

Goal: Through coordination, provide adequate educational public facilities to school-aged children in Bay County based on district-wide consistent measures.

General Strategy

The general strategy for implementation of this element is to:

Objective 13.1: The County shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the Bay County Comprehensive Plan and Bay District Schools public school facilities programs, such as:

- A. 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;
- B. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- C. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,
- D. The expansion or rehabilitation of existing schools so as to support neighborhoods.
- E. As specified in Policy 11.13.5 (Capital Improvement Element) the County and the School Board will coordinate annual updates to the capital improvement schedules and comprehensive plan updates and amendments for School Board facilities to address necessary projects that achieve and maintain adopted level of service.

Policy 13.1.1: 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, and the developer is unable to provide adequate mitigation, 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.

Policy 13.1.2: In reviewing petitions for future land use, rezoning, or Planned Unit Developments (PUD) for residential development that may affect student enrollment or school facilities, the County will consider the following:

- A. Providing school sites and facilities within planned neighborhoods;
- B. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
- C. The co-location of parks, recreation and community facilities with school sites consistent with Policy 3.10.7 of the Future Land Use Element.
- D. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;

- E. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
- F. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
- G. The inclusion of school bus stops and turnarounds in new developments;
- H. Innovative solutions proposed by the private sector;
- I. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
- J. Available school capacity or planned improvements to increase school capacity; and
- K. Whether the proposed location is consistent with school design and planning policies.

Policy 13.1.3: The County shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 13.1.4: 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 the Interlocal Agreement for Public School Facility Planning and Concurrency and the Intergovernmental Coordination Element as provided in the interlocal agreement.

Objective 13.2: Enhancement of Community Design - Support the School Board in its effort to provide for appropriate school facility locations.

Policy 13.2.1: Bay 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 and concurrency.

Policy 13.2.2: Consistent with Policy 3.10.5 of this Plan, public schools are an allowable use within Residential, Commercial and Public / Institutional land use categories.

Policy 13.2.3: Consistent with Policy 3.10.9 of this Plan, the County shall coordinate with the Bay District School Board to encourage the location of schools in proximity to or within residential areas and consistent with Chapter 9 Recreation and Open Space Goal 1 and Policy 9.4.7, shall seek through joint ventures to meet recreation needs by the co-location of public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Policy 13.2.4: 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 13.2.5: The County and School Board will jointly determine the need for and timing of on-site and off-site improvements as mitigation for a private residential development, including water, sewer, roads, and drainage necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the interlocal agreement.

Policy 13.2.6: The County and the School Board, in conjunction with the Bay County Transportation Planning Organization, will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

Objective 13.3: Community Focal Points - Encourage school facilities to serve as community focal points.

Policy 13.3.1: New elementary schools should be located proximate to current and future residential areas to promote safety and walkability for children to schools and to the public for community use. Exceptions include those instances when the environmental characteristics of the land, including but not limited to flood zones, Coastal High Hazard Areas, or wetlands, prevent such location from occurring.

Policy 13.3.2: Locate and design schools in close proximity to existing or future parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities.

Policy 13.3.3: The County and School Board shall coordinate the location of shared-use and co-location of school sites and County facilities with similar facility needs, such as libraries, parks and recreation facilities, when the opportunity exists.

Policy 13.3.4: The County and School Board will continue to coordinate efforts to design and build new school facilities, and facility rehabilitation and expansions, to serve as emergency shelters as required by Section 163.3177, Florida Statutes. Bay County will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

Objective 13.4: Safe Ways to School - The County shall promote Safe Ways to Schools.

Policy 13.4.1: All public schools shall provide bicycle and pedestrian access consistent to Florida Statutes. Bicycle access to public schools should be incorporated into the countywide bicycle plan. Parking at public schools will be provided consistent to applicable Land Development Regulations.

Policy 13.4.2: The policy of the County is to reduce hazardous walking conditions, consistent with Florida's Safe Ways to School program and 1006.23, Florida Statutes.

Policy 13.4.3: New developments and redevelopment adjacent to school properties shall be required to provide a dedicated public access path paved to County specifications for pedestrian travel to existing and planned school sites.

Policy 13.4.4: New developments and redevelopment adjacent to pedestrian facilities which connect to a school's pedestrian network shall be required to include within the development

publicly accessible pedestrian facilities designed and constructed to County specifications which connect to the neighborhood's existing pedestrian network.

Policy 13.4.5: For new development and redevelopment within two miles of an existing or planned school facility that will serve students, the County shall require the installation of sidewalks within or adjacent to (as determined by the County engineer) the rights-of-way of any public or private road within or abutting the site, so that a complete, unobstructed, continuous route with a minimum width of four feet paved to County specifications is provided along said roadways. If a road with a speed limit exceeding 50 mph exists within route to the school facility, then a three feet separation between the sidewalk and the road is required.

Policy 13.4.6: In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year as financially feasible. It is the intention of this policy that Bay County and the School Board coordinate the development of their capital improvements programs to maximize the effectiveness of their limited financial resources in reducing hazardous walking conditions.

Policy 13.4.7: Evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a higher number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy bussing for hazardous walking conditions, schools with significant walking populations served by poor pedestrian and bicycle access, and needed safety improvements.

Policy 13.4.8: Coordinate with the TPO Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

Policy 13.4.9: Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County facilities with similar facilities needs, according to the Interlocal Agreement for Public School Facility Planning and Concurrency for Bay County, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Objective 13.5: School Capacity and Concurrency - Coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity to ensure adequate school capacity is available to residential development consistent with adopted level of service standards for public school concurrency.

Policy 13.5.1: Recognize the School Board's statutory and constitutional responsibility to provide a uniform system of public schools. In collaboration, the County shall approve or deny petitions for comprehensive plan amendments, rezonings, or final subdivision and site plans for residential development that generates students and impact the Bay County school system.

Policy 13.5.2: 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, and the existing Interlocal Agreement.

Policy 13.5.3: Upon the establishment of concurrency sub-districts, the County shall give priority consideration to petitions for Future Land Use Map amendments, zone changes, final subdivision approval, or development orders for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to the School Board or set aside for purchase by the School Board in a written agreement approved by the Bay District School Board and the developer at price(s) that reflect pre-approval values.

Policy 13.5.4: Where capacity will not be available to serve students from a property seeking a Future Land Use Map amendment or zone 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-, 10-, and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

Policy 13.5.5: Consistent with the Interlocal Agreement, the County and the School Board agree to use common standards for school concurrency in Bay County.

Policy 13.5.6: The level of service standards by type of school shall be as depicted in Table 13.1. Amendments to the level of service standards shall:

- A. Be considered at least annually at the staff working group meeting to take place no later than April 15 of each year.
- B. If proposed by the School Board, shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the respective comprehensive plans.
- C. Not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.
- D. Not 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.
- E. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.
- F. Coordinate with the 5-year district facilities program updates and the financially feasible capital improvements program assuring that level of service will continue to be achieved and maintained.

G.

Table 13.1 - Level of Service Standards

Type of School	Level of Service
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
High	100% of permanent FISH capacity

FISH - Florida Inventory of School Houses

Policy 13.5.7: The concurrency service areas are depicted in Map 13.1. Consistent with 163.3180, Florida Statutes, potential amendments to the concurrency service areas shall:

- A. Be considered annually at the staff working group meeting to take place each year no later than April 15.
- B. Shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the respective comprehensive plans, if proposed by the School Board.
- C. Not be effective until all plan amendments and the amended Interlocal Agreement are fully executed.
- D. Not be amended without a showing that the amended concurrency service area boundaries are financially feasible by the School Board.

Policy 13.5.8: Multiple concurrency service areas shall be established on a less than district-wide basis no later than April 15, 2013. At such time, each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- A. School locations, student transportation times and transportation costs, court-approved desegregation plans, and future land uses in the area.
- B. Section lines, major traffic-ways, natural barriers and municipal boundaries.

Policy 13.5.9: 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 to schools, including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability, diversity and geographic or man-made constraints to travel.

Policy 13.5.10: The following student generation rates, as noted in Table 13.2, shall be utilized when determining school concurrency:

Table 13.2 Student Generation Rate Per Unit Multipliers

	Beaches Special Treatment Zone	Non-Beaches
Single Family	0.1704	0.3047
Mobile Homes	0.1618	0.5053
Multi-Family	0.1508	0.2706
Condominium	0.0070	0.0106

Policy 13.5.11: 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 shall not be considered permanent capacity.

Policy 13.5.12: 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.

Policy 13.5.13: The County shall amend the concurrency management system in the Land Development Regulations to require that all new residential units be reviewed for school concurrency at the time of the issuance of the development order. The County shall not deny the issuance of a development order for residential development due to 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 construction within three years after the issuance of the development order; or
- B. Adequate school facilities are available in a contiguous service area and the impacts of development can be shifted to that area; or
- C. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the development order (or functional equivalent) as provided in an Interlocal Agreement.

However, this policy shall not apply to development that is exempt from concurrency review as provided in the Interlocal Agreement for Public School Facility Planning and Concurrency as may be amended.

Policy 13.5.14: In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area, or a contiguous service area, to address the impacts of a proposed development, the following standards shall apply. Either:

- A. The developer must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation prior to the issuance of the development order; or
- B. The development must be delayed or phased to a date when capacity enhancement and level of service can be assured; or

- C. A condition of approval of the development order 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 Bay County.

Policy 13.5.15: The School Board, the County and all municipalities within Bay County shall utilize the district-wide student population projections which are based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, as modified by the School Board, taking into consideration future land use map projections of housing units for future growth and development of residential units within each Concurrency Service Area. The County, School Board, and each municipality shall coordinate and base their plans on these projections, and shall consider the projected impacts of local development trends within the School Board's long range facilities needs over the 5-, 10-, and 20-year periods.

Policy 13.5.16: 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 at least one of the following:

- A. Contribution of, or payment for, acquisition of new or expanded school sites;
- B. Construction of permanent school facilities;
- C. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or a contiguous concurrency service area; and,

Policy 13.5.17: 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 Board 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 until all impacts for public school facilities created by the actual development of the property are mitigated.

Policy 13.5.18: 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 the local costs per student station for each school type applicable to Bay County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

Objective 13.6: Monitoring and Evaluation - Continually monitor and evaluate the Public Schools Facilities Element in order to assure that best practices of the joint planning processes and procedures for coordination of planning and decision-making are being utilized.

Policy 13.6.1: Bay County and the Bay County School Board will coordinate during updates or amendments to this comprehensive plan and updates or amendments to the long-range plans for School Board facilities.

Policy 13.6.2: The County shall provide to the School Board at least two weeks prior to the annual meeting the following information as available, to facilitate adequate monitoring of this Element:

- A. Geo-referenced building permit and certificate of occupancy data;
- B. Summary of actions on preliminary and final plats; and
- C. Summary of site development plan approvals for multi-family projects.

Policy 13.6.3: By January 31st of each year, the County shall provide the School Board with a report on growth and development trends within Bay County. The report shall include, to the extent available:

- A. The type, number, and location of residential units which have received development order approval;
- B. The identification of any development orders issued which contain a provision for school siting; and
- C. Any additional information related to number of residential dwelling building permits for the preceding year, future land use map amendments, and population projections.

Map Series

Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps are included in the Data and Analysis of this Comprehensive Plan and are adopted here within. The maps may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.

SCHOOL CONCURRENCY SERVICE AREA MAP

