



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, AUGUST 4, 2022
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
- 4. NEW BUSINESS**
 - A. Comprehensive Plan Chapter 11 Discussion**
- 5. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)
- 6. NEXT MEETING DATE: August 25, 2022**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 4, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: July 27, 2022

SUBJECT: Comprehensive Plan Chapter 11 Discussion

I. BACKGROUND:

Over the past three (3) years, the City has diligently and judiciously undertaken the task of updating and aligning the City's Comprehensive Plan with the Future Land Use Map and the Zoning Map. That task is now complete. The City now needs to update and align the City's Land Development Code (LDC) with the recent changes to the Comprehensive Plan. In order to ensure that the Articles updated in the LDC are consistent with the Comprehensive Plan, a review of the Comprehensive Plan goals, objectives, and policies was necessary.

The initial review was to establish what goals, policies, and objectives have been implemented, in progress of being implemented, and ones that have not been implemented through the LDC. Staff then conducted an internal review of the identified policies and has provided our recommendation. Staff is now seeking a discussion and review by the LPA of these goals, policies, and objectives to see if they need to be updated, maintained, or removed.

Staff will bring these to the LPA on a Chapter by Chapter basis based on the number of goals, policies, and objectives that require review.

II. DISCUSSION:

At the regularly scheduled LPA meeting on May 26, 2022, the LPA passed a motion to recommend all language from the Comprehensive Plan Policies pertaining to time frames for implementation, i.e., "within one year of approval of this Comprehensive Plan..." or

“within one year of the next Evaluation and Review (EAR)...” Therefore, any Objectives, Policies, or Goals with any such language, will be recommended for deletion.

The recommended removal of timelines does not in any way remove the required Evaluation and Appraisal Review and other State mandated reviews required by State Statute.

Policies & Objectives that need further guidance for implementation

1. **Policy 11-1.1.2: Evaluate Inter-local Agreement.** The School Board, Okaloosa County and the municipalities of Cinco Bayou, Crestview, Fort Walton Beach, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso, the City entered into an Inter-local Agreement for Public School Facility Planning for the City of Destin, Florida between Okaloosa County, all legislative bodies of the municipalities, as was required by Section 1013.33, Florida Statutes. The Inter-local Agreement includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive Plan amendments, rezoning and long-term residential and long-term residential mixed-use development approvals;
7. Education Plant Survey and Five-Year District Facilities Work Plan that includes the Capital Facilities Plan (Work Plan);
8. Co-location and shared use;
9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate fair share mitigation;
10. Oversight process; and
11. Resolution of disputes.

The appropriateness of the adopted Inter-local Agreement and the following provisions required by the Inter-local Agreement shall be evaluated within the current regulatory context, prior to the next Evaluation and Appraisal Report (EAR).

Staff Comment: Staff recommends this policy be maintained in the Comprehensive Plan.

2. **Policy 11-1.5.1: Concurrency Standards.** Student Generation Rates: Consistent with the Inter-local Agreement, City staff, working with the School Board staff will develop and apply student generation multipliers for long-term residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be reviewed at least every two years and changed, as necessary. These changes shall be adopted into the City Comprehensive Plan.

Staff Comment: The Okaloosa County School District receives all their growth projection information from the State Demographer's Office, the same source the City receives growth projection information from. If Staff worked with the school district to develop growth projections, we would be doing so redundantly and using information that is readily available. Staff recommends this policy be removed from the Comprehensive Plan.

A. Link to Strategic Goals / Objectives:

- #2. A green and sustainable environment
- #4. Enhanced quality of life and safety for families
- #5. Economic development and revitalization

B. Effect on Budget (EOB): No effect on the budget and any changes that affect the LDC will be covered under the approved LDC Rewrite Project Budget.

C. Level of Service (LOS): Develop and implement processes for consistent and streamlined application of codes and procedures.

D. Legislative Sponsor:

III. CONCLUSION: This discussion is focused on **Chapter 11: Public School Facility Element** of the currently adopted Comprehensive Plan. Staff is seeking direction and guidance on whether the current policies discussed in this Staff Report are to be either kept, updated, or removed. Due to the required coordination of the majority of Goals, Objectives, and Policies within Chapter 11, **Staff recommends merging Chapter 11 with Chapter 8 of the Comprehensive Plan.** If the LPA recommends this change, and it is approved by City Council, Staff will analyze and identify any redundant policies and mark for review by the LPA and City Council at a later date.

IV. RECOMMENDED MOTION:

For discussion purposes only. Formal recommendation will be requested at the next LPA meeting. However, if the LPA wishes to make a motion for a formal recommendation, see recommended motion below:

I move that the LPA recommend to City Council, approval of the suggestions for the policies for Chapter 8 of the City's adopted Comprehensive Plan as presented.

Attachments:

1. Destin, FL Comprehensive Plan Ch.
11

CHAPTER 11: - PUBLIC SCHOOL FACILITIES ELEMENT

Editor's note— Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 11 in its entirety to read as herein set out. Former chapter 11, pertained to similar subject matter. See Table of Amendments for complete derivation.

Introduction. The Public School Facilities Element addresses the public schools serving the City of Destin. This Element is supported by the Public Schools Data, Inventory, and Analysis (DIA) required pursuant to §§ 163.3180(13)(a) and 163.3177(12), FS.

This element, as all others, is organized around a hierarchical series of topical Goals, Objectives, and Policies. The Goals are broad and general, the objectives are specific and measurable, and policies provide legislative and administrative guidance on how to conduct or achieve the goals and objectives.

The major topics of this element include:

- Coordination and consistency with agreements and agency/City policies and plans.
- Effective school design and siting standards.
- Sustainable school design.
- Adapt school capacity to changing land use, zoning, and occupancies in the City.
- Maintain school facility concurrency in accordance with adopted level of service (LOS) standards.
- Coordinate funding needs.
- Monitor and evaluate the implementation of this element.

GOAL 11-1: COORDINATE AND MAINTAIN A HIGH QUALITY EDUCATION SYSTEM. The City of Destin (City) shall Collaborate and coordinate with the Okaloosa County School Board (School Board) to ensure high quality public school facilities, which meet the needs of the City's existing and future population.

OBJECTIVE 11-1.1: COORDINATION AND CONSISTENCY. Consistent with the Inter-local Agreement with the Okaloosa County School Board, the City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's Comprehensive Plan and public school facilities programs, such as:

1. 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;
2. Improved student access and safety by coordinating the School Board's construction of new and expanded schools with the City's road and sidewalk construction programs;
3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
4. The expansion and rehabilitation of existing schools so as to support neighborhoods.

Policy 11-1.1.1: Manage the Timing of New Long-Term Residential and Long-Term Residential Mixed-Use Development to Coordinate with Adequate School Capacity. The City may use the lack of school capacity as a basis for denial of applications for final subdivision plats or site plans for long-term residential and long-term residential mixed-use development. Adequate school capacity shall be considered as part of the plan amendment and rezoning processes.

Policy 11-1.1.2: Evaluate Inter-local Agreement. The School Board, Okaloosa County and the municipalities of Cinco Bayou, Crestview, Fort Walton Beach, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso, the City entered into an Inter-local Agreement for Public School Facility Planning for the City of Destin, Florida between Okaloosa County, all legislative bodies of the municipalities, as was required by Section 1013.33, Florida Statutes. The Inter-local Agreement includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive Plan amendments, rezoning and long-term residential and long-term residential mixed-use development approvals;
7. Education Plant Survey and Five-Year District Facilities Work Plan that includes the Capital Facilities Plan (Work Plan);
8. Co-location and shared use;
9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate fair share mitigation;
10. Oversight process; and
11. Resolution of disputes.

The appropriateness of the adopted Inter-local Agreement and the following provisions required by the Inter-local Agreement shall be evaluated within the current regulatory context, prior to the next Evaluation and Appraisal Report (EAR).

Policy 11-1.1.3: School Board Representative on LPA. The City shall include a representative of the School Board, appointed by the School Board, as a nonvoting member of the local planning agency to attend those meetings at which the agency considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application, and as required by § 163.3174, FS.

Policy 11-1.1.4: Coordinate with School Board. The City shall coordinate with the School Board regarding annual review of school enrollment projections, and procedures for annual update and review of School Board and local government plans consistent with Policy 8-1.1.7: Coordinate with Okaloosa County School Board of the Intergovernmental Coordination Element of the Comprehensive Plan.

Policy 11-1.1.5: Implementation Strategy. The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained and to address any existing deficiencies and future needs.
2. Identification of adequate sites for funded and planned schools.
3. For potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15th of each year. If the School Board

proposes an amendment identified through the financially feasible Work Plan, it shall be accomplished by the execution of an amendment to the Inter-local Agreement by all parties. The adoption of amendments must be included into the Comprehensive Plans of all local governments. Impact to adjacent communities shall be considered in the recommendations of the working group. The amended level of service shall not be effective until all plan amendments are effective and the amended Inter-local Agreement is fully executed.

No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-years of the Work Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained in subsequent 5-year schedules of capital improvements and a new fifth year added.

OBJECTIVE 11-1.2: ENHANCE COMMUNITY DESIGN. Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses by siting schools near urban residential areas and in accordance with local land use and zoning regulations to assure compatibility.

Policy 11-1.2.1: Consistency with Future Land Use. The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with Policy 1-2.9.1: Suitable Locations for Schools, pursuant to the Inter-local Agreement for Public School Facility Planning.

Policy 11-1.2.3: Siting of Facilities. The City's Comprehensive Plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served.

Policy 11-1.2.4: Co-location. Consistent with Policy 1-2.9.2: Co-Location of Facilities, when considering the acquisition and establishment of public facilities such as parks, libraries, and communities centers, then the City shall, to the greatest extent possible, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing public school, or that the facility can be retrofitted for collocation with a future public school.

Policy 11-1.2.5: Land Use Designations. Consistent with § 163.3177, FS, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected needs for schools.

Policy 11-1.2.6: Safety. The policy of the School Board and the City is to reduce hazardous walking conditions consistent with Florida's safe ways to school program. The City, in coordination with the School Board, shall coordinate with the Okaloosa-Walton Transportation Planning Organization's (TPO) Long Range Transportation Plan to ensure funding for safe access to schools including: development of sidewalk inventories and a list of priority projects coordinated with the School Board recommendations and assuring these recommendations are addressed over the planning period.

Policy 11-1.2.7: Infrastructure. The City and the School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a

written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 11-1.2.8: Public Transportation. The City and the School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students including providing bus stops near proposed school sites during the final approval process.

OBJECTIVE 11-1.3: SUSTAINABLE DESIGN. Encourage sustainable design and development for educational facilities.

Policy 11-1.3.1: Design Coordination. The City shall coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facility needs, according to the Inter-local Agreement for Public School Facility Planning for Okaloosa County, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as public recreation areas.

Policy 11-1.3.2: Sustainable Design. The City shall encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

Policy 11-1.3.3: Schools as Emergency Shelters. The City will continue to coordinate efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by § 163.3177, FS. Okaloosa County will continue to fulfill the requirements of § 1013.372, FS, 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 11-1.4: SCHOOL CAPACITY. It is the objective of the City to coordinate petitions for changes to future land use, zoning, final subdivision plats and site plans for long-term residential and long-term residential mixed-use development with adequate school capacity and to correct any deficiencies and providing for anticipated needs and insure adopted LOS standards are met in conjunction with the 5-year capital improvement schedule. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for Comprehensive Plan amendments, re-zonings or final subdivision plats and site plans for long-term residential and long-term residential mixed use that generate students and impact the Okaloosa County School District.

Policy 11-1.4.1: Student Growth. The City shall coordinate anticipated student growth based on future land use map projections of housing units with the School Board's long range facilities needs over the 5-year, 10-year and 20-year periods and adequate provision of available land in coordination with the adopted future land use map.

Policy 11-1.4.2: School Capacity. The City 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 amendments and other land use decisions as provided for in § 163.3177(6)(a), FS, during the public hearing process at the LPA through the ex officio participation by the School Board and during the technical review committee approval process for final subdivision plat and site plan approval, as appropriate.

Policy 11-1.4.3: Incentives. The City shall give priority consideration to petitions for land use and zoning changes and final subdivision plats and site plans for long-term residential and long-term residential mixed-use development approvals in areas with adequate school capacity or where school sites are adequate to serve potential growth or have had potential sites donated to or set aside for purchase by the School Board at raw land (pre-development approval) prices as reflected in a written agreement approved by the School Board.

Policy 11-1.4.4: Capacity Needs. Where capacity will not be available to serve students from the property seeking a land use change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded in the concurrency service area of the assigned school or in an adjacent CSA. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plan over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

Policy 11-1.4.5: Consideration of Public School Needs. In reviewing petitions for future land use, rezoning, or final subdivision plats and site plans for long-term residential and long-term residential mixed-use development, which may affect student enrollment or school facilities. The City will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Developer provided off-site signalization, signage, access improvements and sidewalks to serve affected school facilities;
7. The inclusion of school bus stops and turnarounds in new long-term residential and long-term residential mixed-use developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board comments and findings of available school capacity;
10. Available school capacity or planned improvements to increase school capacity; and
11. Whether the proposed location is consistent with accepted policies of the School Board and as set forth in the State requirements for Educational Facilities regarding standards for siting, design and planning for school facilities.

OBJECTIVE 11-1.5: IMPLEMENT SCHOOL CONCURRENCY. Manage the timing of long-term residential and long-term residential mixed use developments that are probable to generate public school students so as to assure adequate school capacity is available consistent with adopted level of service standards for public school facilities.

Policy 11-1.5.1: Concurrency Standards. Consistent with the Inter-local Agreement, the City and School Board agreed to the following standards for school concurrency in Okaloosa County:

1. **Level of Service Standard:** Consistent with the Inter-local Agreement, the uniform, district-wide level-of-service are set as follows:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of the Department of Education (DOE) permanent capacity
Middle	100% of DOE permanent capacity
High	100% of DOE permanent capacity
Special purpose	100% of DOE permanent capacity

Potential amendments to the level of service standards shall be considered at least annually at one of the required staff working group meetings to take place no later than April 15th of each year. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Inter-local Agreement by all parties and the adoption of amendments to the Comprehensive Plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Inter-local Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-years of the Work Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements and add a new fifth year, updating the public schools facility program to coordinate with the 5-year district work plan (October 1) and the financial feasibility of the capital improvements program (December 1).

2. **Concurrency Service Areas:** The concurrency service areas shall be as shown in Map 11-1 and align with the high school attendance zones. In each Concurrency Service Area the proposed project must meet school concurrency for the primary, intermediate and secondary school levels within the school attendance zones where the project is located. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15th. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Inter-local Agreement by all parties and the adoption of amendments to the Comprehensive Plan. The amended concurrency service area shall not be effective until all plan amendments and the amended Inter-local Agreement is fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and that the LOS will be achieved and maintained for the 5-year period.
3. **Maximizing Concurrency Service Areas:** Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the state standards on maximization of capacity. Other

considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the County shall be determined by the state standards on maximization of capacity.

4. **Student Generation Rates:** Consistent with the Inter-local Agreement, City staff, working with the School Board staff will develop and apply student generation multipliers for long-term residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be reviewed at least every two years and changed, as necessary. These changes shall be adopted into the City Comprehensive Plan.
5. **School Capacity and Enrollment:** The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year in order to formulate the Capital Outlay Full Time Equivalent (COFTE) standards.
6. **Concurrency Availability Standard:** The City shall amend the concurrency management systems in its land development regulations to require that annual monitoring reports provided to their governing body's shall cover schools as well as other concurrency facilities, all proposed long-term residential units be reviewed for school concurrency at the time of final subdivision plat or site plan review. The City shall not deny a final subdivision plat or site plan for long-term residential and long-term residential mixed-use development approvals due to a failure to achieve and maintain the adopted level of service for public school capacity where:
 - a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision plat or site plan approval for long-term residential and long-term residential mixed-use development; or
 - b. Adequate school facilities are available in an adjacent concurrency service area and the impacts of long-term residential and long-term residential mixed-use development can be shifted to that area; or
 - c. The developer executes a legally binding development agreement to provide mitigation proportionate to the demand for public school facilities to be created by the actual impact of the proposed long-term residential and long-term residential mixed-use development application subject to the final subdivision plat or site plan approval (or the functional equivalent) as provided in the Inter-local Agreement.

In evaluating a final subdivision plat or long-term residential and long-term residential mixed use site plans for concurrency, any relevant programmed improvements in the current year and years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured, through School Board funding through proportionate fair share mitigation or some other means. Relocatable classrooms may provide temporary capacity while funded schools or school expansions are being constructed.

7. **Final Subdivision Plat and Site Plan Approval Standards:** In the event that the School Board comments

that there is not sufficient capacity in the affected concurrency service area to address the impacts of a proposed long-term residential and long-term residential mixed-use development, the following standards shall apply. Either (i) the site plan or final subdivision plat must provide capacity enhancement sufficient to meet its impacts through fair share mitigation; or (ii) the site plan or final subdivision plat must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision plat 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 Okaloosa County.

Policy 11-1.5.2: Fair Share Mitigation. Options for providing fair share mitigation for any approval of additional long-term residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites; and/or
2. Construction or expansion of permanent school facilities; and/or
3. Explore the creation of a mitigation bank serving the designated areas based on the construction of a public school facility.

Mitigation shall be directed to projects on the School Board's Work 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 City, and the applicant executed prior to the issuance of the final subdivision plat, site plan approval or the functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement by placing the improvement required for mitigation in its Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement for required mitigation, until all impacts for public school facilities created by the actual development of the property are mitigated.

Policy 11-1.5.3: Level of Mitigation. 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 long-term residential and long-term residential mixed use development and multiplying by the DOE costs per student station for each school type applicable to Okaloosa County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

OBJECTIVE 11-1.6: FUNDING. The School Board with cooperation from the City and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate long-term residential and long-term residential mixed use development at the time of impact through proportionate fair share, developer contributions, project phasing or developer provided facility improvements as a way to realize the cost of new long-term residential and long-term residential mixed-use development and its impact on land use in regards to the ability of the School Board to provide adequate facilities, as needed.

Policy 11-1.6.1: Sources of Funding. Once the School Board has determined how it will meet the anticipated enrollment demand when capacity has been maximized, including available capacity or lack thereof in contiguous concurrency service areas, then the City will collaborate with the School Board to determine the necessity to establish alternate funding sources within next year's cycle of the Work Program and Capital

Improvements schedule adoption process. Uniform district-wide concurrency standards by school type must be maintained. This policy shall not be construed to obligate or require the City to fund the School Board Work Plan.

OBJECTIVE 11-1.7: MONITORING AND EVALUATION. The City shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy 11-1.7.1: Coordination. The City and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

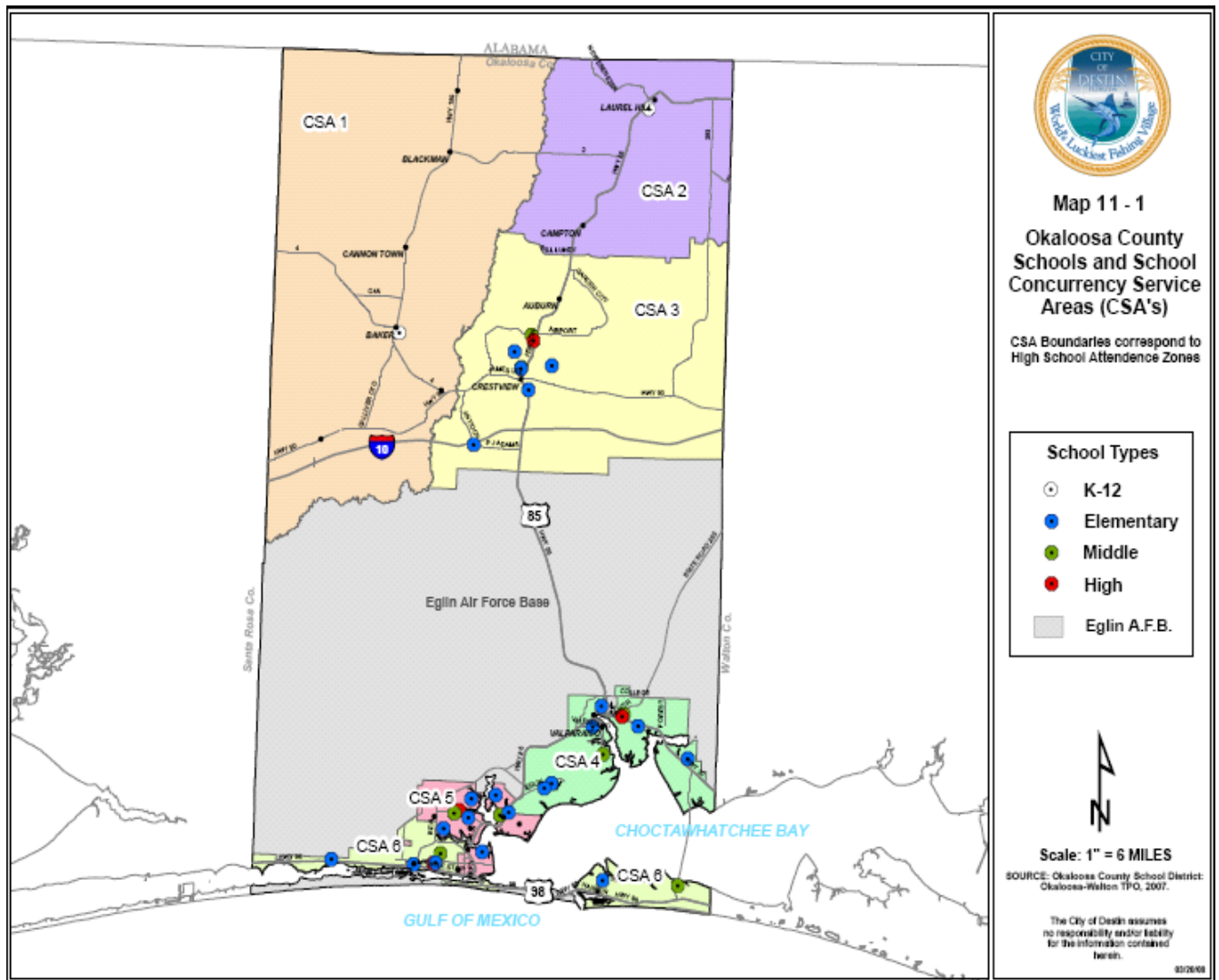
(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

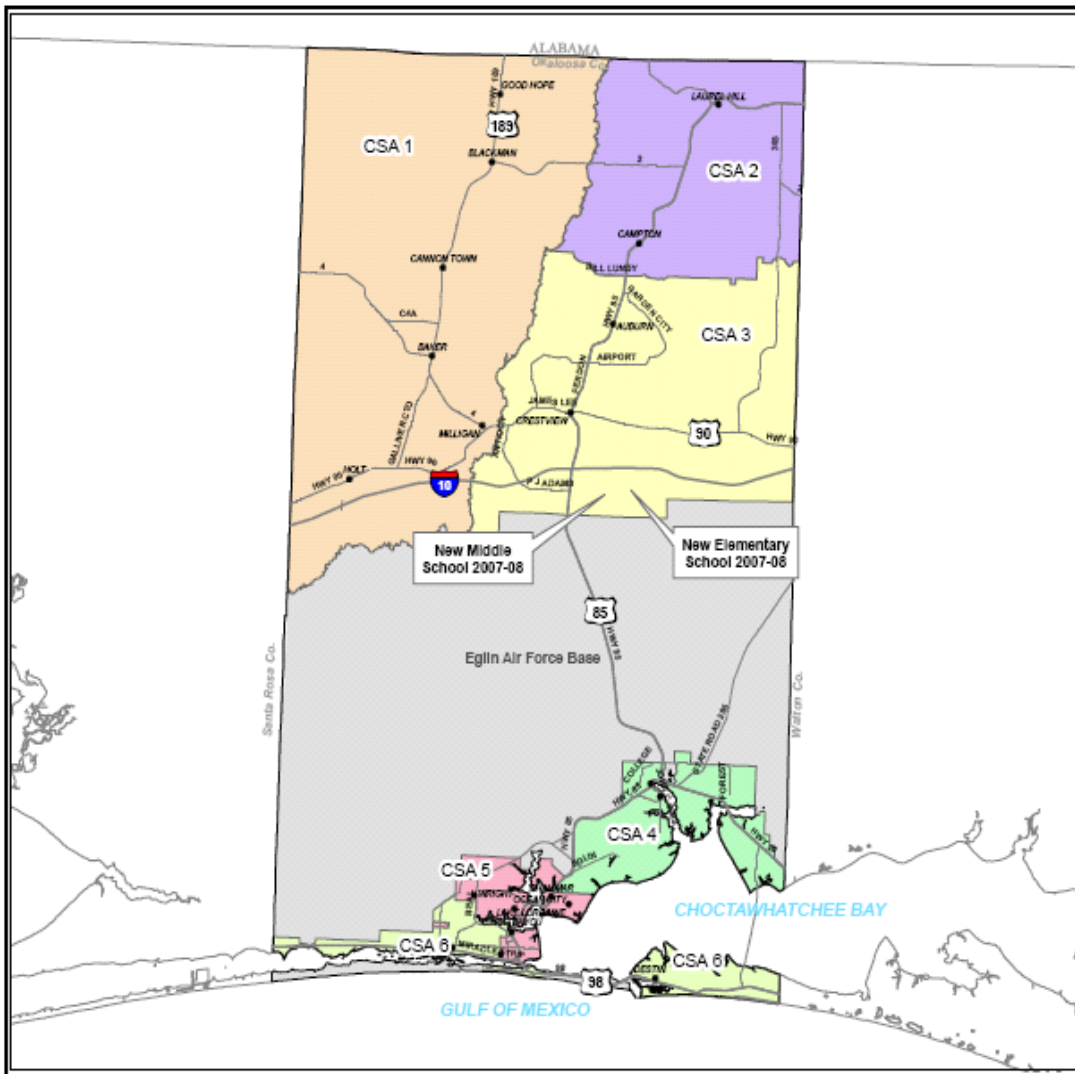
List of maps:

Map 11-1: Schools and School Concurrency

Map 11-2: 5-Year District Facilities

Map 11-3: Ancillary Sites





Map 11-2

**5-Year School District
Facilities Work Plan
2006-07 through 2010-11**

Concurrency Service Area (CSA)
Boundaries correspond to High
School Attendance Zones

New BRAC
School*
2008-10/
2010-11

*Funds identified but location
to be determined

LEGEND

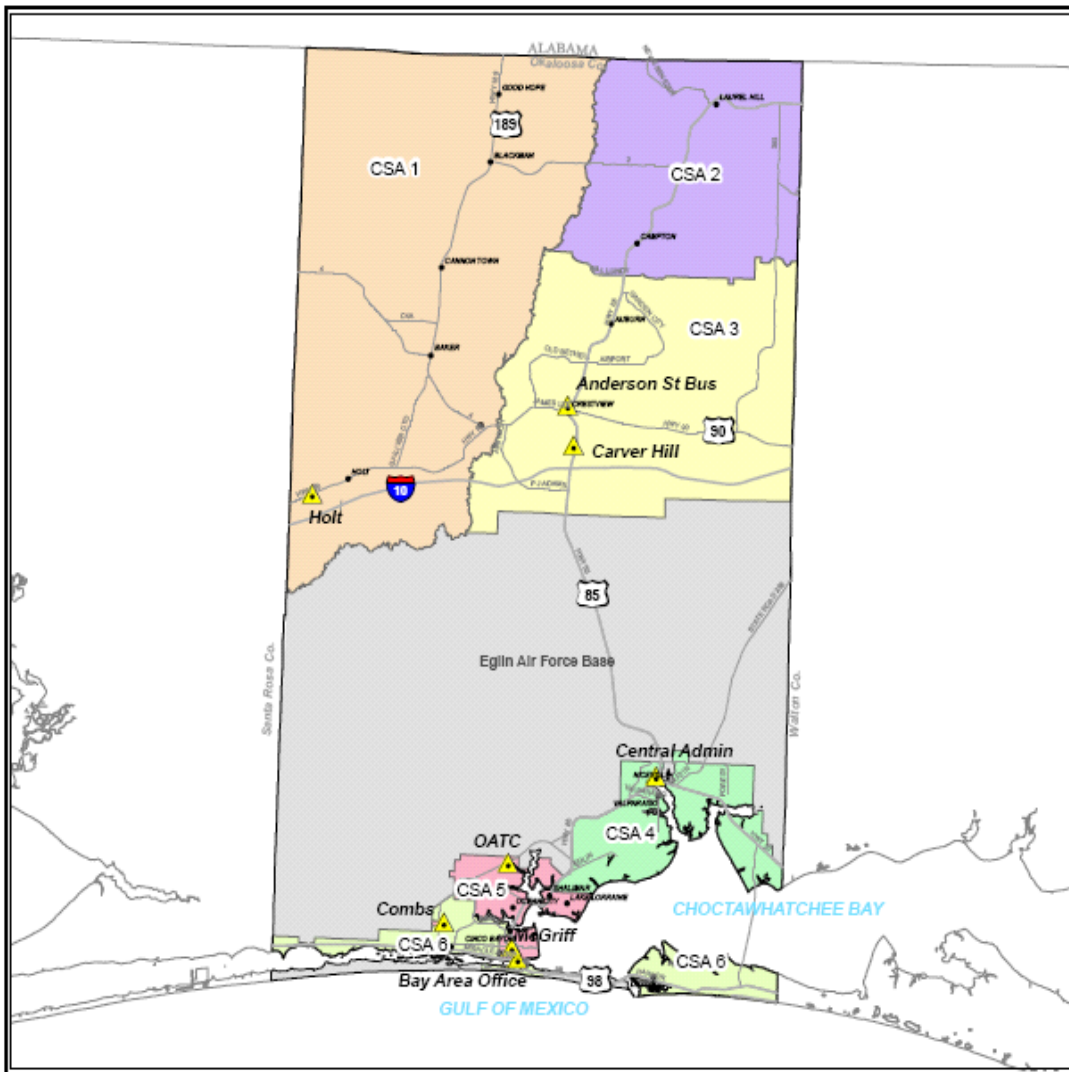
- Roads
- Eglin A.F.B.



Scale: 1" = 6 MILES

SOURCE: Okaloosa County
School District, 2007.

The City of Destin assumes
no responsibility and/or liability
for the information contained
herein.



Map 11-3

Ancillary Sites and Concurrency Service Areas (CSA's)

CSA Boundaries correspond to
High School Attendance Zones

LEGEND

-  Roads
-  Ancillary Sites
-  Eglin A.F.B.



Scale: 1" = 6 MILES

SOURCE: Okaloosa County
School District, 2007.

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8/26/08