

SECTION 13

PUBLIC SCHOOL FACILITY ELEMENT

GOAL: Through coordination provide adequate educational public facilities to school-aged children in Panama City Beach based on district-wide consistent measures.

GENERAL STRATEGY

The general strategy for implementation of this element is to:

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

- A. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
- 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. The City 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: The City 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 13.1.2: The City 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: The City of Panama City Beach will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan.

Policy 13.2.2: The City shall coordinate with the Bay District School Board to encourage the location of schools in proximity to or within residential areas, 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 13.2.3: Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy 13.2.4: The City 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 City and School Board shall coordinate the location of shared-use and co-location of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities, when the opportunity exists.

Policy 13.3.4: The City 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. Panama City Beach 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 City shall promote Safe Ways to Schools.

Policy 13.4.1: All public schools shall provide parking, bicycle and pedestrian access consistent with Florida Statutes and the adopted Land Development Code.

Policy 13.4.2: The policy of the City 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 City 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 City specifications which connect to the neighborhood's existing pedestrian network.

Policy 13.4.5: 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 the City of Panama City Beach 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 13.4.6: 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 13.4.7: Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facilities needs, according to the Interlocal Agreement for Public School Facility Planning and Concurrency for Panama City Beach, 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: The City and school board may utilize tiered level-of-service standards to allow time to achieve an adequate and desirable level of service as circumstances warrant.

Policy 13.5.2: School Concurrency shall apply on a districtwide basis so that a concurrency determination for a specific development will be based upon the availability of school capacity districtwide.

Policy 13.5.3: Consistent with the Interlocal Agreement, the City and the School Board agree to use common standards for school concurrency.

Policy 13.5.4: The level of service standards by type of school shall be as depicted in Table 13.1.

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 13.5.5: 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

Single Family	0.1704
Mobile Homes	0.1618
Multi-Family	0.1508
Condominium	0.0070

Policy 13.5.6: 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 13.5.7: 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 13.5.8: The School Board and the City 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 City and School Board 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.

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: The City 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 City shall provide to the School Board 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 City shall provide the School Board with a report on growth and development trends within the City of Panama City Beach. 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.