2690-91	2691-92	2692-93	2693-94	2694-95	2695-96	2696-97	2697-98	2698-99	2699-00	2700-01	2701-02	2702-03	2703-04	2704-05	2705-06	2706-07	2707-08	2708-09	2709-10	2710-11	2711-12	2712-13	2713-14	2714-15	2715-16	2716-17	2717-18	2718-19	2719-20	2720-21	2721-22	2722-23	2723-24	2724-25	2725-26	2726-27	2727-28	2728-29	2729-30	2730-31	2731-32	2732-33	2733-34	2734-35	2735-36	2736-37	2737-38	2738-39	2739-40	2740-41	2741-42	2742-43	2743-44	2744-45	2745-46	2746-47	2747-48	2748-49	2749-50	2750-51	2751-52	2752-53	2753-54	2754-55	2755-56	2756-57	2757-58	2758-59	2759-60	2760-61	2761-62	2762-63	2763-64	2764-65	2765-66	2766-67	2767-68	2768-69	2769-70	2770-71	2771-72	2772-73	2773-74	2774-75	2775-76	2776-77	2777-78	2778-79	2779-80	2780-81	2781-82	2782-83	2783-84	2784-85	2785-86	2786-87	2787-88	2788-89	2789-90	2790-91	2791-92	2792-93	2793-94	2794-95	2795-96	2796-97	2797-98	2798-99	2799-00	2800-01	2801-02	2802-03	2803-04	2804-05	2805-06	2806-07	2807-08	2808-09	2809-10	2810-11	2811-12	2812-13	2813-14	2814-15	2815-16	2816-17	2817-18	2818-19	2819-20	2820-21	2821-22	2822-23	2823-24	2824-25	2825-26	2826-27	2827-28	2828-29	2829-30	2830-31	2831-32	2832-33	2833-34	2834-35	2835-36	2836-37	2837-38	2838-39	2839-40	2840-41	2841-42	2842-43	2843-44	2844-45	2845-46	2846-47	2847-48	2848-49	2849-50	2850-51	2851-52	2852-53	2853-54	2854-55	2855-56	2856-57	2857-58	2858-59	2859-60	2860-61	2861-62	2862-63	2863-64	2864-65	2865-66	2866-67	2867-68	2868-69	2869-70	2870-71	2871-72	2872-73	2873-74	2874-75	2875-76	2876-77	2877-78	2878-79	2879-80	2880-81	2881-82	2882-83	2883-84	2884-85	2885-86	2886-87	2887-88	2888-89	2889-90	2890-91	2891-92	2892-93	2893-94	2894-95	2895-96	2896-97	2897-98	2898-99	2899-00	2900-01	2901-02	2902-03	2903-04	2904-05	2905-06	2906-07	2907-08	2908-09	2909-10	2910-11	2911-12	2912-13	2913-14	2914-15	2915-16	2916-17	2917-18	2918-19	2919-20	2920-21	2921-22	2922-23	2923-24	2924-25	2925-26	2926-27	2927-28	2928-29	2929-30	2930-31	2931-32	2932-33	2933-34	2934-35	2935-36	2936-37	2937-38	2938-39	2939-40	2940-41	2941-42	2942-43	2943-44	2944-45	2945-46	2946-47	2947-48	2948-49	2949-50	2950-51	2951-52	2952-53	2953-54	2954-55	2955-56	2956-57	2957-58	2958-59	2959-60	2960-61	2961-62	2962-63	2963-64	2964-65	2965-66	2966-67	2967-68	2968-69	2969-70	2970-71	2971-72	2972-73	2973-74	2974-75	2975-76	2976-77	2977-78	2978-79	2979-80	2980-81	2981-82	2982-83	2983-84	2984-85	2985-86	2986-87	2987-88	2988-89	2989-90	2990-91	2991-92	2992-93	2993-94	2994-95	2995-96	2996-97	2997-98	2998-99	2999-00	3000-01	3001-02	3002-03	3003-04	3004-05	3005-06	3006-07	3007-08	3008-09	3009-10	3010-11	3011-12	3012-13	3013-14	3014-15	3015-16	3016-17	3017-18	3018-19	3019-20	3020-21	3021-22	3022-23	3023-24	3024-25	3025-26	3026-27	3027-28	3028-29	3029-30	3030-31	3031-32	3032-33	3033-34	303
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Capital Planning

One of the main documents used to plan for new educational facilities is the Educational Facilities Survey. The Educational Facilities Survey (Attachment B) is prepared once every five years and is a comprehensive and systematic study of present educational and ancillary facilities used for determining future capital needs. This Educational Facility Survey is used as a reference when formulating the District's Tentative Facility Work Program (Attachment C) which is updated annually.

Over the next five years, the School District's Tentative Facilities Work Program includes planned additions which will add 133 permanent student stations at Kelley Smith Elementary and 108 permanent student stations at both Moseley and Mellon Elementary schools to accommodate additional growth. In addition, a new K-8 school with 760 student stations is planned for Fiscal Year 2010-11. With each annual update to the Work Program, the District reviews the existing and projected student growth and plans for the additional capacity necessary to support the growth. Figure 4 identifies the location of property owned by the School District and the location future schools by school type.

School Facilities Long Range Plan (10 and 20 Year)

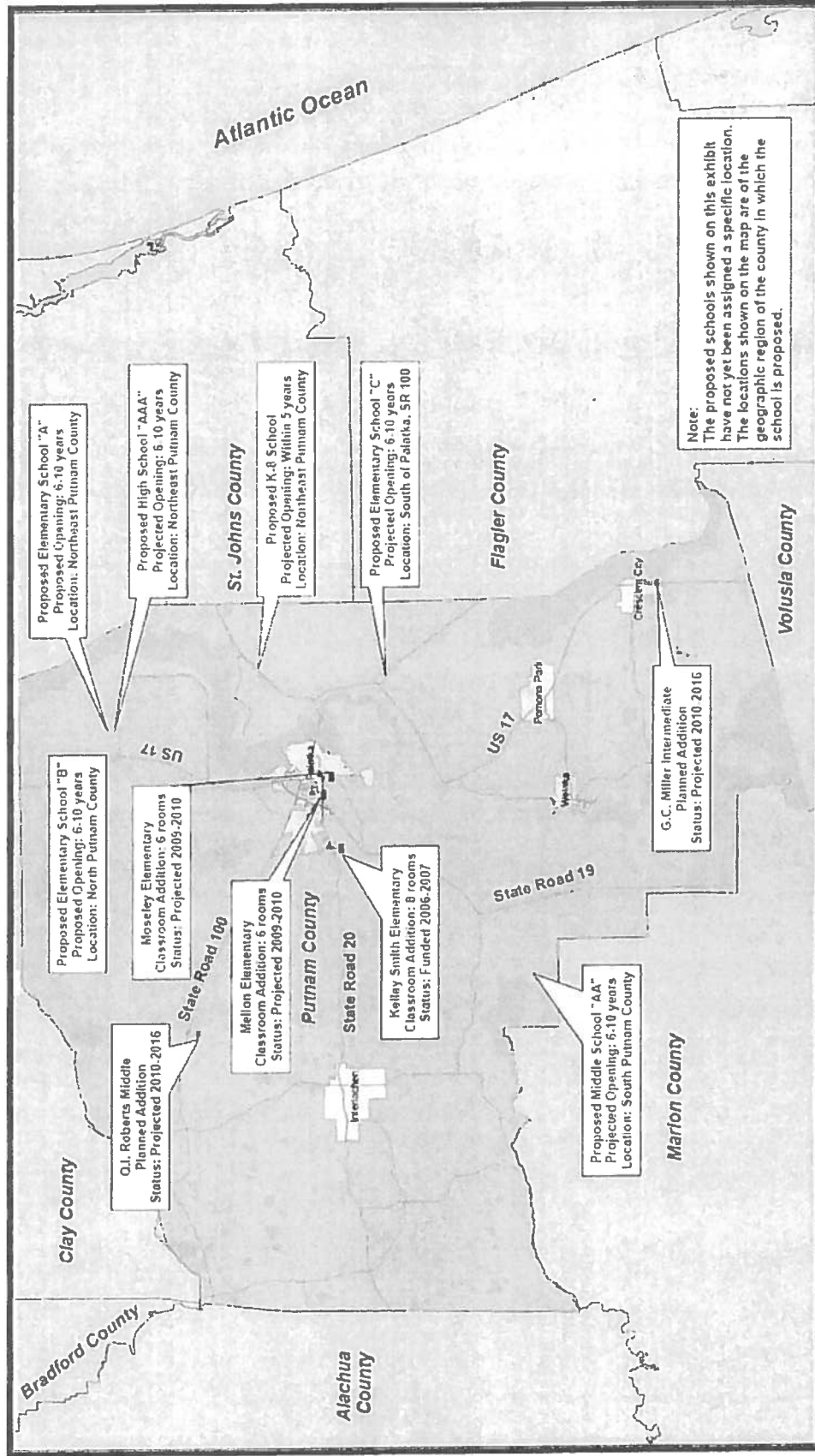
In addition to the five-year plan, the School District also prepares a ten and twenty-year plan as a part of the Work Program. The School District currently identifies several new schools and additions necessary within the 10 and 20 year planning horizons. The projects and their general location have been identified below in Table 13.

Table 13: Putnam County 10 and 20 Year Plan

10 Year Planning Horizon		20 Year Planning Horizon	
Project Description	General Location	Project Description	General Location
New Elementary School "A"	N E Putnam County	New Middle School "BB"	North Putnam County
New Elementary School "B"	North Putnam County	New High School "BBB"	Central Putnam County
New Elementary School "C"	South of Palatka		
New Middle School "AA"	South Putnam County		
Addition to Q I Roberts Middle School	901 State Road 100		
Addition to E H Miller School E S E	156 Horseman Club Road		
New High School "AAA"	N E Putnam County		

Source: Putnam County Tentative Facilities Work Program

Figure 4: Future School and Ancillary Facility Location Map



Putnam County School Concurrency

Future School Locations and Additions

PUTNAM COUNTY, FLORIDA

LEVEL OF SERVICE STANDARD

The Level of Service (LOS) standards, which are adopted in the Interlocal Agreement (ILA) as well as in the Public School Facilities Element (PSFE) and Capital Improvements Element (CIE), are used to establish maximum permissible school utilization rates relative to capacity. An essential component of determining the LOS for schools is the School District's ability to adopt a financially feasible capital program that can achieve and maintain the LOS for public schools. The school concurrency program's LOS standards balance the School District's ability to finance a capital program with its ability to achieve and maintain the adopted LOS for public schools. The establishment of a LOS ensures that new or expanded school facilities are built in time to accommodate students generated from new residential developments. If the capacity does not exist to support the students generated by the new development, both the new students and the schools are burdened with overcrowding issues.

The Florida Legislature recognizes that an essential requirement for a concurrency system is the LOS at which a public facility is expected to operate. The new language established in Chapter 163.3177(12)(c), F.S. requires that the public school facilities element be "based upon data and analysis that address, among other things, how the LOS standards will be achieved and maintained." The ability to achieve and maintain the level of service must be based on a financially feasible Five-Year Capital Plan, adopted annually by the School Board as prescribed in Chapter 163.3180(13)(d)(1), F.S. The LOS standards for schools will be adopted into the CIE of the local governments' comprehensive plans and must apply district-wide for all schools of the same type (elementary, middle, and high) as required in Chapter 163.3180 (13)(b)(3), F.S..

School Level of Service Standard for Putnam County

Putnam County School District currently operates 19 schools. Using the Putnam County School District procedure for its school facility capacity, all of the District's schools operate at or below 100% of capacity. Within the next five-year capital planning period, the Putnam County School District will plan for additional school capacity to ensure the level of service can be maintained in accordance with a financially feasible capital.

As adopted in the ILA, the County, the Cities and the School District have established a desired LOS for schools of 100% based on permanent FISH capacity for existing schools.

With the school LOS established, the designation of the area within which the LOS will be measured when an application for a residential development permit is reviewed for school concurrency purposes must be determined.

SCHOOL CONCURRENCY SERVICE AREAS

School Concurrency Service Areas (SCSA) are geographic areas in which the LOS standard is measured when an application for residential development is reviewed for school concurrency purposes. A fundamental requirement of school concurrency is the establishment of these areas. This includes the option to establish a district-wide (the entire County) SCSA, or less than district-wide (smaller geographic areas) SCSAs. These SCSAs are used to determine whether adequate capacity is available to accommodate new students generated from residential development.

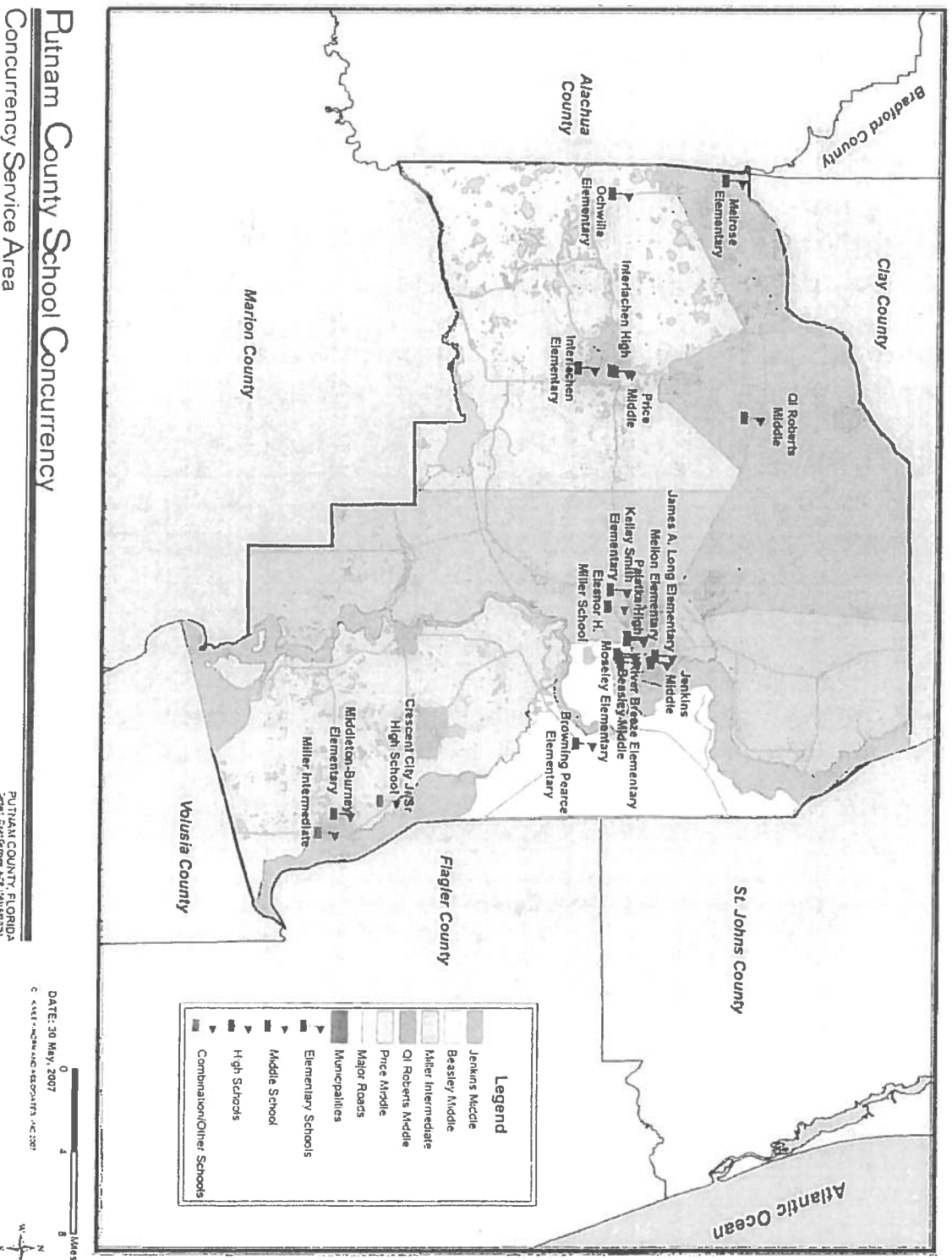
The legislature allows school concurrency to be applied district-wide initially, but requires that it be applied on a less than district wide basis within five years of adoption. This is to ensure that development is coordinated with schools having available capacity. *163.3180(13)(c)1, FS*. When applying school concurrency less than district-wide, the school district is required to maximize utilization of their schools and to apply “adjacency” when reviewing residential development. Maximizing utilization requires the school district to evaluate school enrollment and attempt to balance the enrollment by shifting children from schools that are over capacity to schools that are under capacity to the greatest extent possible. To ensure the school district is maximizing utilization of schools to the greatest extent possible, part, new residential development can take into consideration adjacent SCSA capacity when none exists in the directly impacted service area (adjacency).

School Concurrency Service Areas for Putnam County

Currently, the School District, the County and local governments have decided to use a less than district-wide SCSA. Initially, the SCSA shall be co-terminus with the adopted School Board attendance zones for middle schools. As such, the impacts of a proposed residential development will be determined based upon the SCSA in which the development will be located. If available capacity is not present, the adjacent school SCSAs will be analyzed for capacity.

Figure 5 below identifies the school concurrency service area boundaries. Based on the information provided in Table 12, there are no existing or projected school facility deficiencies in any School Concurrency Service Area for the five year planning period.

Figure 5: Concurrency Service Area Map



PUBLIC SCHOOL FACILITY SUMMARY

For school year 2006/07, all schools in Putnam County meet the desired LOS for schools of 100% based on permanent FISH capacity for existing schools and a design (maximum size) capacity for new schools. To maintain the LOS, the School District has planned additions within the Tentative Facilities Work Program which will add 133 permanent student stations at Kelley Smith Elementary and 108 permanent student stations at both Mosley and Mellon Elementary. In addition, a new K-8 school with 760 student stations is planned for Fiscal Year 2010-11.

In addition to the above, the School District has also estimated that it will need 7 new schools and 2 additions between 2010 and 2030 to support projected enrollment growth. This includes 3 new elementary schools, two new middle schools, two new high schools, an addition to Q.I. Roberts Middle School and an addition to E.H. Miller School E.S.E., as identified in Table 13.

CO-LOCATION AND JOINT-USE

Co-location and joint-use of facilities is required as a portion of the data and analysis requirement of Rule 9J-5.025, F.A.C for the Public School Facility Element. Co-location and shared use of facilities are important to both the School Board and local governments so that schools will serve as focal point for the community to the extent possible. When preparing its Educational Plant Survey, the School Board will look for opportunities to co-locate and share use of school facilities and civic facilities. Likewise, co-location and shared use opportunities shall be considered by the local governments when updating their comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. In addition, co-location and shared use of school and governmental facilities for health care and social services will be considered where applicable.

Budget Considerations

Co-location and shared use of facilities are important tools in budgeting and community building for the School Board, County and local governments. According to the ILA when preparing its Educational Plant Survey, the School Board will look for opportunities to co-locate and share use of school and civic facilities. Likewise, co-location and shared use opportunities shall be considered by the local governments when updating their comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Public Opportunity

As a district matures, more leisure and cultural activities become desirable in a community. Middle and high schools are particularly well equipped to serve as community centers because of the capacity, parking, and multi-purpose classrooms. During the year the County was notified that a grant of \$500,000 had been awarded for the expansion of the branch library in the Town of Interlachen.

Community associations and private organizations serving a range of needs could utilize schools located away from downtown areas. In planning the new requirements for parks and recreation, the County did provide leadership with coordinated planning by partnering with the University of Florida to develop a Master Plan for parks and recreation. The plan, expected to be completed during 05-06, recommend facilities expansion/construction to meet the growing demand in organized athletics. Grant funding is enabling the Parks and Recreation Department to oversee improvements at the Francis Sports Complex and the South Putnam Recreation Complex. The County partnered with the Rotary Club to undertake a project of restroom construction adjacent to the children's play area at the central complex. These are the

kinds of activities, when coordinated with the School District for school or park sites, which will result in future savings to both parties.

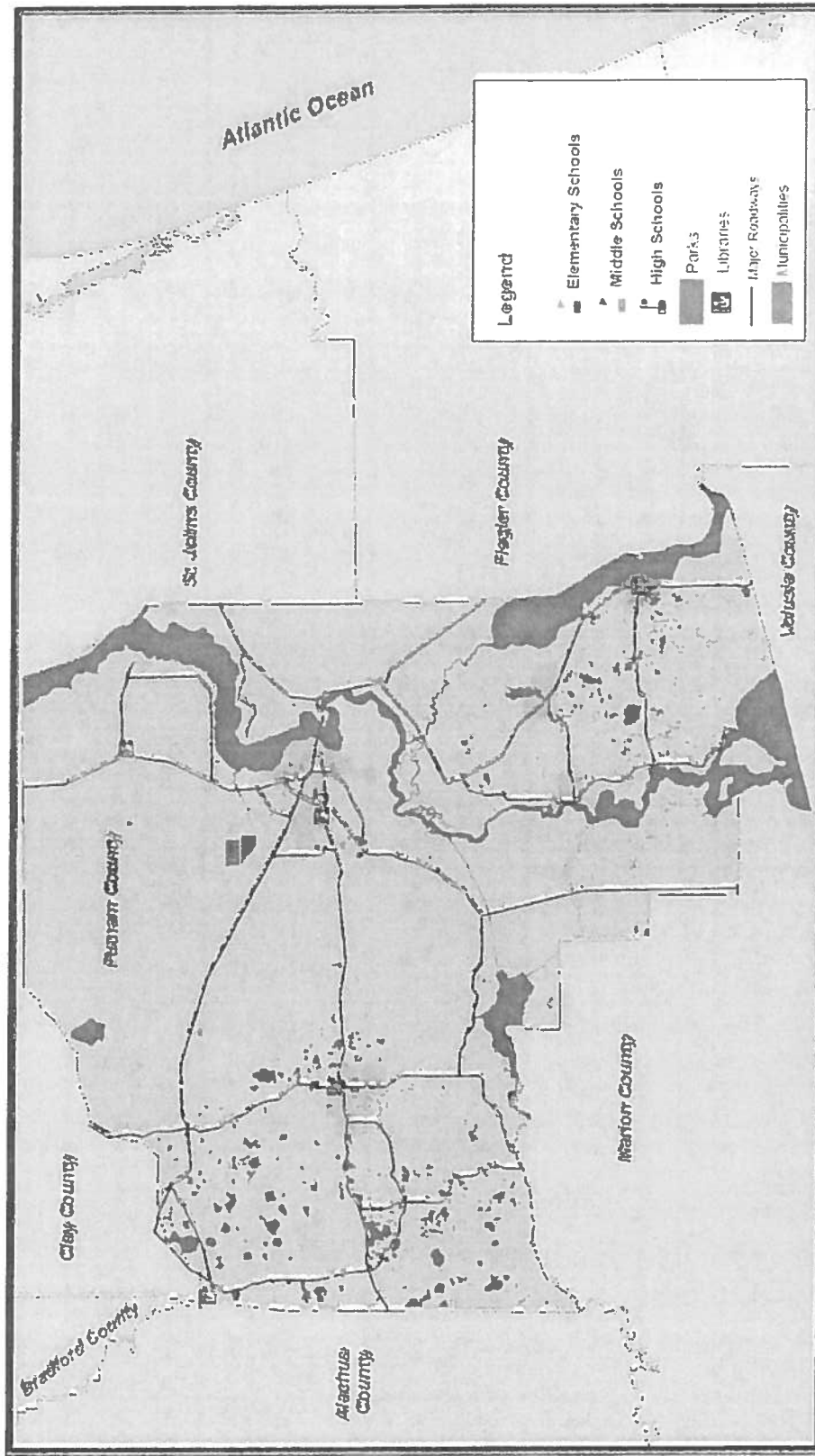
Development Opportunity

Co-location is intended to provide efficient use of existing infrastructure and discourage sprawl. Identification early in a budget cycle and coordination among agencies will promote successful and effectively utilized public facilities. Cost effective co-location or joint use of district, county, or city owned property could provide substantial savings for public facilities for existing and future facilities. Through school concurrency, proportionate share options for school district, local governments, and developers to consider may include parks, and libraries near a planned public school. As residential development proceeds, opportunities for co-location and joint use should be incorporated in public facilities. As Putnam County becomes more developed, the development community will recognize the benefits of public schools proximate to its development to help serve as community focal points. The adopted Interlocal Agreement provides for the establishment of Agreements which will reflect the mutual cost-benefit to the parties for the sharing of facilities and or parks.

Mutual Use Agreements

The student growth in Putnam County will continue as residential development is approved. The if the community desires to maintain and protect the rural quality of the County there will need to be associated development regulations put in place to guide and fund infrastructure needs. Efficient co-location of schools to meet that residential growth with or in proximity to community facilities will create an economy which has not been assessed as of this writing. For each instance of co-location and shared use, the School Board and Local Government shall enter into a separate mutual use agreement addressing legal liability, operating and maintenance costs, scheduling of use, facility supervision, and any other issues that may arise from co-location and joint use.

Figure 6: Co-Location Opportunities



Putnam County School Concurrency

Co-location Opportunities

DATE: March 2011
 PUTNAM COUNTY, FLORIDA
 REVISION: 1.0

SCHOOL DISTRICT CAPITAL IMPROVEMENTS [9J-5.025(2)(i), F.A.C.]

The School District's Five-Year Educational Facilities Plan is organized to correct existing deficiencies, attain the adopted LOS, and maximize school utilization. Using the student projections which are annually updated and taking into consideration the revenues available, the School District addresses any capacity deficiencies in its annually adopted financially feasible Five-Year Educational Facilities Plan.

The responsibility for funding the capital needs of public schools rests with the School District. The Five-Year Educational Facilities Plan, which is updated and adopted each year, details the capital improvements and funding available to meet the school capacity needs at the adopted LOS. While it is the School Board's responsibility to fund additional capacity with its five-year work program, it is the local governments who must annually adopt the School District's capital plan into the Capital Improvements Element of their comprehensive plan. Therefore, the School District's capital improvements must be supported by a financially feasible capital plan and formally adopted by the School Board.

The identification and assessment of the estimated cost of addressing existing deficiencies is essential in providing a financially feasible Capital Plan to address current growth and plan for long term needs and to meet continue to achieve and maintain the adopted level of service standard identified by year for the five-year planning period, and for the end of the long range planning period. As reported in the 2006 Impact Fee Technical Report, the information provided is adjusted each year.

Facilities

Costs of new school facilities are based on estimated costs per student station by type of school as determined by the Florida Department of Education (FDOE) as of June 2006. These FDOE cost factors per student which are updated each year for school facility types listed are:

- Elementary Schools -- \$14,378
- Middle Schools -- \$16,485
- High Schools -- \$21,815

Land

Putnam land costs are based on an assumed \$20,000 per acre in 2006 dollars and the following school site standards:

- Elementary Schools -- 20 acres
- Middle Schools -- 40 acres
- High Schools -- 60 acres

Transportation

Costs associated with increasing capacity of the school system to accommodate new students in the future will require expansion of the fleet of school buses. The Putnam County School District presently operates a fleet of 126 buses in regular use.

Forecasting Short and Long Term Estimated Future School Needs and Costs

An estimated seven (7) new schools will be needed between 2005 and 2030 to support projected enrollment growth. This includes 3 elementary schools, two middle schools, and two high schools as shown in Table 15. This is based on school size standards prescribed by the Putnam County School Board, which are:

- Elementary Schools: 760
- Middle Schools: 900
- High Schools: 1,500

Table 15: Putnam County Future School Needs, 2005-2025

School Type	Percent Students	of	Enrollment Growth, 2005-2026	No. Students Per School (Note 1)	Number of Schools Needed*
Elementary (PK-5)	50		1,960	760	3
Middle (6-8)	24		941	900	2
High (9-12)	26		1,018	1,500	2
TOTALS	100		3,919	----	7

(1) Putnam County School Board size standards and

* Putnam County Schools Tentative Facilities Work Program (2005-2006)

Forecast of Expenditures for Five Years

The estimated cost of providing new school capacity needed to accommodate projected enrollment growth from 2005 to 2026 in 2006 dollars is \$220 million, including estimated costs of \$65.9 million for improvements, \$2.7 million for land, and \$2.6 million for new school buses.

The School District's Five-Year capital projects for fiscal years 2006- 2011 shown in Table 16 below, depict the current capacity needs the School District anticipates in the next five years in its Tentative Facilities Work Program.

Table 16: Five-Year Capital Projects

2006-07 Year Project Description	Planned Cost	2006-07 Student Stations	2006-07 Total Classrooms
8 Classroom Addition - Kelley Smith Elementary School	2,600,000	133	8
PUTNAM Total 2006-07	2,600,000	133	8
2007-08 Year Project Description	Planned Cost	2007-08 Student Stations	2007-08 Total Classrooms
NONE	-	-	-
PUTNAM Total 2007-08	-	-	-
2008-09 Year Project Description	Planned Cost	2008-09 Student Stations	2008-09 Total Classrooms
NONE	-	-	-
PUTNAM Total 2008-09	-	-	-
2009-10 Year Project Description	Planned Cost	2009-10 Student Stations	2009-10 Total Classrooms
6 Classroom Addition - Moseley Elementary School	3,000,000	108	6
6 Classroom Addition - Mellon Elementary School	3,000,000	108	6
PUTNAM Total 2009-10	6,000,000	216	12
2010-11 Year Project Description	Planned Cost	2010-11 Student Stations	2010-11 Total Classrooms
New K-8 School	20,000,000	760	50
PUTNAM Total 2010-11	20,000,000	760	50

Source: Table 15 Tentative Facilities Work Program. 10/1/06

The estimated cost of addressing the existing capital projects as shown in Table 16 above and the adopted Five Year Capital Plan in the Tentative Facilities Work Program, for the five year planning period is \$28,600,000. This includes classroom additions in 2006 at an elementary school for \$2.6 million, two elementary schools in 2009 -10 for \$3 million each, and a new K-8 school in 2010-11 for \$20 million.

As stated in the Tentative Facilities Work Program, the proposed general locations of planned new, remodeled, or new additions to facilities from fiscal year 2010-11 through 2025-26 are provided in Tables 18 and Table 19.

For each new school there are projected facility costs which include design, site improvements, building construction, and furnishings. These costs shown in Table 17 below, reflect FDOE student station cost factors as of June 2006, as reported in the *Impact Fee Report 2006*, Urbanomics, Inc.

Table 17: Summary of School Capacity Costs Per Student

Type of School	Facilities (\$) cost per student	Land (\$)	Buses (\$)	Total (\$)
Elementary	14,378	526	657	15,561
Middle	16,485	889	657	18,031
High	21,815	800	657	23,272
Weighted Average	16,817	684	657	18,158

Table 18, below, is a schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the above 5-year work plan. This is the estimated cost of addressing future needs identified by year for the end of the ten year and long range planning period.

Projection of facilities (and not program) operating cost considerations by the School District can be shown to be based upon the Maintenance and Operation of Plant Budgets for this school year (2006-07), addressing needs as they are identified. The Putnam County School District maintenance budget overall has been stable and for 2006-07 is \$13,614,761.16. Projections for future years' Maintenance and Operation of Plant Budgets will be based on a percent of the inflation costs in Putnam County and will continue to be based on an assessment of facility needs.

Table 18: Capital Outlay Ten-Year Costs

Project Description	Location, Community, Quadrant or general location	2010-11/2015-16 Projected Cost	10 YEAR TOTAL
New Elementary School "A"	N.E. Putnam County	15,000,000	15,000,000
New Elementary School "B"	North Putnam County	15,000,000	15,000,000
New Elementary School "C"	South of Palatka	15,000,000	15,000,000
New Middle School "AA"	South Putnam County	25,000,000	25,000,000
Addition to Q. I. Roberts Middle School	S.R. 100, Putnam County	5,000,000	5,000,000
Addition to E. H. Miller School E.S.E.	Horseman's Club Road	3,000,000	3,000,000
New High School "AAA"		35,000,000	35,000,000
Total		\$113,000,000	\$113,000,000

Source: Tentative Facilities Work Program Source: Table 21. 10/1/06

Table 19 below is the schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for through 2025-26.

Table 19: Long Term Capital Outlay Projects Through FY 2025-26

Project Description	Location, Community, Quadrant or other general location	2015-16/2025-26 Projected Cost \$	10 YEAR TOTAL \$
New Middle School "BB"	North Putnam County	30,000,000	30,000,000
New High School "BBB"	Putnam County	50,000,000	50,000,000
Total		\$80,000,000	\$80,000,000

Source: Tentative Facilities Work Program

Table 18: Capital Outlay Ten-Year Costs

Project Description	Location, Community, Quadrant or general location	2010-11/2015-16 Projected Cost	10 YEAR TOTAL
New Elementary School "A"	N.E. Putnam County	15,000,000	15,000,000
New Elementary School "B"	North Putnam County	15,000,000	15,000,000
New Elementary School "C"	South of Palatka	15,000,000	15,000,000
New Middle School "AA"	South Putnam County	25,000,000	25,000,000
Addition to Q. I. Roberts Middle School	S.R. 100, Putnam County	5,000,000	5,000,000
Addition to E. H. Miller School E.S.E.	Horseman's Club Road	3,000,000	3,000,000
New High School "AAA"		35,000,000	35,000,000
Total		\$113,000,000	\$113,000,000

Source: Tentative Facilities Work Program Source: Table 21, 10/1/06

Table 19 below is the schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for through 2025-26.

Table 19: Long Term Capital Outlay Projects Through FY 2025-26

Project Description	Location, Community, Quadrant or other general location	2015-16/2025-26 Projected Cost \$	10 YEAR TOTAL \$
New Middle School "BB"	North Putnam County	30,000,000	30,000,000
New High School "BBB"	Putnam County	50,000,000	50,000,000
Total		\$80,000,000	\$80,000,000

Source: Tentative Facilities Work Program

Long range projections are only required to be general, based on current growth patterns. According to the Table 20, showing capacities, and planned utilization rates of future educational facilities of the district, by the end of the long range period, the utilization is projected to be approximately 85%.

Table 20: Capacities, and Planned Utilization for Future Educational Facilities

Grade Level Projection	FISH Satisfactory Stud. Sta.	Actual 2005-06 FISH Capacity	Actual 2005-06 CO-FTE	Actual 2005-06 Utilization	2015-16 / 2025-26 New Capacity to be added or removed	District Projected 2025-26 CO-FTE	Projected 2025-26 Utilization
Elem. – District Totals	8,172	8,172	5,615	69%	3,818	10,564	88%
Middle – District Totals	3,596	3,236	2,925	90%	2,694	5,062	85%
High – District Totals	4,086	3,677	3,042	83%	3,000	5,180	78%
Other ESE, etc	261	261	116	44%	-	260	100%
Total	16,115	15,346	11,698	76%	9,512	21,066	85%

Source: Tentative Facilities Work Program, Table 27.

SCHOOL DISTRICT REVENUE AND FUNDING SOURCES ANALYSIS

Forecasting and Projection of Revenue Sources

The revenue sources and funding mechanisms available for school capital improvement financing for the initial 5 years and long range planning period will include:

- The projection of ad valorem tax base
- An assessment ratio and millage rate
- Additional revenue sources (impact fees, etc.)
- Projection of debt capacity

Local Property Taxes

A local ad valorem tax of up to two mills is available to Florida school districts to help finance various capital needs, including remodeling, equipment, and new construction. Two mills of the Putnam County school tax are used for these purposes. There are two types of credits to be considered.

- The value of two mill tax revenues generated by each new residential unit over time. The assumption is that all new residential units, except designated senior housing, contribute fractionally to future school enrollments.
- The value of two mill tax revenues generated by all other taxable property, expressed as an average dollar amount per student.

During the past five fiscal years, annual two mill tax revenues have averaged \$5,159,409. Of this amount, an average of \$2,100,000 per year (40.7 percent) has been transferred to maintenance fund for existing facilities and is, therefore, not available to finance new facilities that expand enrollment capacity (i.e., number of student stations). Annual collections and uses of the two mill revenues are summarized in Table 21 below.

Table 21: Two-Mill Tax Collections and Uses, FY01-02 to FY05-06

Funding Sources	FY01-02	FY02-03	FY03-04	FY04-05	FY05-06
Total Two Mill Revenues (\$)	4,510,571	4,709,852	4,909,300	5,739,075	5,928,245
Transfers to Maintenance (\$)	2,000,000	2,000,000	2,000,000	2,000,000	2,500,000
Net Revenues (\$)	2,510,571	2,709,852	2,909,300	3,739,075	3,428,245

Source: 2006 Impact Fee Report/Putnam County School Board

Transfers to the maintenance fund from annual two mill revenues over the past five years, represents an average of 40.7% of total revenues collected. The remaining 59.3 percent of two the mill revenues are available to finance new facilities that expand school enrollment capacity and, therefore, can be counted in credit calculations as an offset to the costs of new facilities.

According to the 2006 School Impact Fee Study, impact fees can vary by type of housing unit reflecting differences in the characteristics of resident households, particularly the average number of persons of school age. Fees are most often determined separately for single family homes, multifamily units, and mobile homes.

According to the 2006 School Impact Fee Report the 2000 Census data for Putnam County was analyzed to determine household characteristics by type of housing unit, including average household size. This provided the basis for estimating the average school age population (age 5-17) by type of housing unit, which is as follows by type of housing unit:

- Single family detached homes: 0.49
- Attached and multifamily units: 0.25
- Mobile homes: 0.48

Projection of Ad Valorem Tax Base for New Residential Development

The amount of credit attributed to the two-mill tax on a new residential unit is a function of the cash flow generated by the average taxable value of a new housing unit capitalized over a 20-year period. A twenty-year credit period corresponds with time frames typically used for assessing and planning long range capital needs.

Individual average taxable values for 2001 through 2005 yield a five-year average value of \$123,414. Based on this five-year average, the two-mill tax would generate annual revenues of \$247 per unit, 59.3 percent of which (\$146) is eligible as a credit. This amount capitalized over 20 years at a five-percent discount rate yields a net present value credit per unit of \$1,819. This credit amount reflects the two-mill tax contribution from a typical new single family home.

The approach of the analysis provides a data-driven profile of the short-term and long-term future conditions that will impact public schools. The current inventory of public schools and planned school capital improvements are reviewed in light of the projected student growth and available revenue to finance these capital improvements. Generally, the data and analysis are utilized to ensure that school capacity can support residential development at the adopted level of service standard. Specific outputs from this analysis include school capacity figures, a financially feasible adopted level of service, and goals, objectives and policies for the school concurrency program.

The amount of credit provided by the same two-mill tax on all other taxable property in the County toward the cost of new school facilities is determined from assessing revenues generated per student in recent years, and using this history to project a capitalized future revenue stream per student. For the past five years, the 59.3 percent share of two-mill revenues used for new capacity has averaged \$244 per student, increasing from \$197 per student in 2001-02 to \$275 per student in FY05-06 as shown in Table 22.

Table 22: Two-Mill Tax Revenues Available to Finance School Expansion, FY01-02 to FY05-06

Factors	FY01-02	FY02-03	FY03-04	FY04-05	FY05-06
School Enrollment (1)	12,762	12,588	12,378	12,593	12,464
Net Revenues \$	2,510,571	2,709,852	2,909,300	3,739,075	3,428,245
Net Revenues per Student \$	196.72	215.27	235.04	296.92	275.05

(1) Estimated Putnam County School Board data
Source: 2006 Impact Fee Report, Urbanomics, Inc.

The five-year average of \$244 per student capitalized over 20 years at a five-percent discount rate yields a present value of \$3,041 per student, or \$1,308 per household. The per household credit is 0.43 times the value per student, reflecting the estimated average number of public school students per household in FY05-06. Table 22a indicates the projection of ad valorem taxes through 2011 available to finance school

expansion. This amount presently totals a projected \$15.9 million in ad valorem tax after debts including minor facility repairs; vehicle maintenance, repair and purchase are removed.

Table 22a. Projection of Ad Valorem Taxes Through 2011

	2006- 07 Actual	2007-08 Projected	2008-09 Projected	2009-10 Projected	2010-11 Projected	Total Projected Funds
Full value of 2-Mill capital outlay per s.1011.71	7,531,490	7,682,119.8	7,835,762.2	7,992,477.44	8,152,326.99	39,194,176
Less debts total*	5,531,490	4,380,536.8	4,426,522.2	4,453,052.44	4,480,113.99	23,271,716
Total 2 mill available for new schools	2,000,000	3,301,583	3,409,240	3,539,425	3,672,213	15,922,460

1)Based on the 2006 Adopted Putnam County School District Capital Improvements Plan

2)* indicates debts including minor facility repairs; vehicle maintenance, repair and purchase. No debt service for COPs.

Recurring Capital Funding Sources

The State of Florida helps fund capital needs of local school districts through two recurring fund types: Public Education Capital Outlay (PECO) and Capital Outlay & Debt Service (CO&DS). PECO funding normally is the larger of the two and is derived from State gross receipts taxes on utilities. CO&DS funds are generated by vehicle tag taxes. Funds are distributed among local school districts to be used according to a specified formula.

The School Board received an average of \$311,976 in PECO Fixed Capital Outlay Project in the past five years (2001-02 through 2005-06), but no funds were received in 2004-05. These funds are used almost entirely to fund new construction and related capital expenditures. In addition, the School Board received an average of \$65,587 in CO&DS funds over the past five years.

Public Education Capital Outlay (PECO) and CO&DS funds are determined from assessing revenues received per student in recent years, and using this history to project a capitalized future revenue stream per student. In the past five fiscal years, PECO funds have averaged \$24.79 per student. CO&DS funds have averaged only \$5.22 dollars per student during the same period. Table 23 lists the annual contribution per student of PECO and CO&DS State funds. When this combined averaged amount of \$30.01 is capitalized over 20 years at a five-percent discount rate the amount yields a net present value of

\$374 per student, or \$161 per household. Table 23a shows the projected funding sources through 2010-11. The School District enacted impact fees in 2007, it could not project the actual performance value of that funding source and did not include it in its adopted 2006 Five Year Capital Plan at this writing. Additionally, the Putnam School District has no outstanding Certificates of Performance (COPs) revenues.

Table 23: State PECO and CO&DS Funding, FY01-02 to FY05-06

Funding	FY01-02	FY02-03	FY03-04	FY04-05	FY05-06
PK-12 Enrollment	12,762	12,588	12,378	12,593	12,464
PECO Funding (\$)	473,648	554,949	239,384	0	291,900
Revenues/Student (\$)	37.11	44.09	19.34	0	23.42
CO&DS Funding (\$)	60,514	80,877	63,566	69,868	53,118
Revenues/Student (\$)	4.74	6.42	5.14	5.55	4.26

Source: Impact Fee Report /Putnam County School Board

Non-Recurring Funding Sources and Newly Adopted Impact Fees

Table 23a includes projected funds from traditional state funds and non recurring sources including the state capital funding sources of FDOE's Classroom for Kids and related class size reduction funding and Special Facilities Construction grants. The Classroom for Kids Program provides capital funds to help local school districts implement the Florida constitutional amendment mandating class size reduction. This program does not expand school capacity, but rather only spreads existing enrollments over additional classrooms. Putnam County received \$2.2 million in class size reduction funding over the past three years. Table 24 reflects the total projected capital revenues of recurring, non-recurring and ad valorem taxes for the next five years. Table 24 does not include the newly adopted impact fees because the School District has not had experience with projecting its revenue as of this date.

Table 23a: Projection of Funding from Other Taxes

Funding*	2006-07	2007-08	2008 - 09	2009-10	2010-2011
PK-12 Enrollment					
PECO Funding (\$)	469,820	138,654	0	0	0
Classroom First &	240,215	0	0	0	0
Classrooms for Kids	838,816	0	0	0	0
CO&DS Funding (\$)**	60,000	75,000	75,000	80,000	80,000
Class Size Reduction	2,214,959	0	0	0	0

* Impact fees are new and not been included in projected revenue by the School District.

** Includes Interest

Table 24. Total Projected Funds (Excluding Impact Fees)

Year	2006-07	2007-08	2008-09	2009-10	2010-11	5 Year Total
Amount	7,401,651	3,515,237	3,484,240	3,619,425	3,752,213	21,772,765

Source: Putnam County School District 2006 Five Year Capital Plan-

In addition, the School District received a \$6,034,750 grant from the Smart Schools Small County Assistance program in FY01-02 to help fund the new Roberts Middle School. This funding source is spread over 15 years (an average of \$402,317 per year) reflecting the assumption that the source is non-recurring and may be available or needed very infrequently. This annual amount, divided by the FY05-06 school system enrollment (12,464) averages \$32.28 per student. When capitalized over 20 years at a five-percent discount rate, the net present value of this amount is \$402.28 per student, or an estimated \$173 per household).

The data on which the School District bases projections and its ability to finance capital improvements is based upon projected enrollment and revenues during the five-year planning period as shown in Attachment C, the School District's Tentative Facilities Work Program. The Putnam School District has forecasted revenues and expenditures for five years and the long term planning period as seen in Table 24 and Attachment C, the Tentative Facilities Work Program.

In this assessment of the ability to finance capital improvements based upon projected revenues, the Putnam County School District's Five-Year Capital Plan does not reflect any projected debt service and has no outstanding bond issues at this time. The Five-Year Capital Plan does reflect the School District's debt capacity.

An assessment of the ability to finance capital improvements based upon projected enrollment and revenues during the five-year planning period has been performed by the School District's Chief financial Officer. The District has not borrowed money to date and does not foresee Putnam County School District the need to borrow money in the future, there is no basis on which to establish a debt capacity, nor does there appear to be a need at this time to establish what the upper level of future borrowing power may be for the School District's long term projections.

In early 2007 Putnam adopted new impact fees based on the current and future capital needs of the School District,. The Planning and Development Services publication providing information, the new impact fees are to provide adequate levels of service and schools to ensure quality public education. Through *Ordinance No. 2006-41*, the amended the Public School Impact Fees effective, March 1, 2007, will cost per unit:

- Single Family Unit is \$4347.00 per unit
- Multi-Family Unit is \$2217.00 per unit
- Mobile Home is \$4260.00 per unit.

FINANCIAL FEASIBILITY AND ADOPTED LEVEL OF SERVICE

The School District relies on local and state funding to address the new construction and renovation needs of the School District's Five-Year Capital Facilities Plan. The primary local funding sources are property taxes, impact fees, and bonds. By Florida statute, school districts may levy up to 2 mills without an election to help fund the district capital program. The newly created impact fees will now be collected for new housing to offset a portion of the cost of students generated by the new residential development. The analysis of the School District's financial feasibility of the capital improvements program for public schools to address school capacity costs, including, how costs will be met and shared by all affected parties to maintain the Level of Service standard of 100%, shows a reliance on the impact fees generated from new residential housing.

Proportionate Share Mitigation Option

The adoption of school concurrency requires the school district to achieve and maintain an annually updated and adopted Level of Service with a financially capital improvements plan. Therefore, in addition to the above mentioned sources of funding, proportionate share mitigation may be used to provide additional capacity when the demand is created by residential development. When the student impacts from a proposed development cause the adopted Level of Service to fail, the developer's proportionate share will be based on the number of additional student stations necessary to meet the established level of service. The amount to be paid will be calculated utilizing the total cost per student, established by the Florida Department of Education, plus a share of the land acquisition and infrastructure expenditures for school sites as determined and published annually in the School District's Five Year Capital Facilities Plan. Added capacity derived from a school facility improvement or monetary contribution directed toward a capacity need identified in the School District's Five Year Capital Plan, may be agreed to through a binding and enforceable agreement between a developer, the School Board and the County.

Supporting Shared Infrastructure Costs [9J-5.025(j), FAC]

By coordinating the planning of future schools with affected local governments, the school district can better identify the costs associated with site selection and the construction of new schools. Coordinated planning requires the School Board to submit proposed school sites to the Staff Working Group (SWG) for review and approval. The SWG consists of representatives from various government agencies. Prior

to the SWG review, the affected jurisdiction may coordinate with School District staff to perform its own technical review of the site. This analysis permits the School Board and affected local governments to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school.

Because Putnam County is undergoing significant infrastructure development, analyzing the infrastructure needs of planned school sites is necessary. With this process, shared funding for capital improvements for school sites can be determined according to the responsibility of each party for each specific school site. Necessary infrastructure improvements may include: potable water lines, sewer lines, drainage systems, roadways including turn lanes, traffic signalization and signage, site lighting, bus stops, and sidewalks. These improvements are assessed at the time of site plan preparation. Approval conditions can cover the timing and responsibility for construction, as well as the operation and maintenance of required on-site and off-site improvements. Any such improvements should be in keeping with the financially feasible capital plan adopted by the School Board.

Other cost-effective measures should be considered by local governments during the process of formulating neighborhood plans and programs and reviewing large residential projects. During those processes, the County and the cities can encourage developers or property owners to provide the School District with incentives to build schools in their neighborhoods. These incentives may include, but are not be limited to, donation and preparation of site(s), acceptance of stormwater run-off from future school facilities into development project stormwater management systems, reservation or sale of school sites at pre-development prices, construction of new school facilities or renovation of existing school facilities, and provision of transportation alternatives.