

# Bay District Schools: School Planning After Hurricane Michael



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JBPro, Inc.  
November 19, 2025



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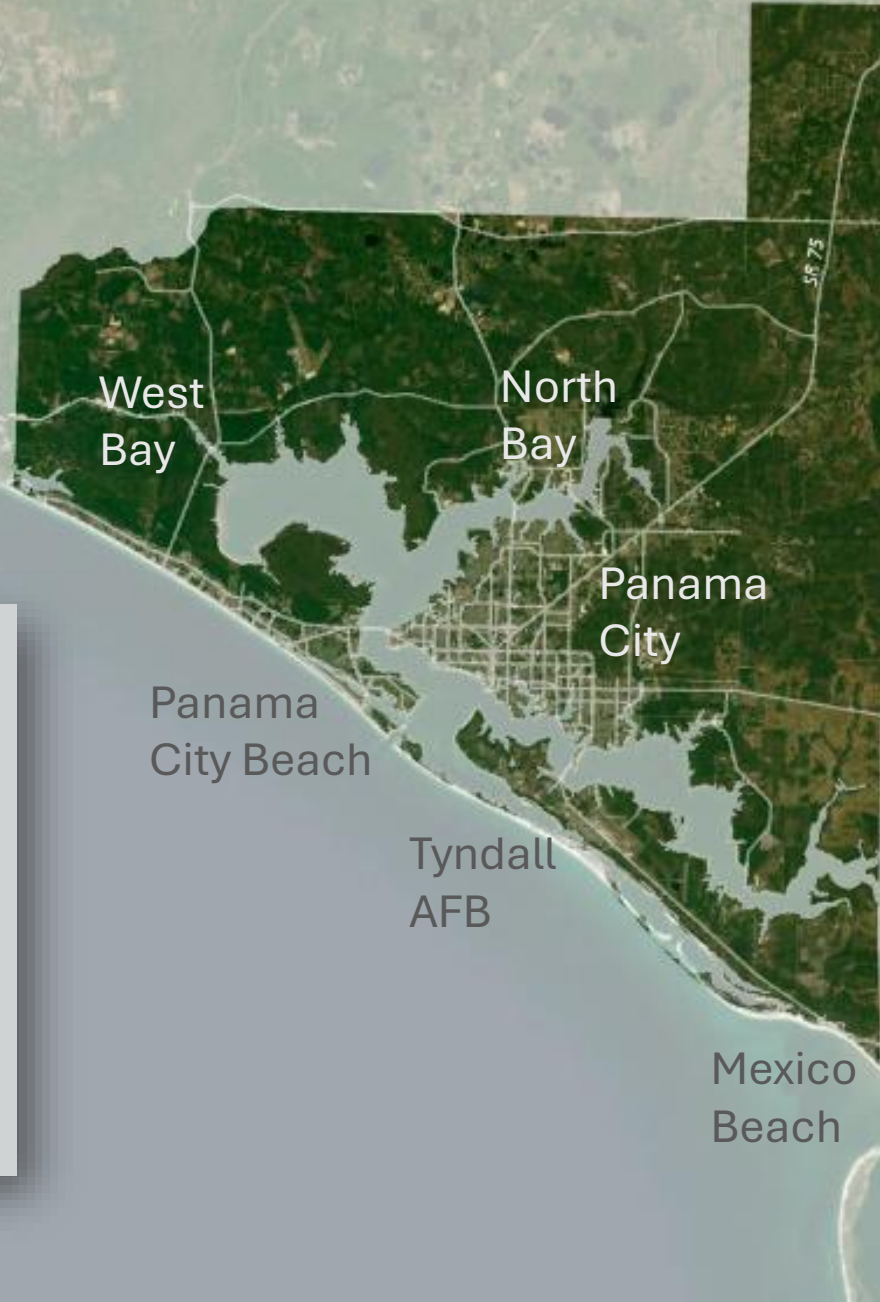
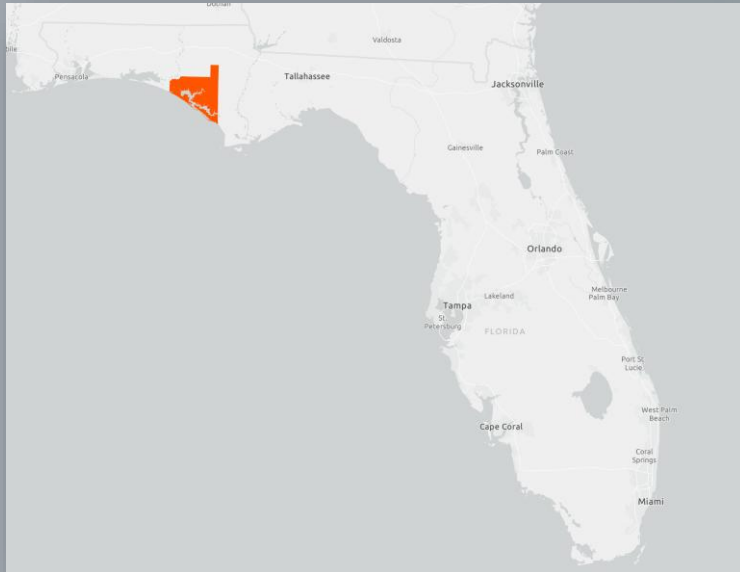


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GIS Director  
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# Bay County, Florida



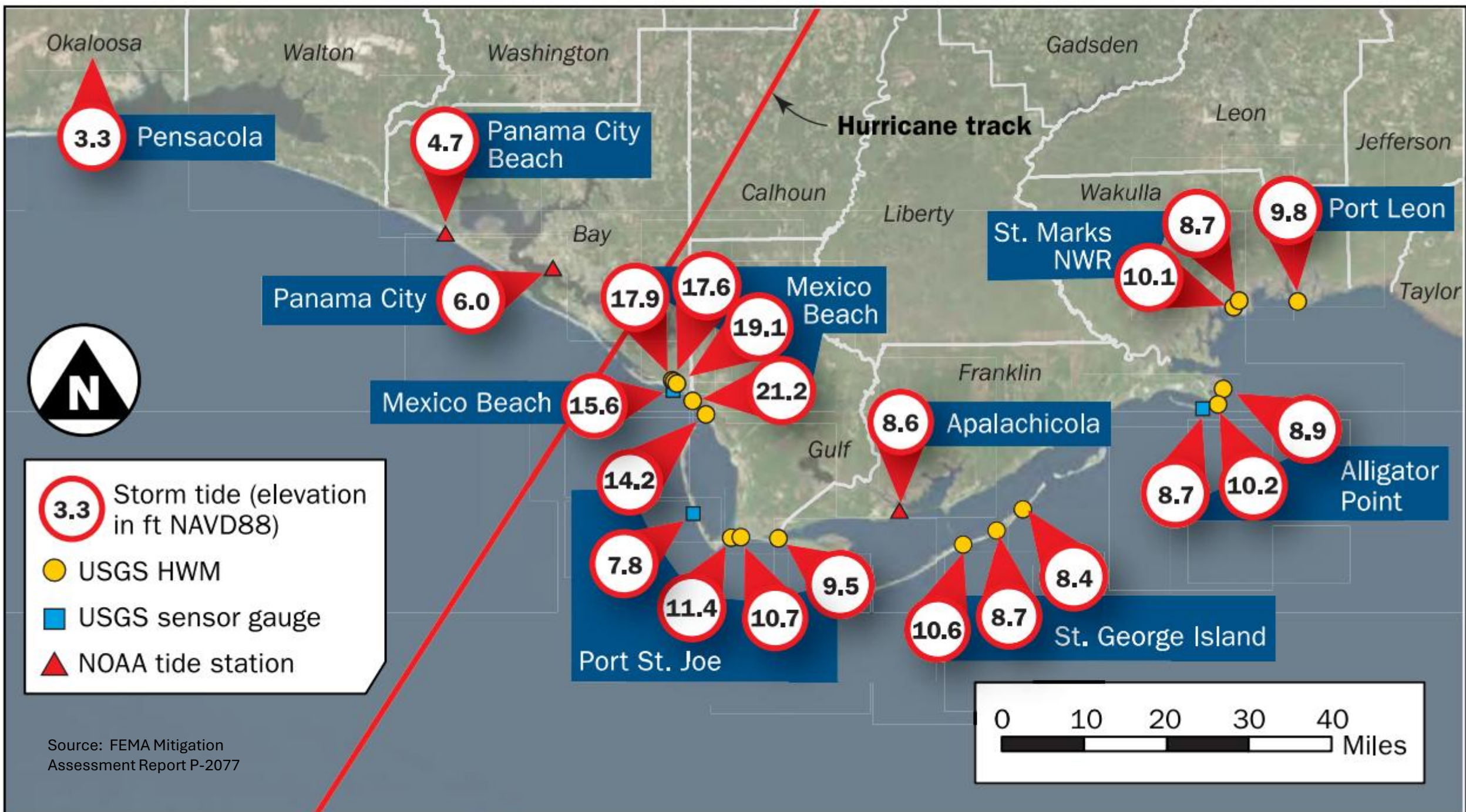




## **Hurricane Michael 2018**

- **First Category 5 to make landfall in CONUS since Andrew**
- **First Category 5 to make a Florida Panhandle landfall**
- **160 mph winds at landfall on October 10, 2018**
- **Impacts felt on the Iberian peninsula Oct 16**









Lynn Haven, Bay County, FL 2018





Mexico Beach, October 11, 2018



Mexico Beach, 2016

- \$25 billion in total damages
- 45,000 structures impacted
- 2.8 million acres of forested land damaged
- 28% of the *global* longleaf pine ecosystem damaged

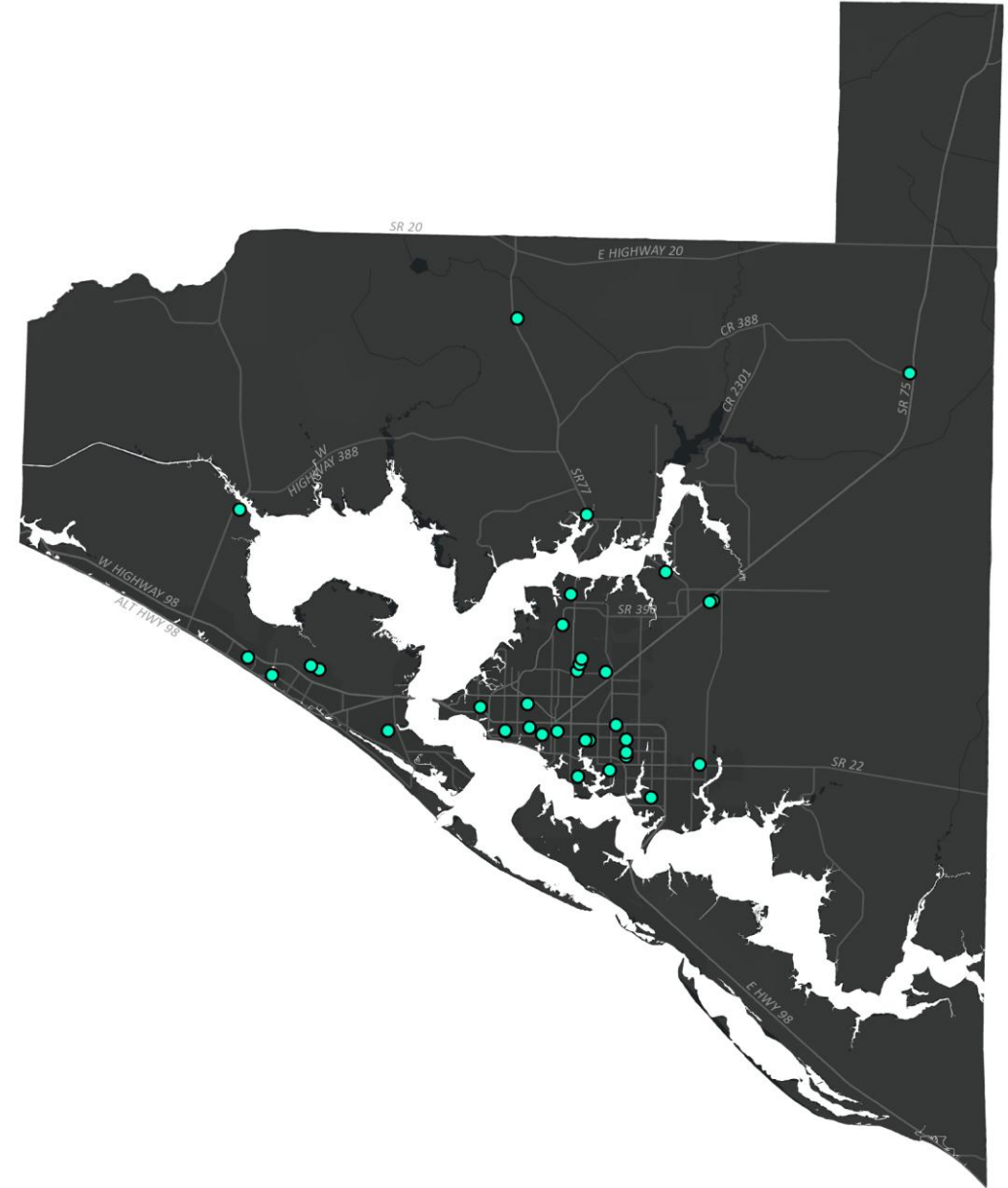


# Bay District Schools Introduction

## 42 Bay District Schools

- 18 elementary schools
- 6 middle schools
- 5 high schools
- K-8 combination school
- K-12 combination school (Deane Bozeman)
- 3 Special purpose schools
- 1 Adult/technical school
- 6 charter schools, 1 Virtual school

**30,841 students in public or charter schools**





# Impacts to the School District

<i>Students Attending Bay District Schools</i>	
City	2018
Tyndall AFB	464
Callaway	2,800+
Lynn Haven	4,395
Panama City	6,273

- 40% of the student population resided in areas with residential damage over 90%
- Over 75% of the apartment units in Bay County were damaged

N. FOX APARTMENTS



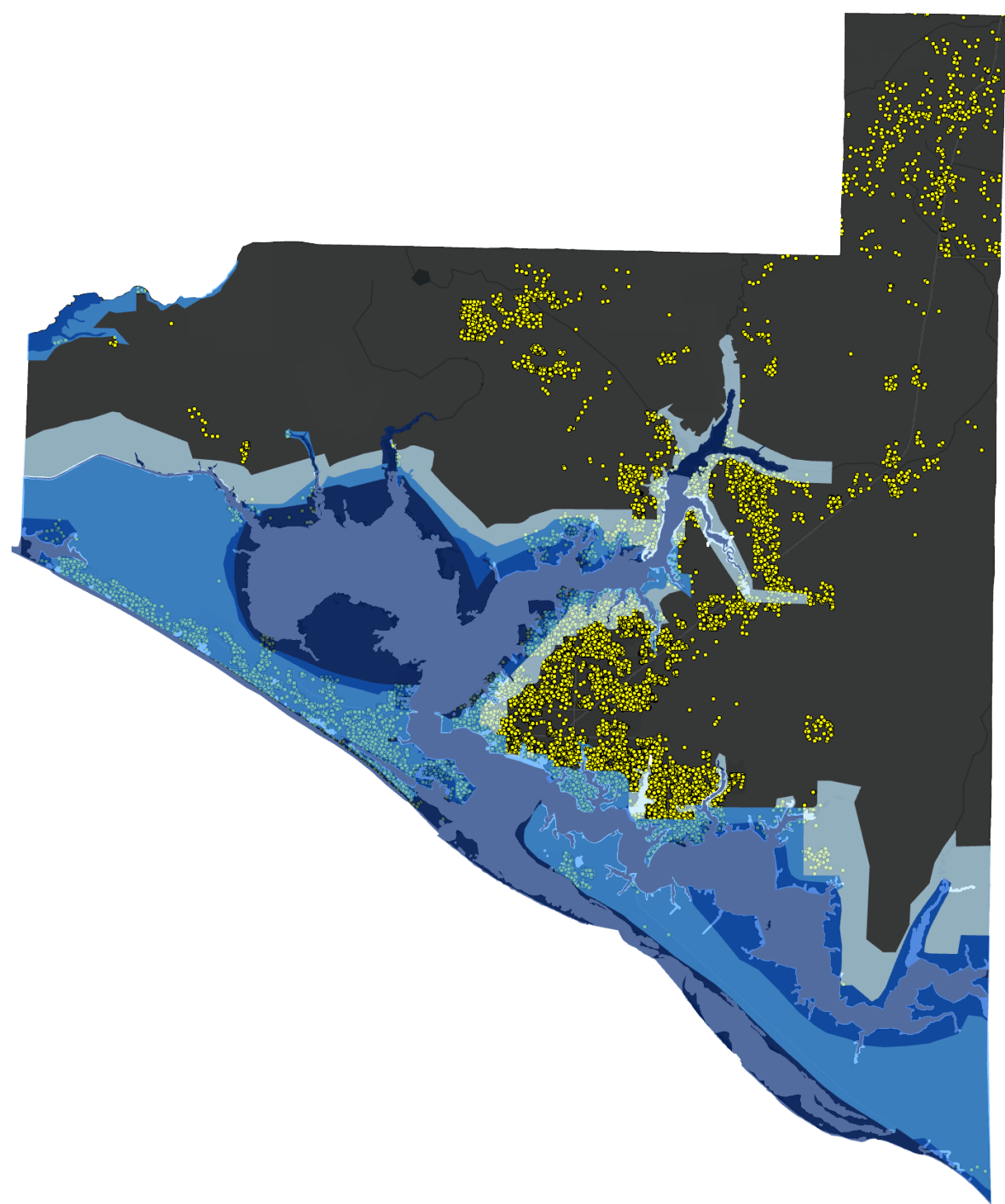
804 E. 15 ST. APARTMENTS





# Impacts to the School District

- 15,000+ students lived in evacuation zones in Bay County
- 738 homeless students prior to storm, over 4,700 after
- 143 new ELL students after the storm (766 total)





# Impacts to the School District

- 181 employee decrease
- 72 teachers, 102 support staff and approximately 100 substitutes
- \$12.4 million loss of revenue because of decreased enrollment





# Impacts to the School District

Bay Schools Student Decreases 2018		
Level	Students	Percentage
High	-560	9%
Middle	-672	14.5%
Elementary	-1799	17%
Special	-100	9.5%
Charters	-368	7.5%
PreK	-113	14%

Springfield Elementary School



2016



Post-Michael, 2018

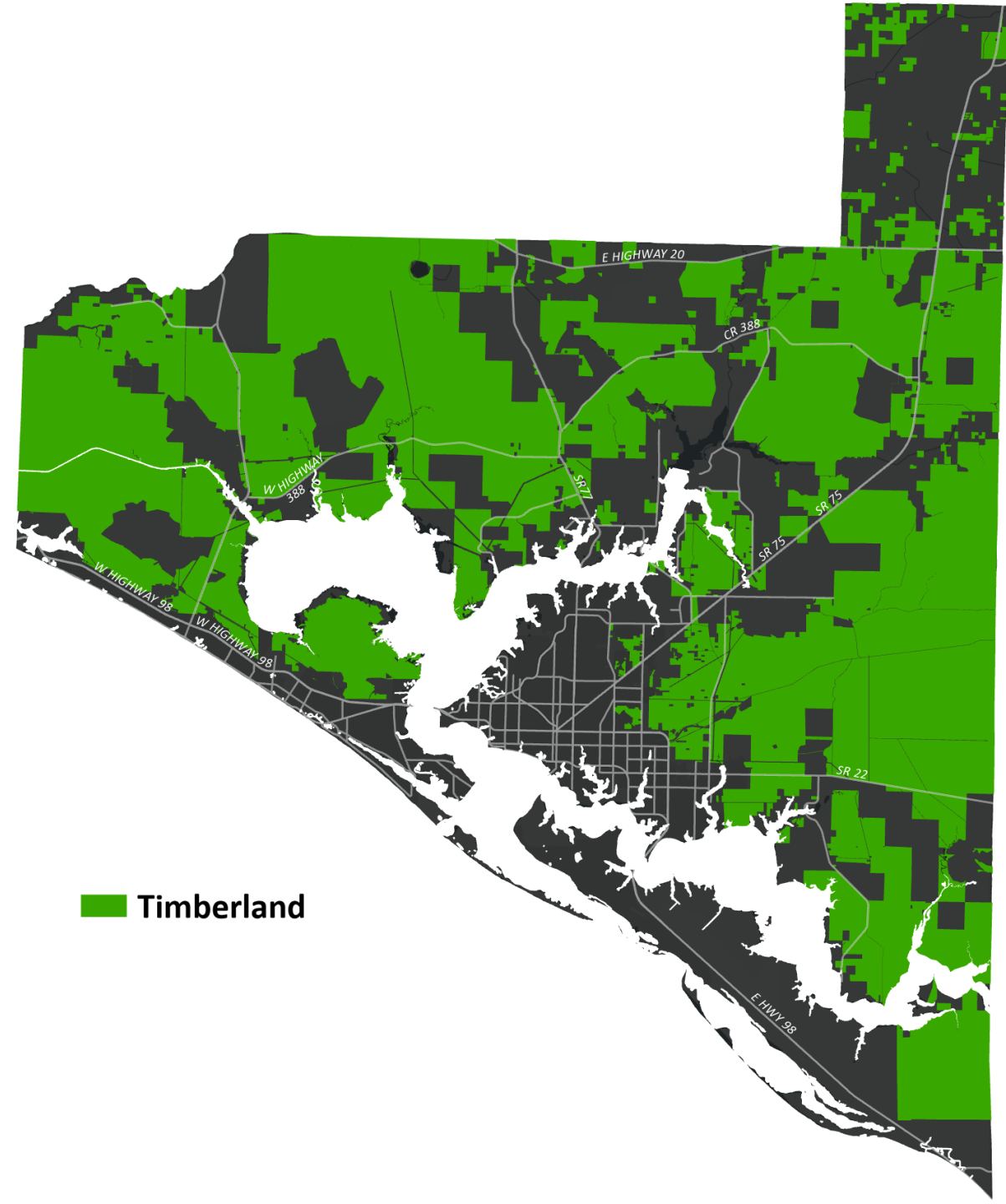


- **\$176.5 million in reconstruction was spent by BDS**
  - **District estimates of additional \$179 million needed**
  - **FEMA reimbursement of \$97.3 million**
- 
- **Everitt Middle School demolished**
  - **Everitt students combined with high school for a 6-12 school**
  - **Springfield Elementary repurposed to a BDS police station**



# Impacts to the Timber Industry

- **72 million tons over 3 million acres**
  - Slash pine for paper mills
  - 2.5 million logging trucks
  - \$1.3 billion dollar loss
- **Clean up costs exceeded \$2,000 acre**
  - 25% federal match for USFS grants
- **16,000 small plots with individual owners**
- **14,000 jobs lost**





# Region Wide Reconstruction Efforts

- St. Joe Company's "accelerated response to market conditions created by Hurricane Michael" spurred unprecedented development
- 30 new residential, commercial, or hospitality initiated in 2019
- Park Place, Titus Park, and College Station in 2019 (1,357 acres and 2,000+ phased unit development)



The Ward Creek community is a new residential project located in Panama City Beach, Florida. The community is planned for approximately 1,600 residential homesites to include a mix of single-family homes and townhomes. The Ward Creek community is being developed off of State Highway 79, approximately four miles from the Gulf of Mexico. Plans call for the community to be developed in phases and include amenities such as pools, green space and trails that connect to the area's broad trail network.



Comprising nearly 600 acres, Titus Park has been carefully planned with today's buyer in mind. Being developed in several phases and according to demand, current homesites offer homes by D.R. Horton, one of the most notable homebuilders in the region. Each home has been designed to provide the maximum of comfort and space with all the modern amenities you have come to expect in your new home.



The College Station community is located in the Blannorville area east of U.S. Highway 231 in Eastern Bay County, Florida. Comprising approximately 597 acres, College Station has been carefully planned with the homeowner in mind. Two local builders, Cambien Homes and Winterfell Construction, are ready to help you find your home in the College Station community.



The Park Place community is located in the Callaway area of Bay County, Florida. Situated on nearly 165 acres, the community is planned for approximately 400 homesites. Triland Homes is ready to help you find your home in the Park Place community.



Featuring 1, 2, and 3 bedroom units as well as amenities like a saltwater infinity pool, fitness center, and movie theater. This apartment community in Panama City Beach, Florida is a part of a joint venture with HomeCorp, Inc.



Epitomizing the importance of location, this community is next to thousands of acres of conservation land and approximately two miles from the beautiful, white sandy beaches of the Emerald Coast - as well as convenient to good schools, shopping, dining, and medical facilities.



This community is carefully nestled in a secluded woodland preserve along the sparkling waters of Crooked Creek and the spectacular 18,000-acre expanse of West Bay. RiverCamps homes embrace the outdoors while offering a welcomed sense of privacy.



COMING SOON! Site work has started on the first phase of the community which is planned for 42 townhomes. Future phases of the community are being planned to include additional townhomes, single-family homes, rental apartments and a walkable commercial village. The planned community is under development on the west end of Mexico Beach near U.S. Highway 98 and the town's public boat ramp.



COMING SOON! Mexico Beach Crossings will offer an abundance of upscale features and amenities that sets this apartment community in a class of its own. From spacious, contemporary floor plans to resort-style amenities, residents will enjoy a beautiful, comfortable home.

# Region Wide Reconstruction Efforts

- **\$4.9 billion *Installation of the Future* reconstruction of Tyndall AFB**
- **Panama City ranked 8<sup>th</sup> in the U.S. for net in-migration 2019-2020**
- **NW Florida Beaches International Airport serves 1.66 million passengers**
- **St. Joe Company record setting performance in 2023 and 1Q 2024**
  - Over 1,600 homesites under contract at Latitude Margaritaville
  - 19 active homebuilders

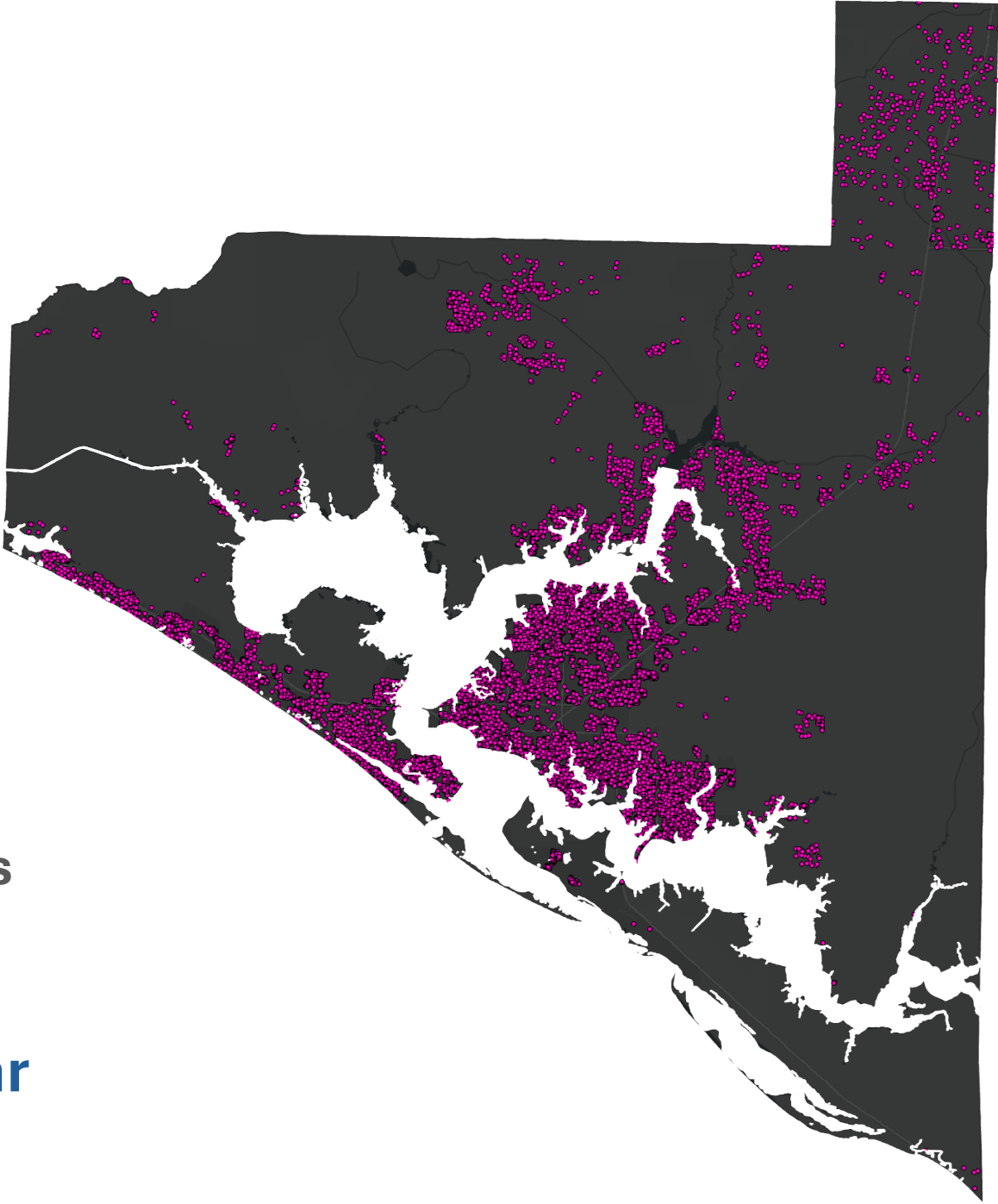


# Comparing Student Populations

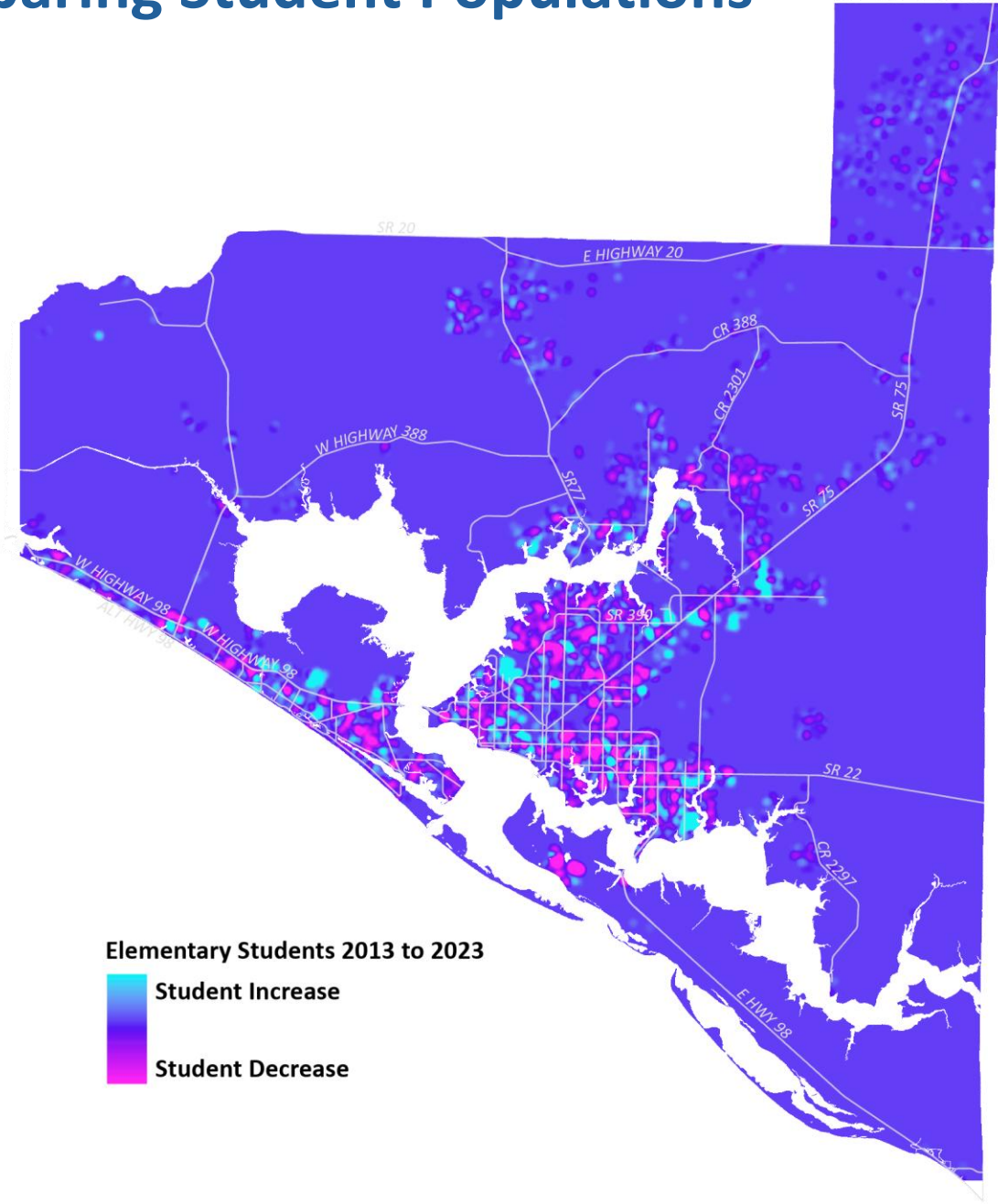
Students Attending Bay Schools District		
City	2018	2023
Tyndall AFB	464	245
Callaway	2,800+	2,489
Lynn Haven	4,395	3,714
Panama City	6,273	5,175

- Student locations from October 2023
- Matched to Bay County e911 addresses
- Second match to Property Appraiser parcels

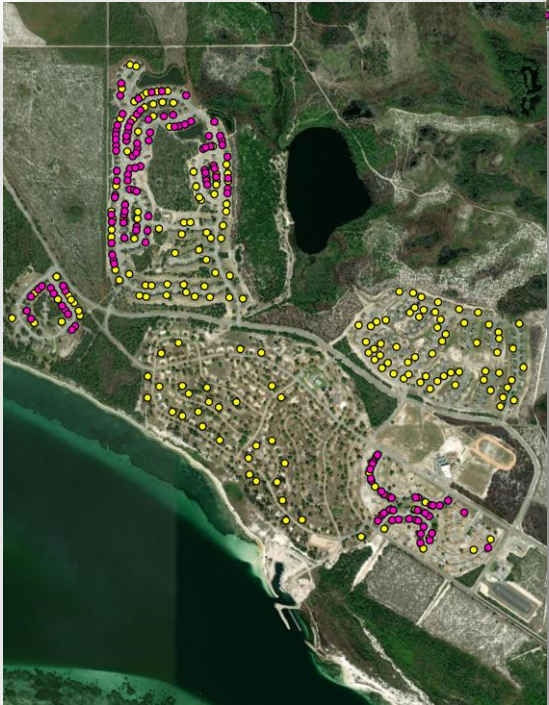
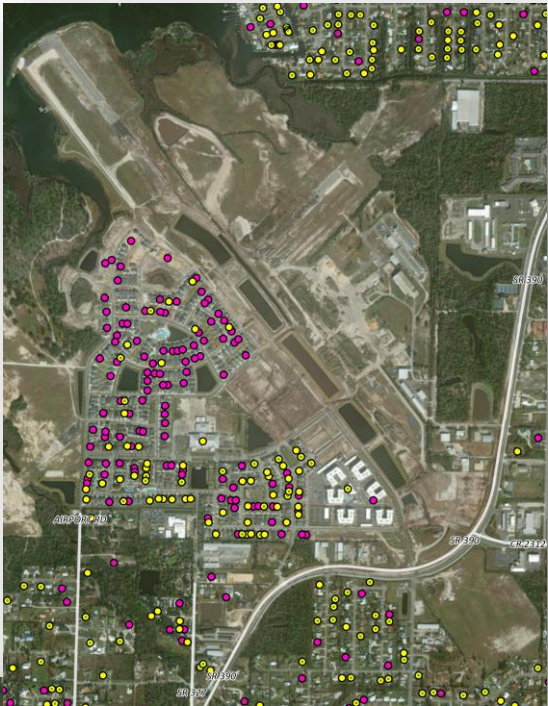
**28,155 students for the 2023 school year**



# Comparing Student Populations



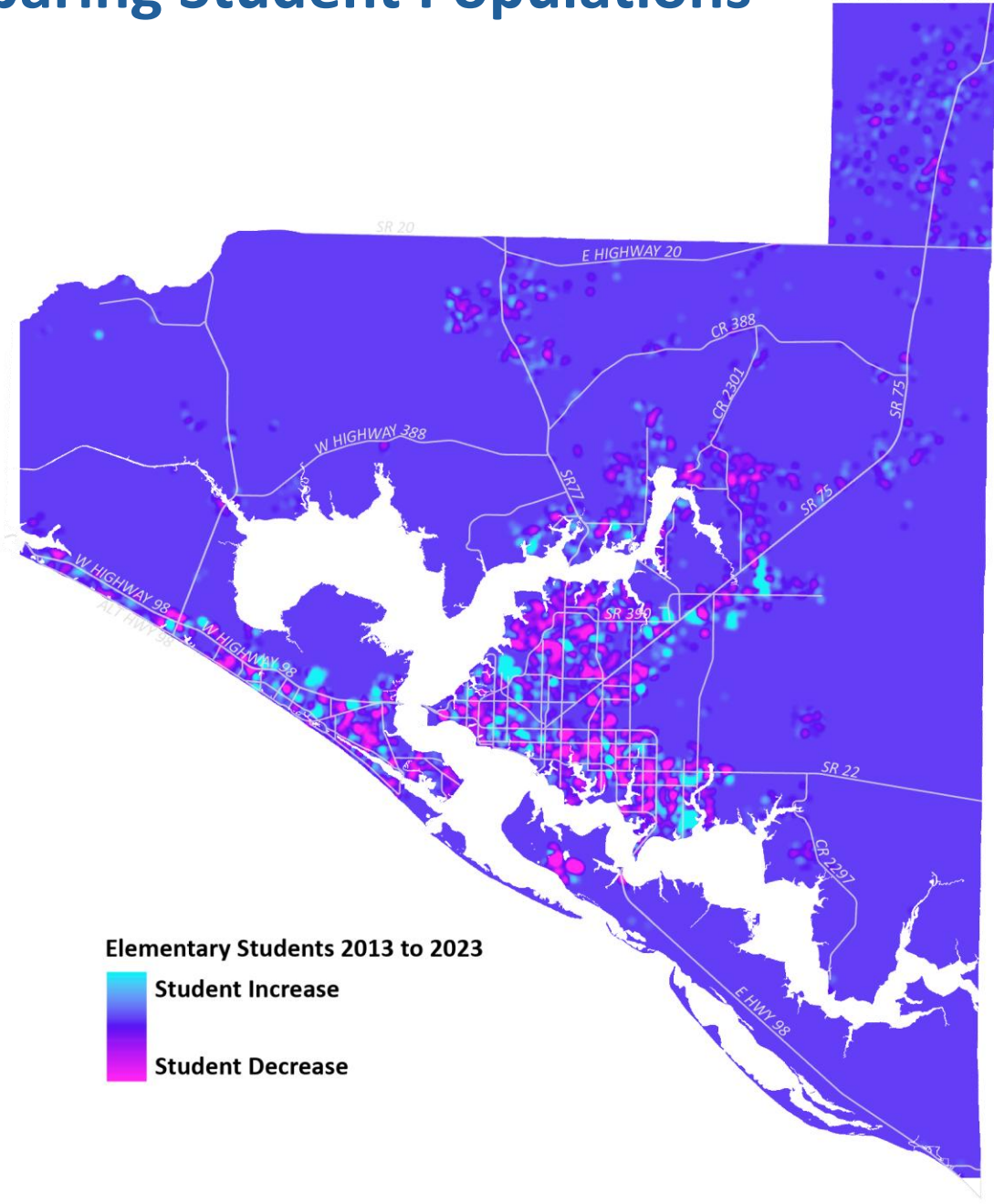
Sweetbay Development,  
Panama City



Base Housing,  
Tyndall Air Force Base



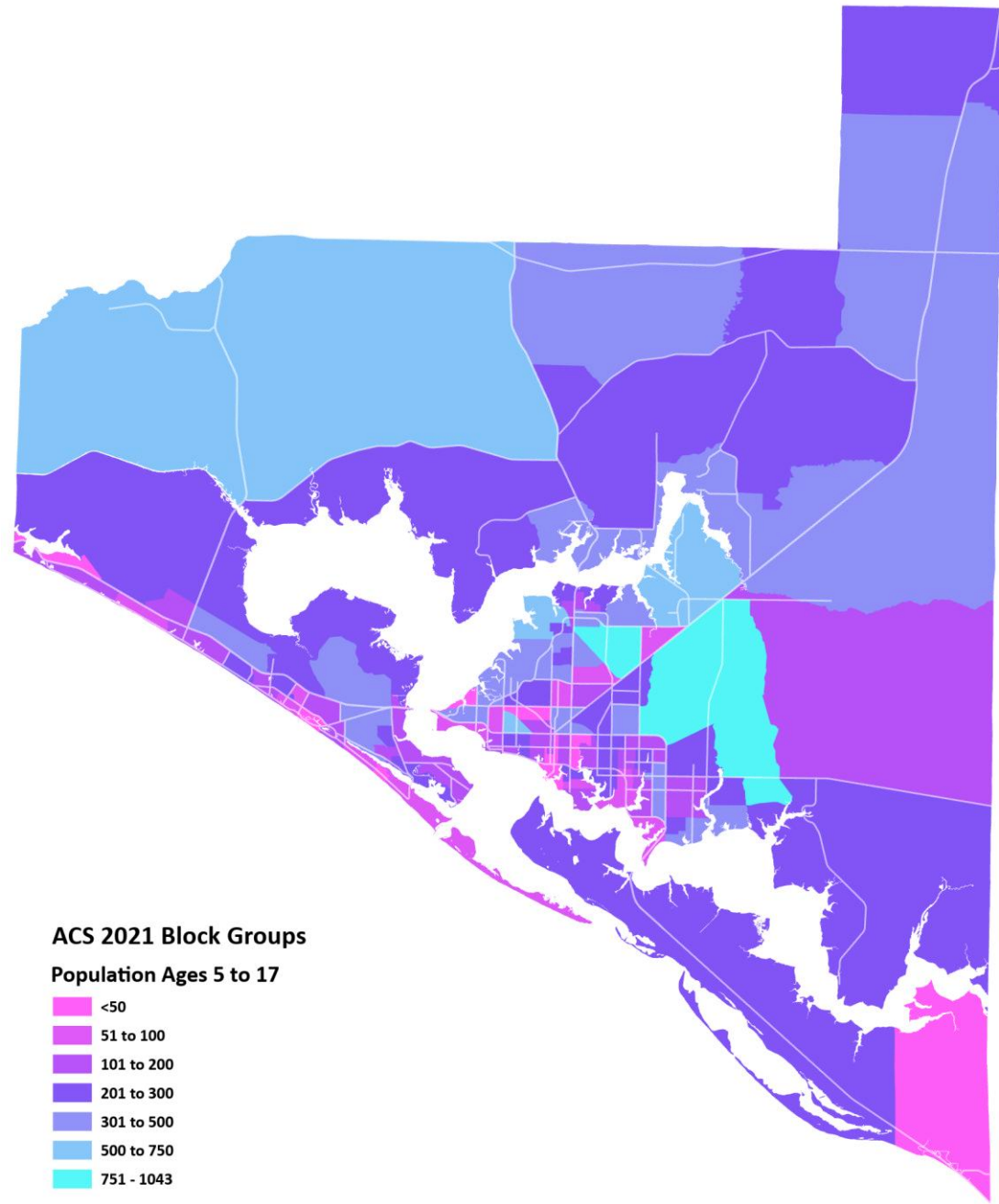
# Comparing Student Populations



Elementary Students 2013 to 2023

Student Increase

Student Decrease



ACS 2021 Block Groups

Population Ages 5 to 17

<50

51 to 100

101 to 200

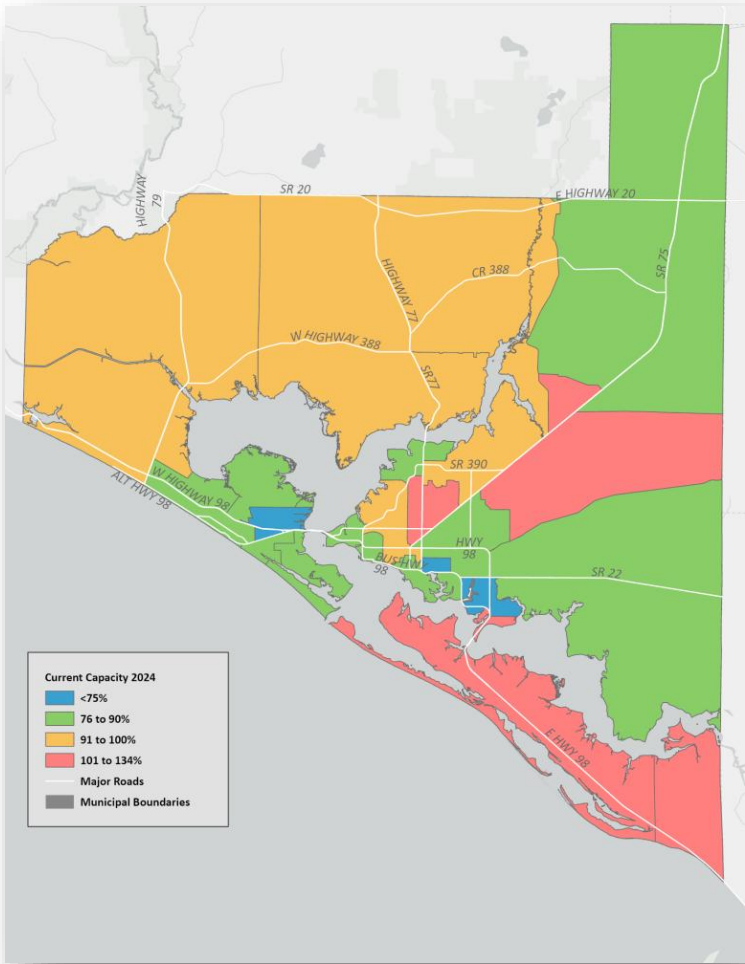
201 to 300

301 to 500

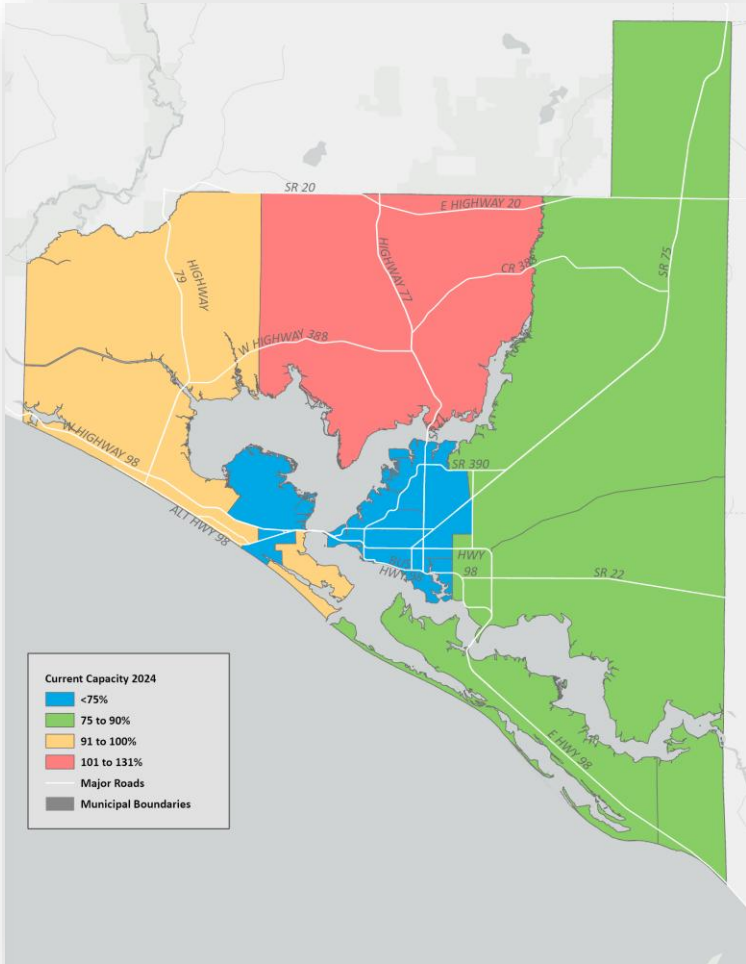
500 to 750

751 - 1043

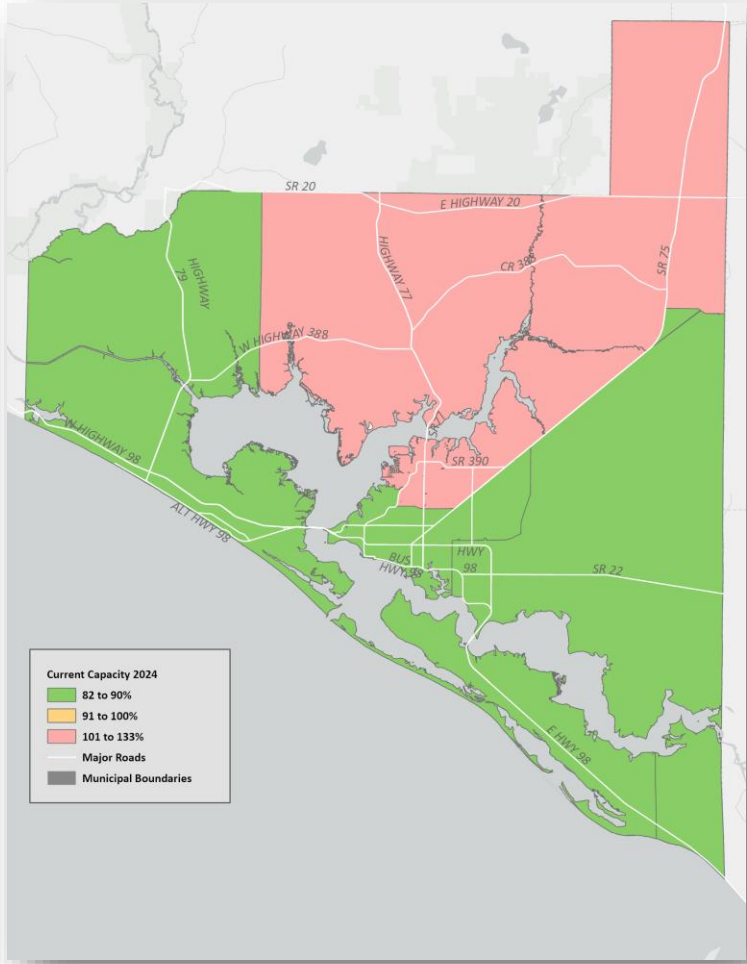
# 2023 School Capacity by Attendance Zone



Elementary



Middle



High

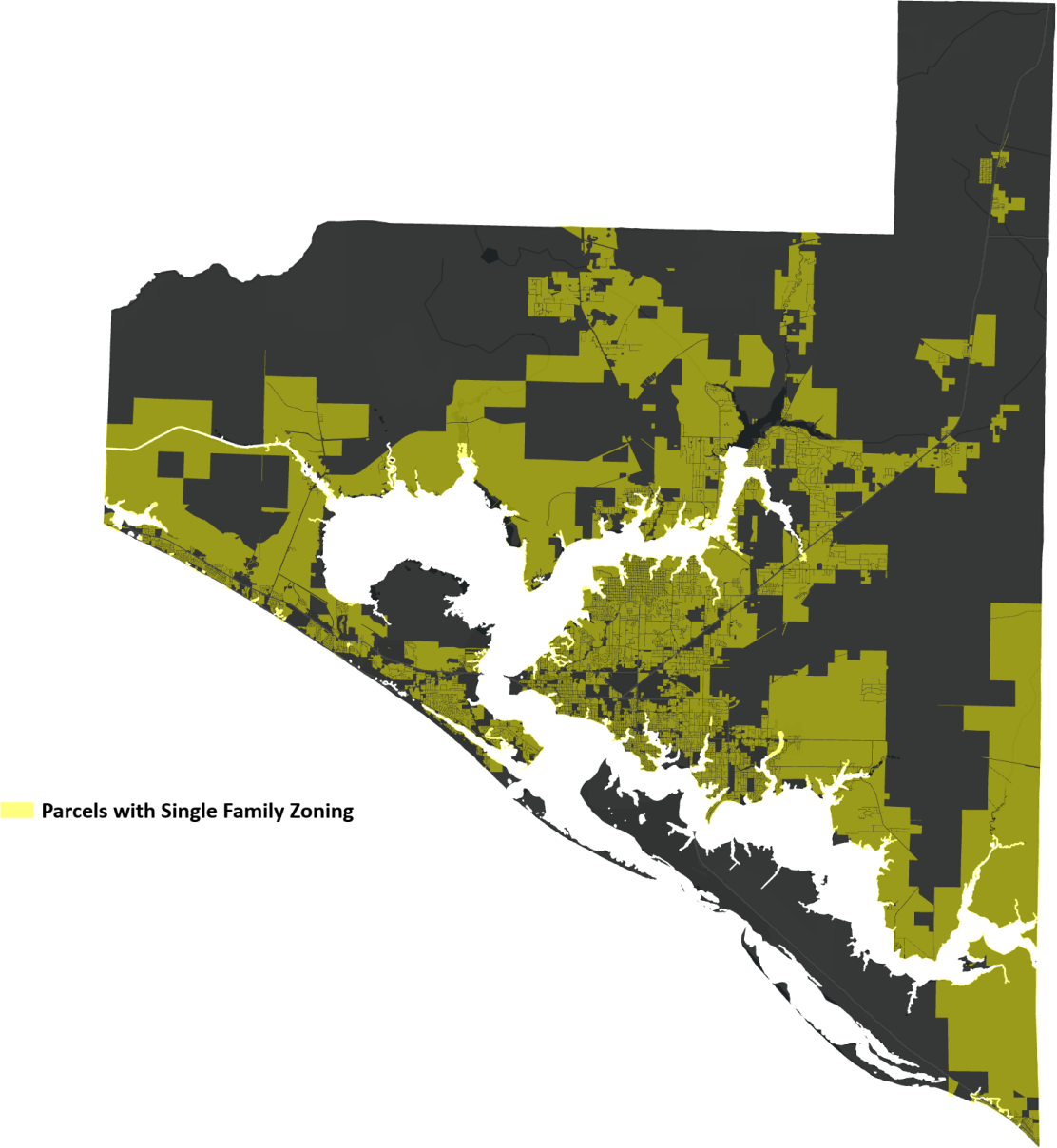
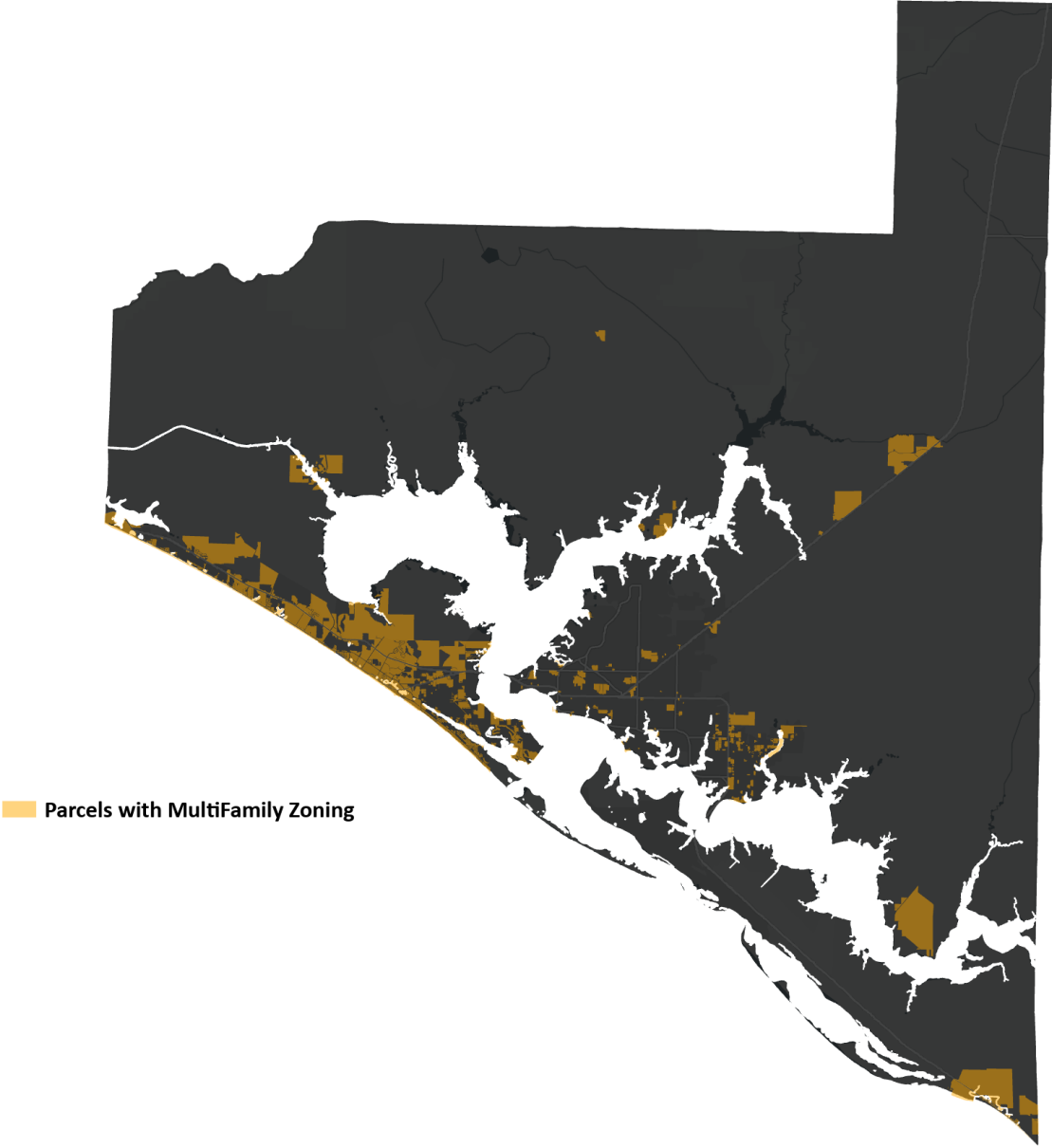


# Student Generation Rate Analysis

- Initial classification into Residential vs. Non-residential land use
- Residential land use subdivided into Single-Family, Multi-Family and Mobile Home classifications
- Removed communities indicated as 55+ or retirement homes
- Duplexes and townhomes are treated as Single-Family residences
- Condominiums classified as Multi-Family Residences
- $SGR = \text{Number of Units} / \text{Number of Relevant Students}$

SR 390

# Student Populations and Land Use



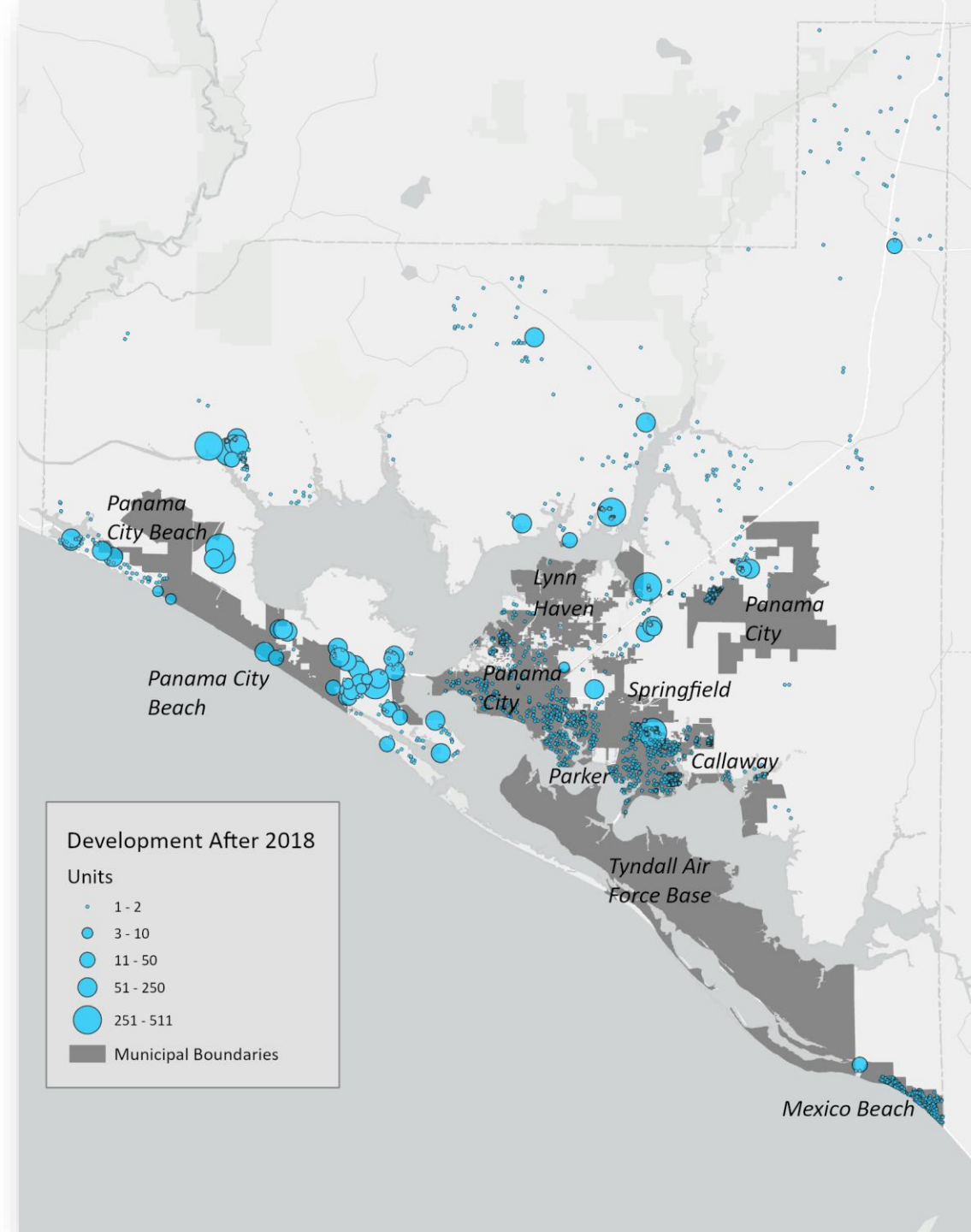


# Student Generation Rate Analysis

Bay District 2023 Student Generation Rates (SGR) # Current Students / # of Current Dwelling Units= SGR			
Level	Single-Family	Multi-Family	Mobile Home
Elementary	0.18	0.46	1.25
Middle	0.07	0.20	0.53
High	0.10	0.27	0.74

# Bay County Development

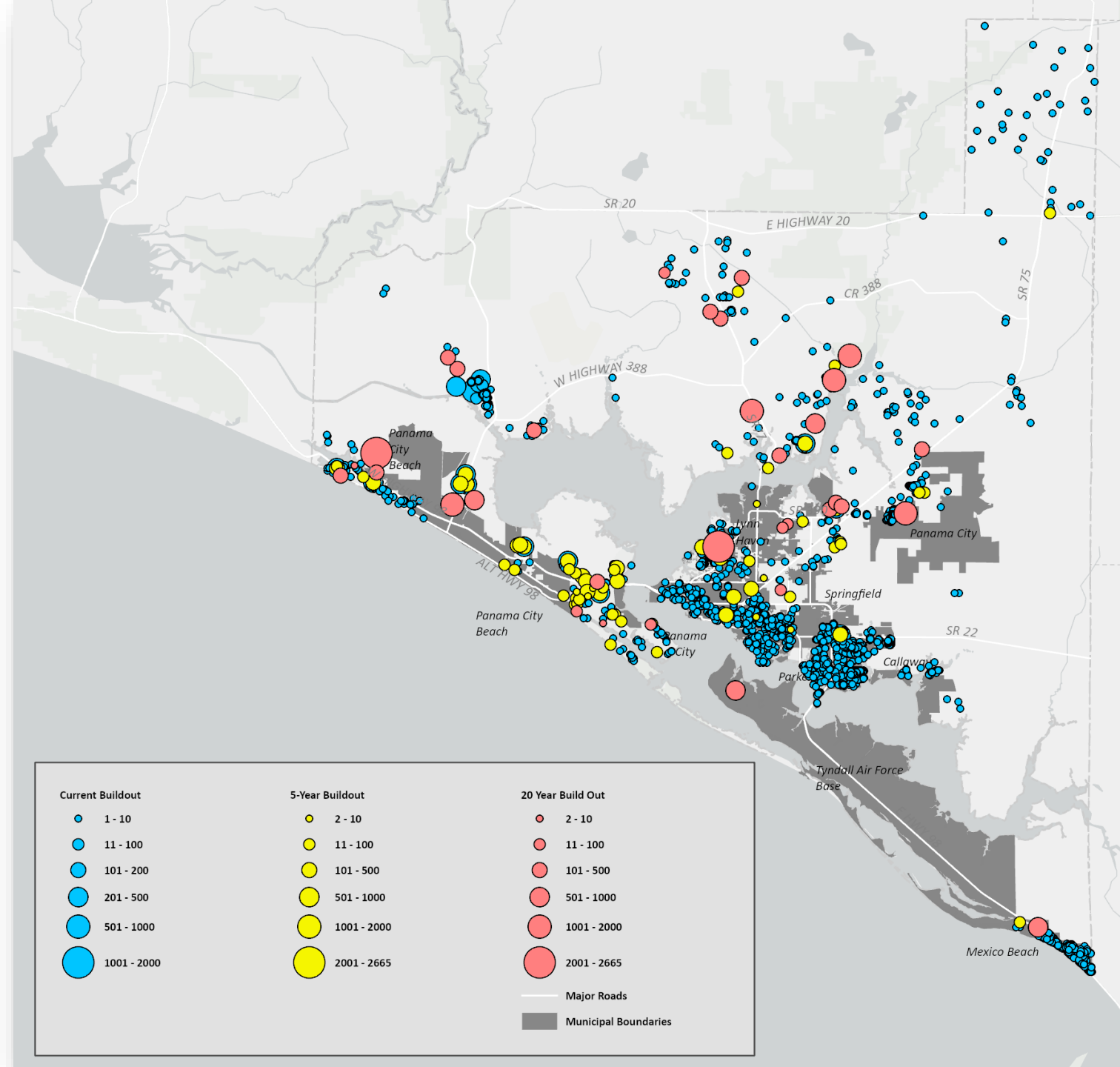
- **Current County population of 190,769**
- **Expected to exceed 215,000 residents by 2050**  
(University of Florida Bureau of Economic and Business Research- BEBR)
- **Projections based on past population patterns that include the decrease after Michael and prior to the 2020 Census**



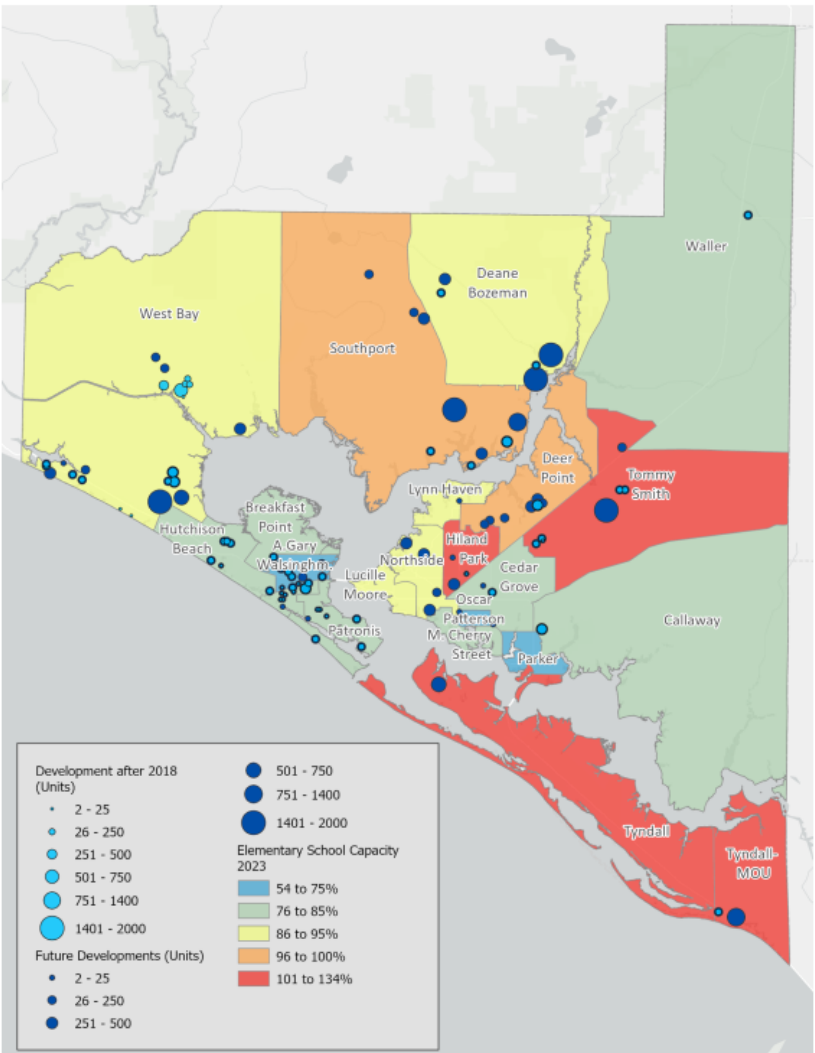


# Bay County Development

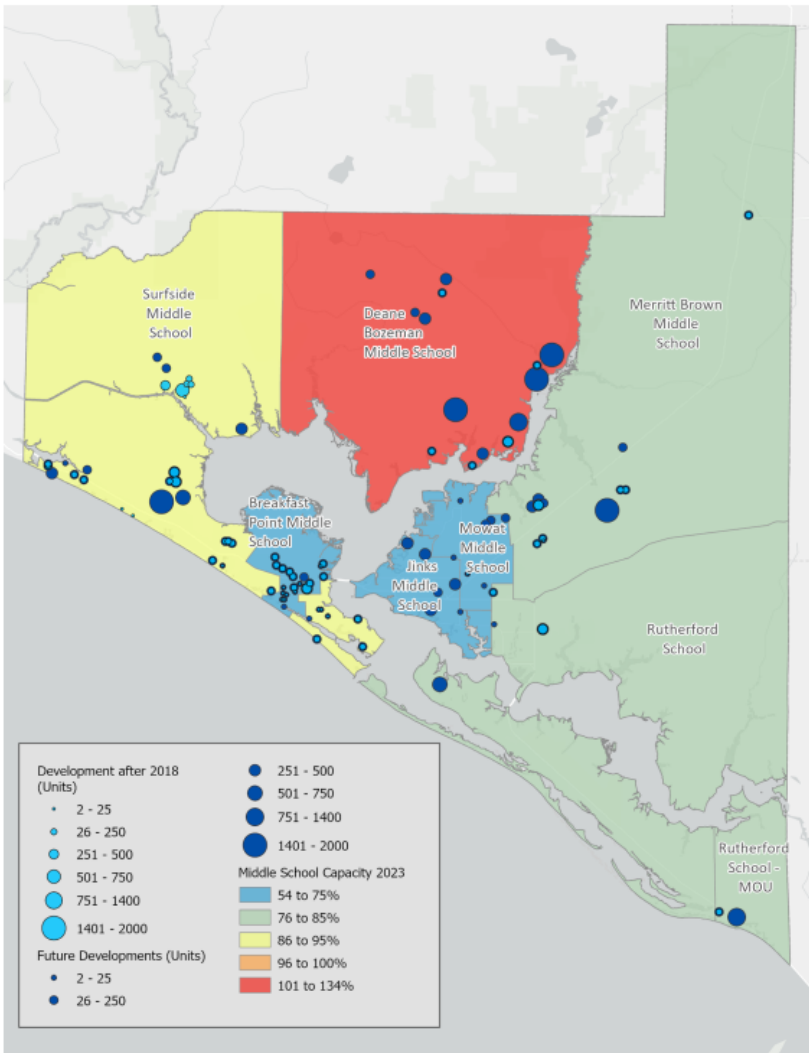
- 93,892 residential units as of October 2023
- Over 28,000 residential dwelling units are currently entitled for new development
- SGR indicates 4,200 new students within 5 years; 7,500 in the next ten years



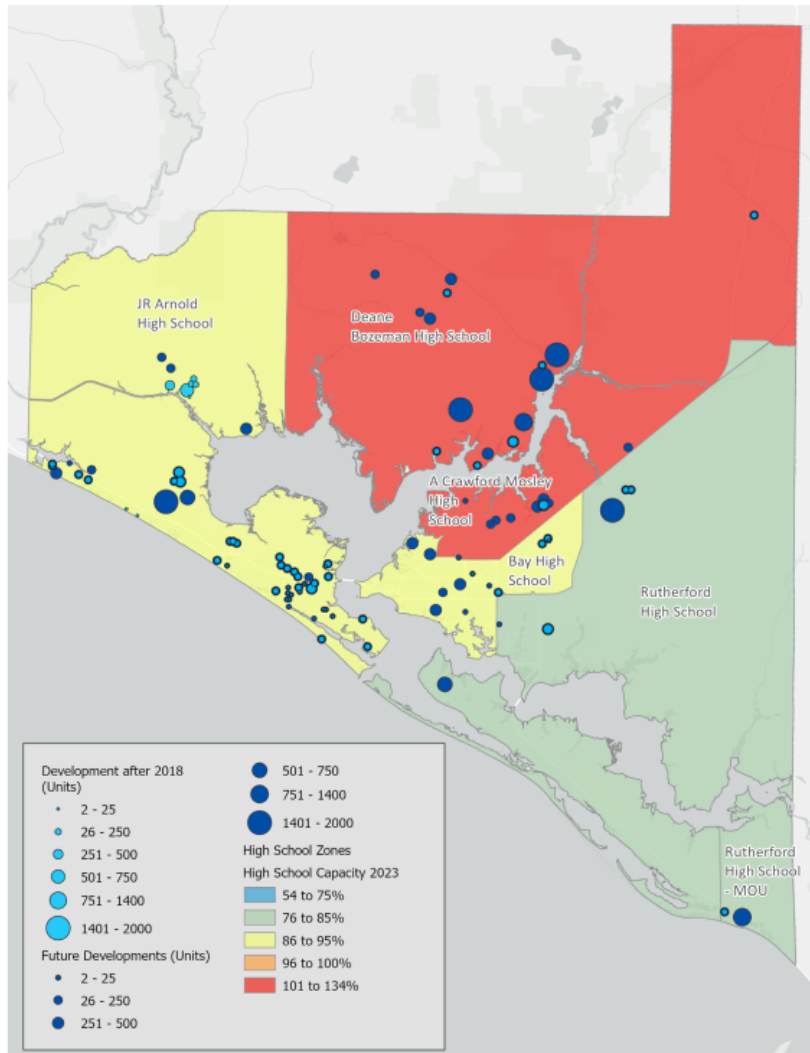
# 2023 School Capacity by Attendance Zone with Development Locations



Elementary



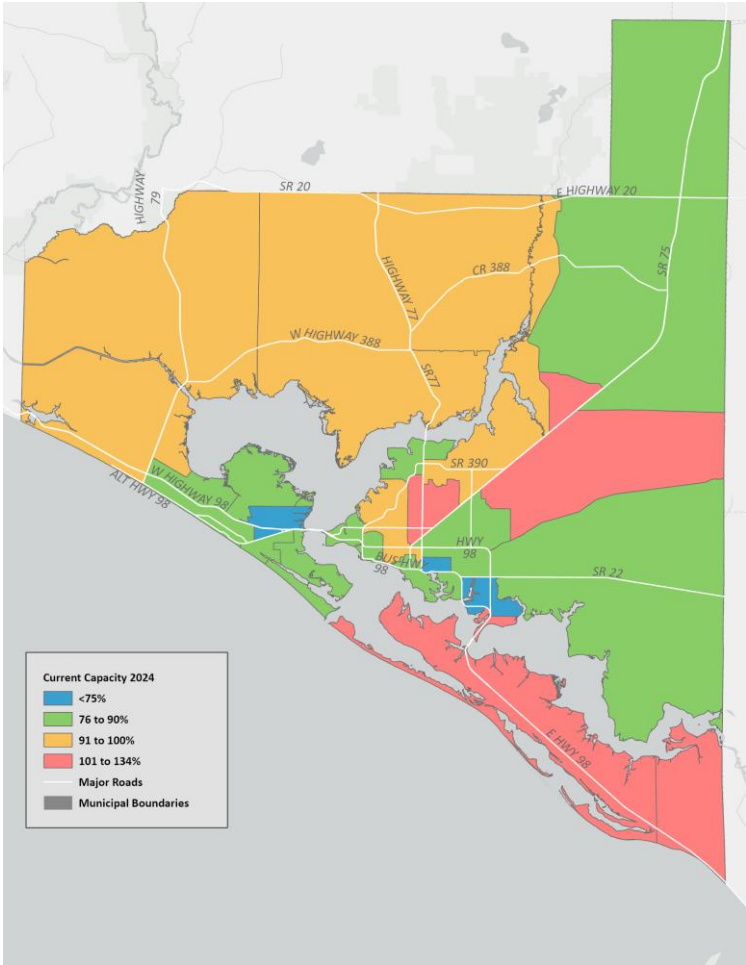
Middle



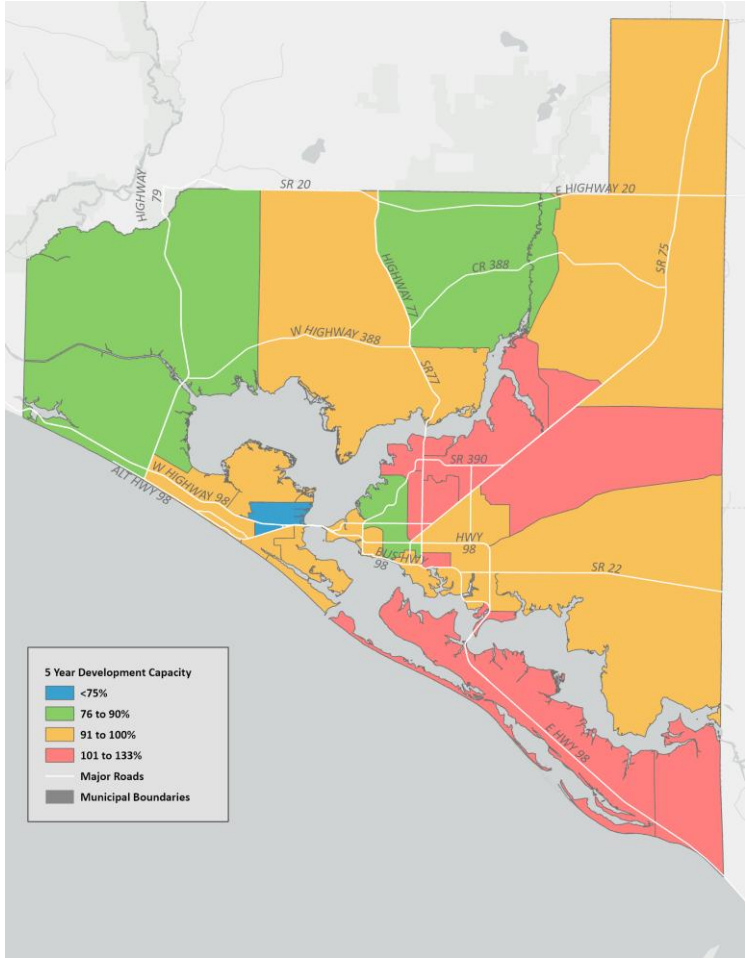
High



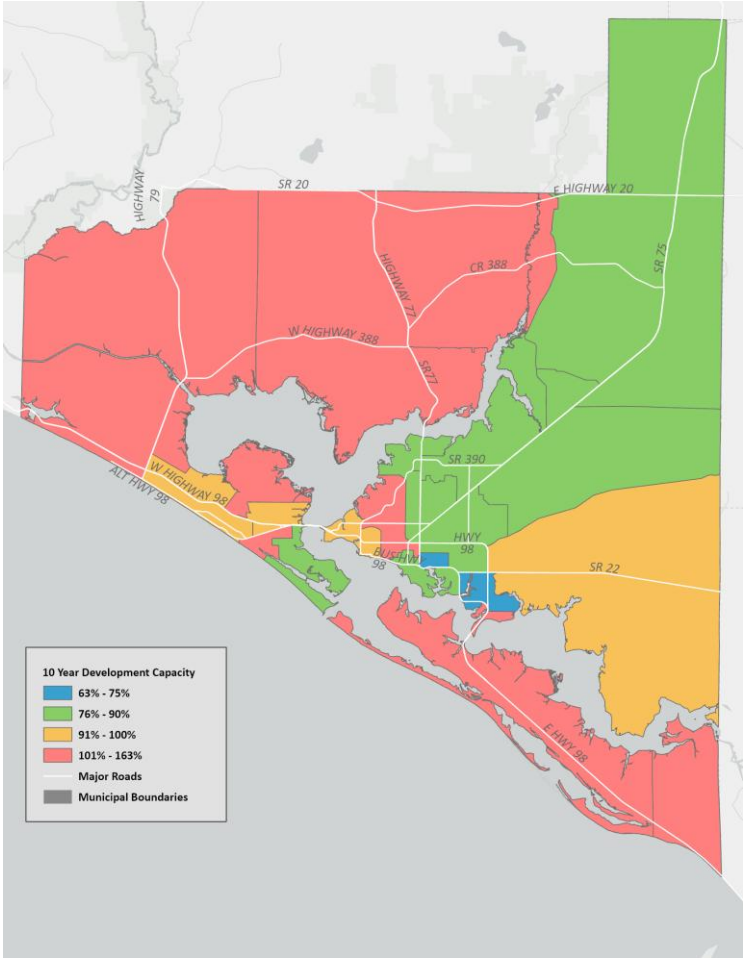
# Future Elementary School Capacity with Completed Developments



Current

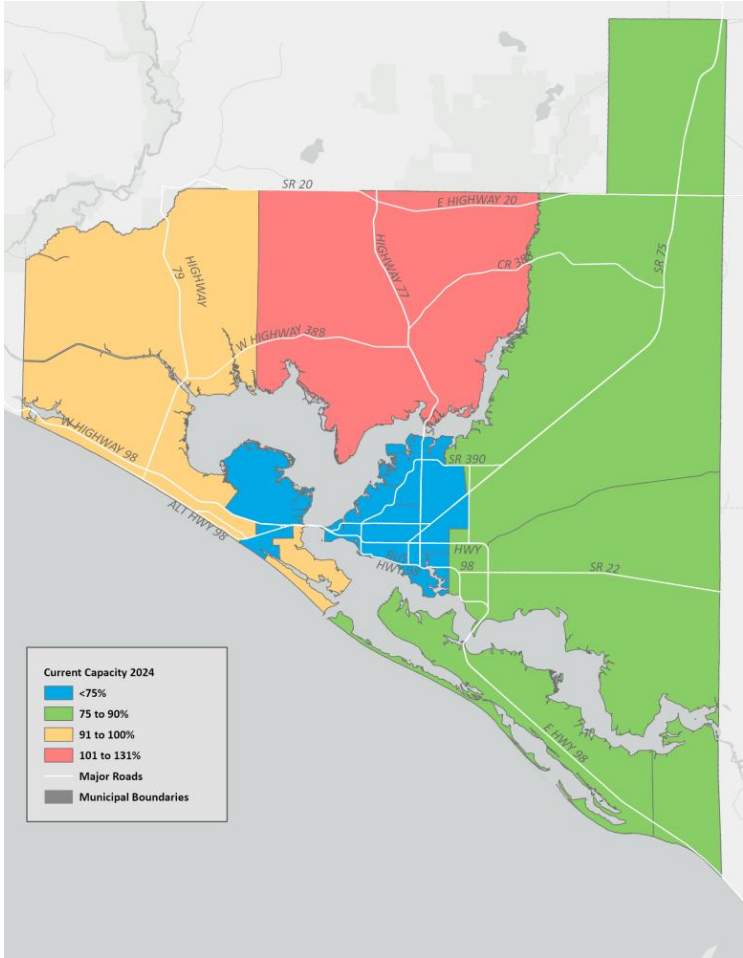


Five-Year

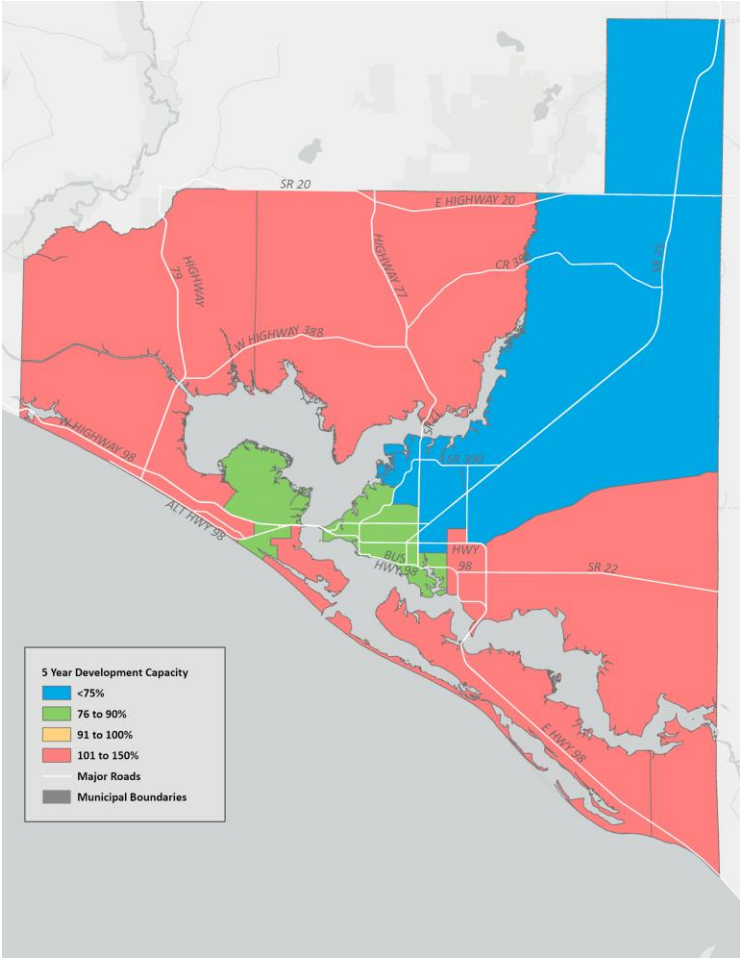


Ten-Year

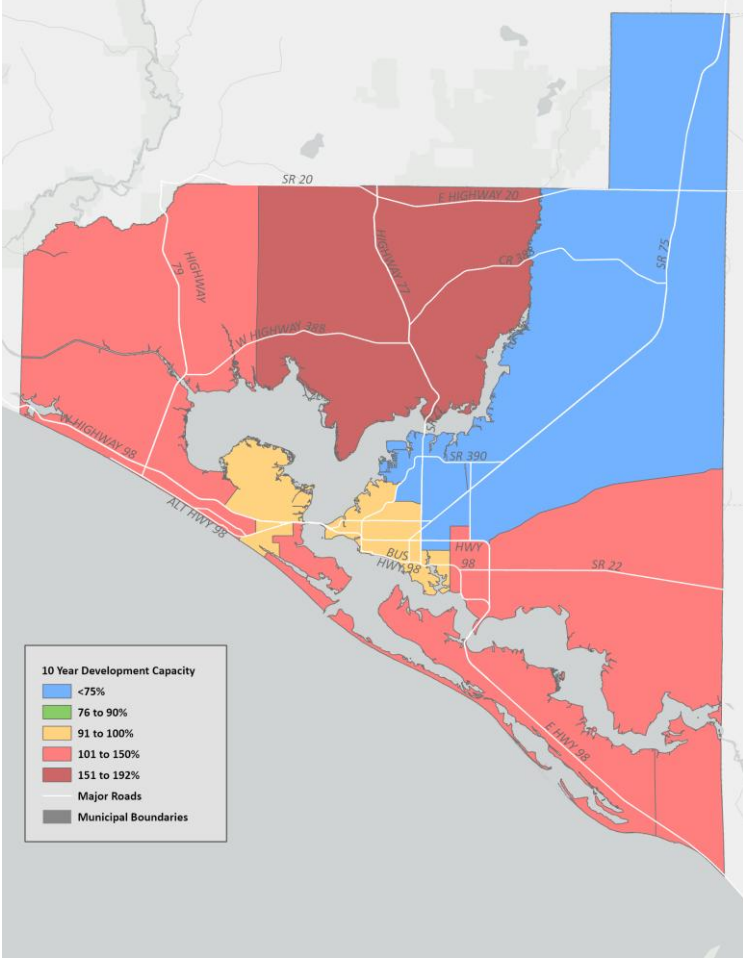
# Future Middle School Capacity with Completed Developments



Current



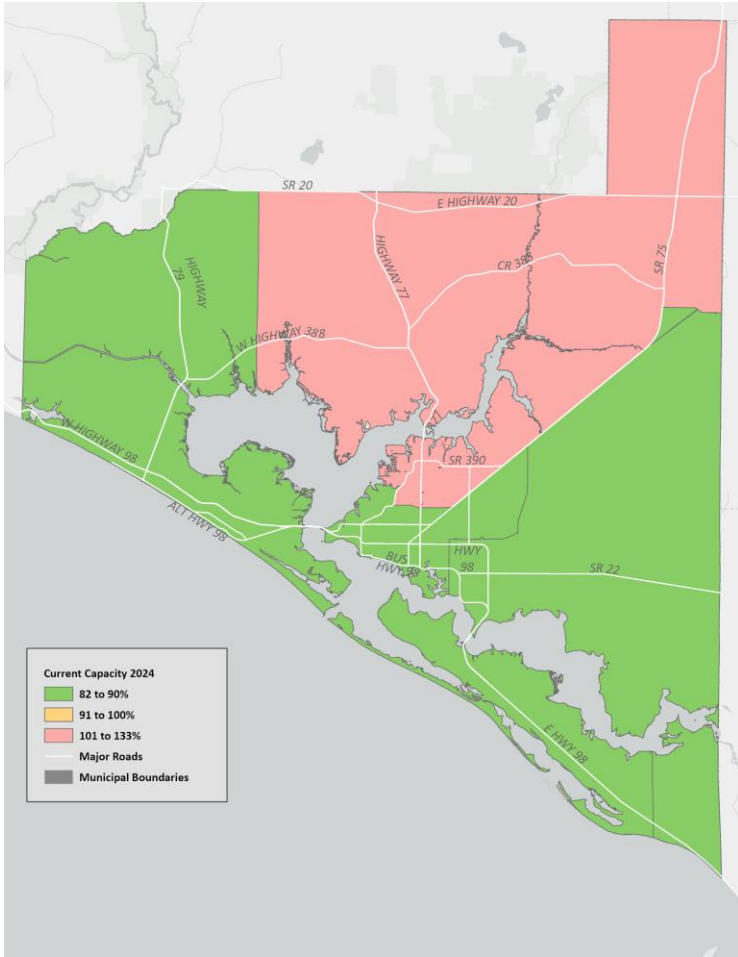
Five-Year



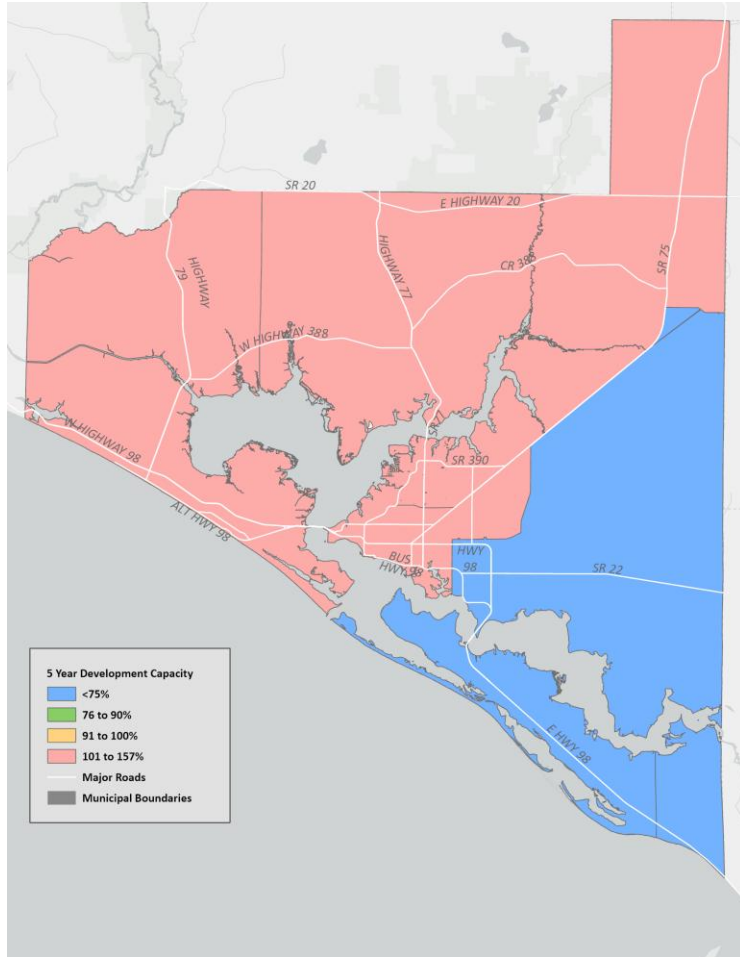
Ten-Year



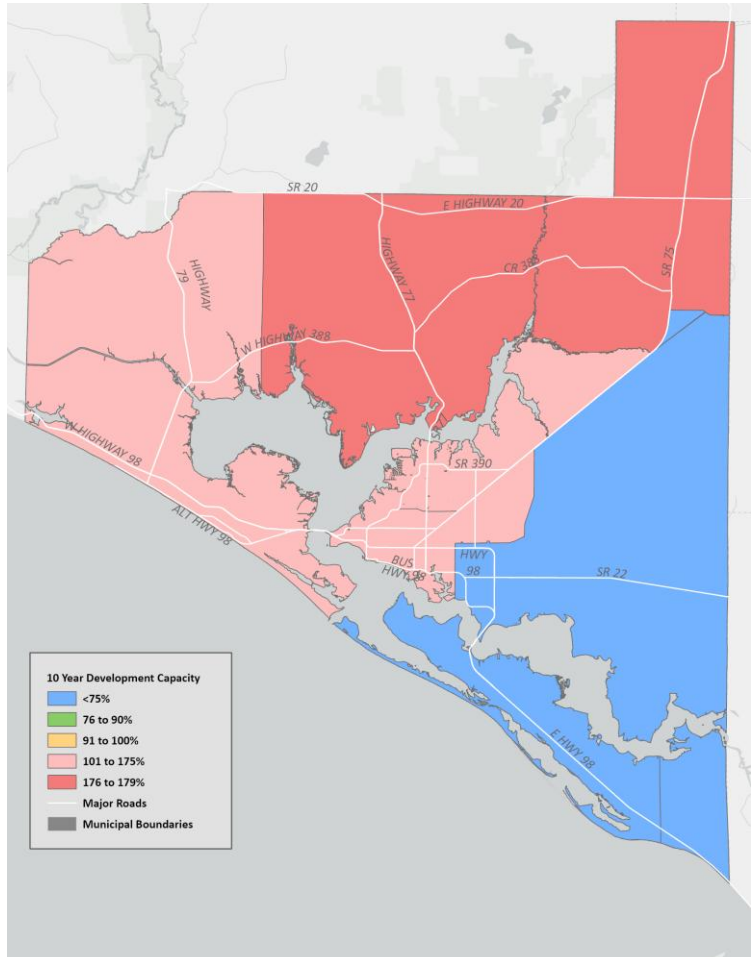
# Future High School Capacity with Completed Developments



Current

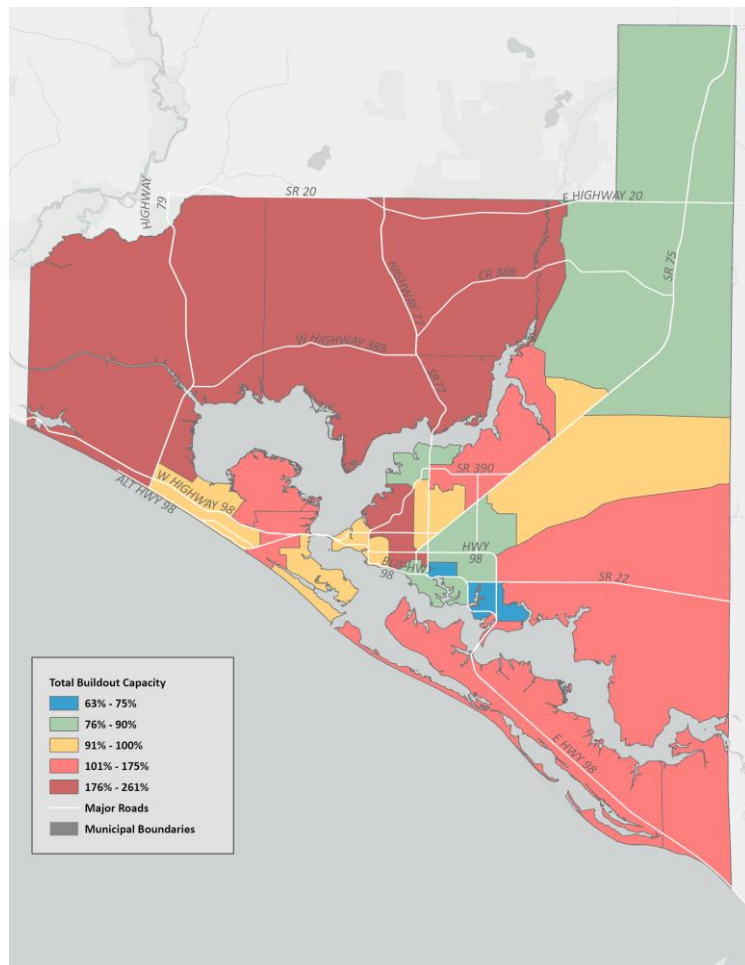


Five-Year

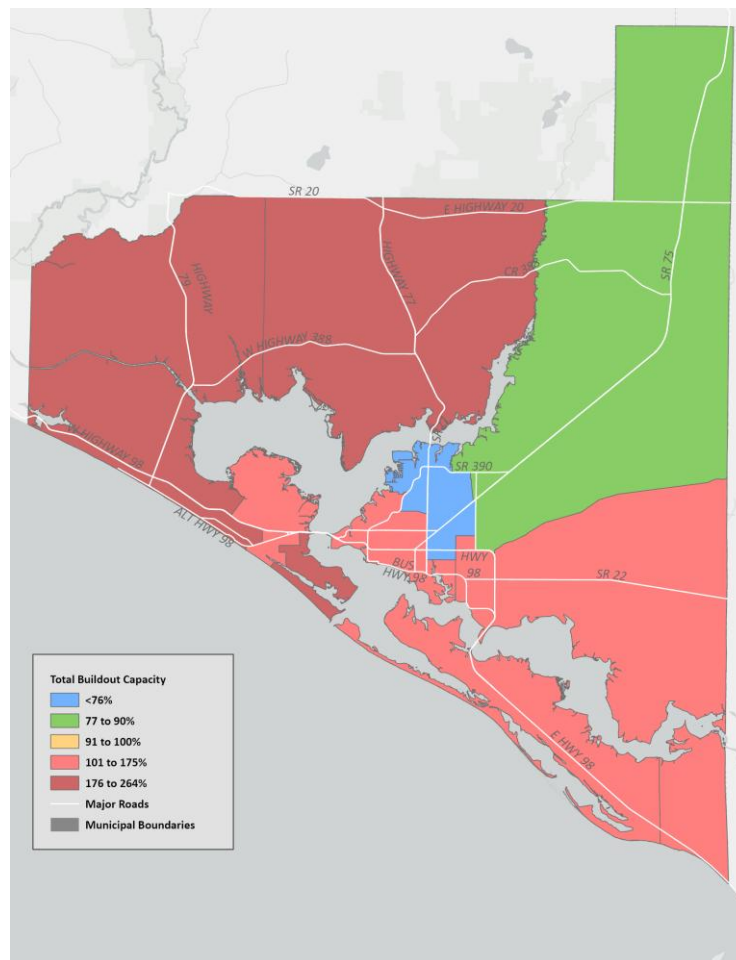


Ten-Year

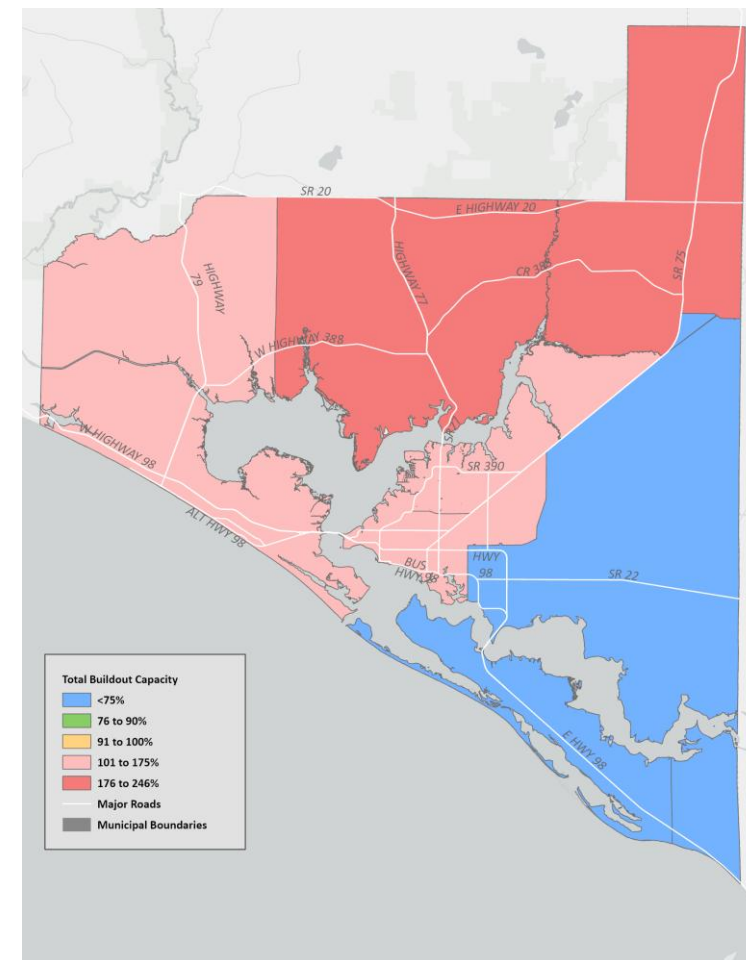
# Total Build-Out Capacity with Completed Developments



Elementary



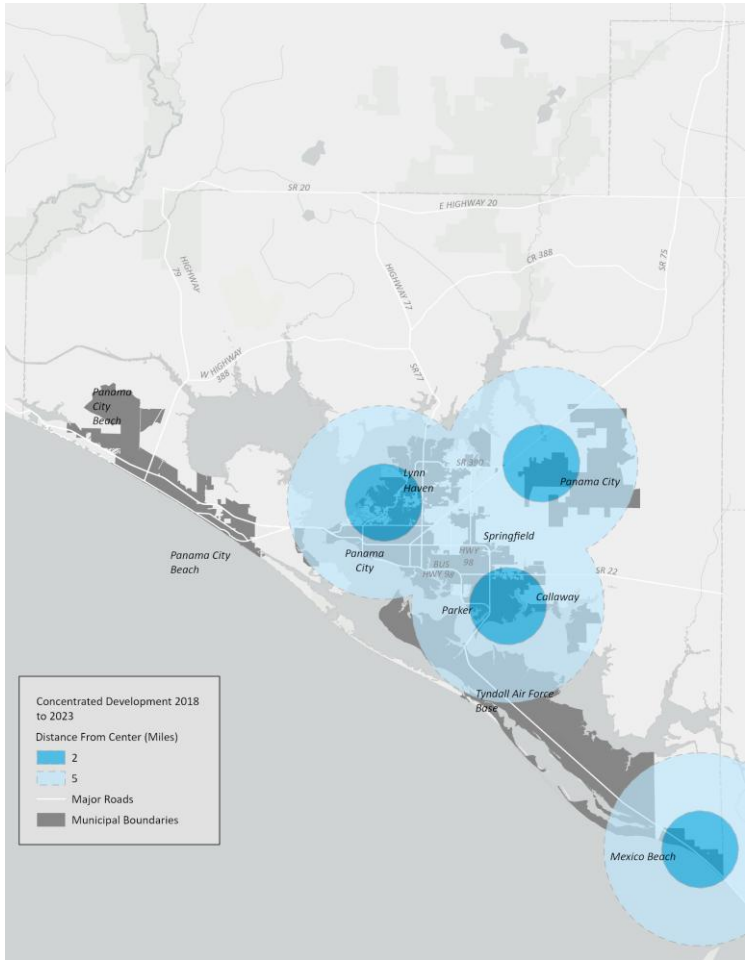
Middle



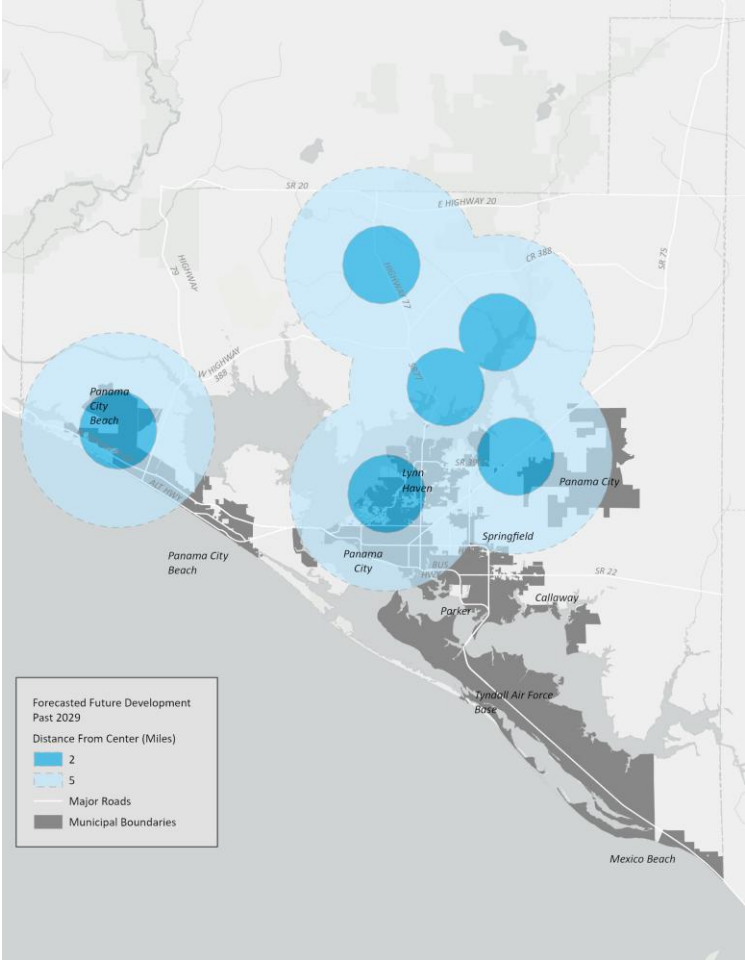
High



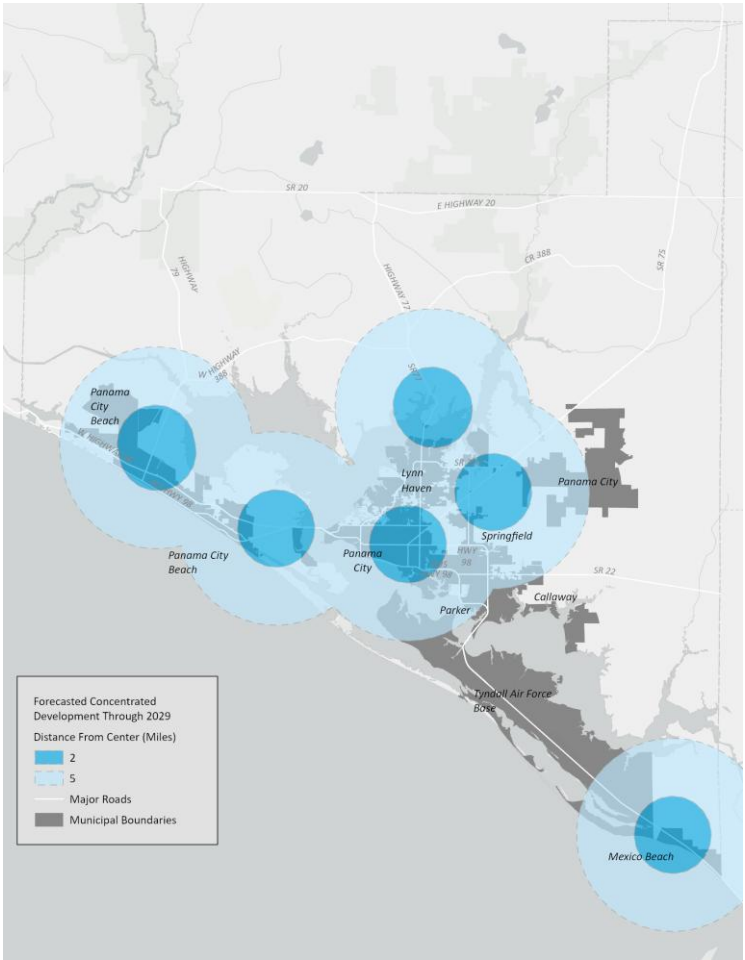
# Development Intensity Buffer Zones



Current



Five-Year

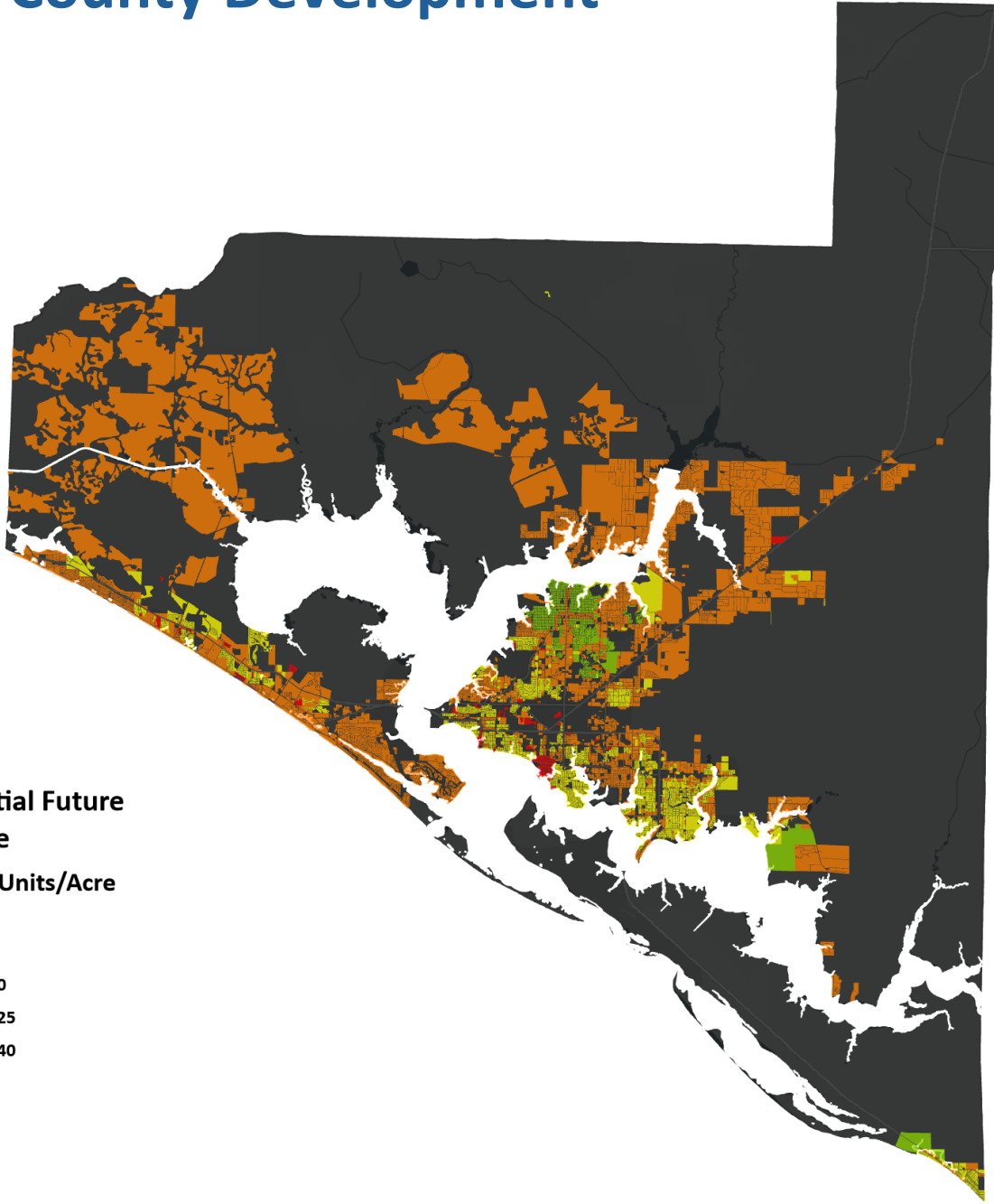


Ten-Year

# Bay County Development

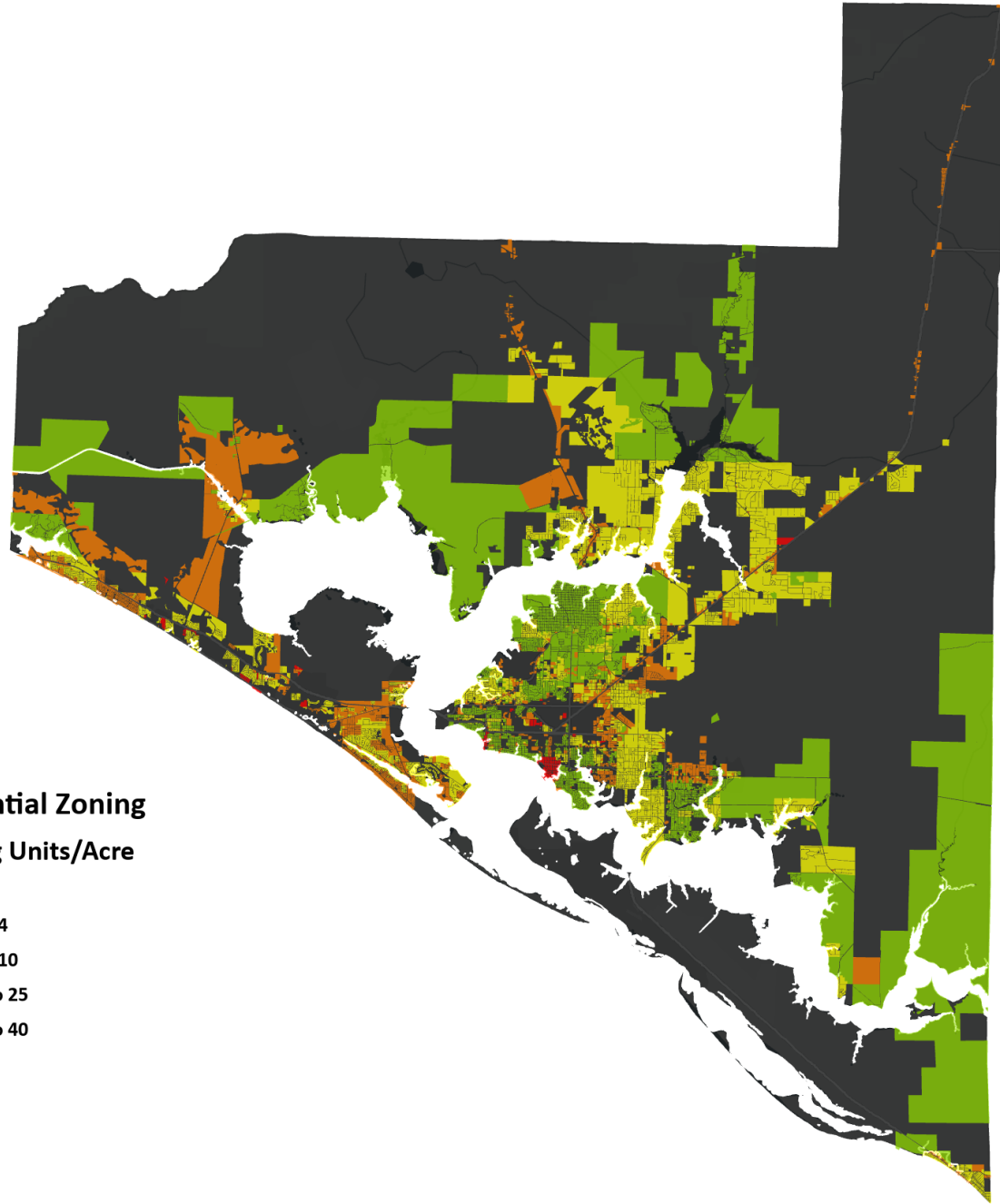
**Residential Future  
Land Use**  
Dwelling Units/Acre

- 1 to 4
- 5 to 10
- 11 to 25
- 26 to 40



**Residential Zoning**  
Dwelling Units/Acre

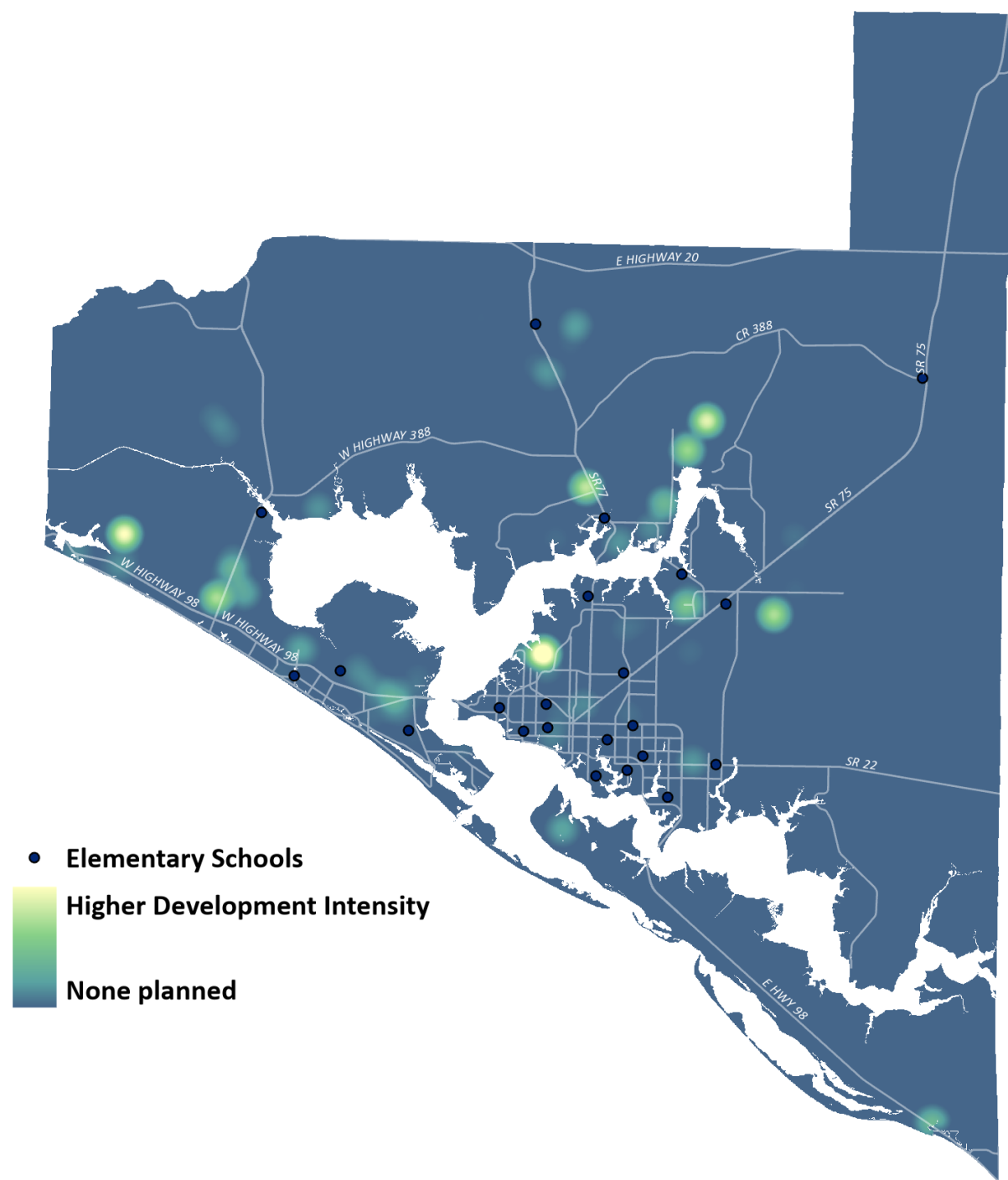
- 1 to 4
- 5 to 10
- 11 to 25
- 26 to 40





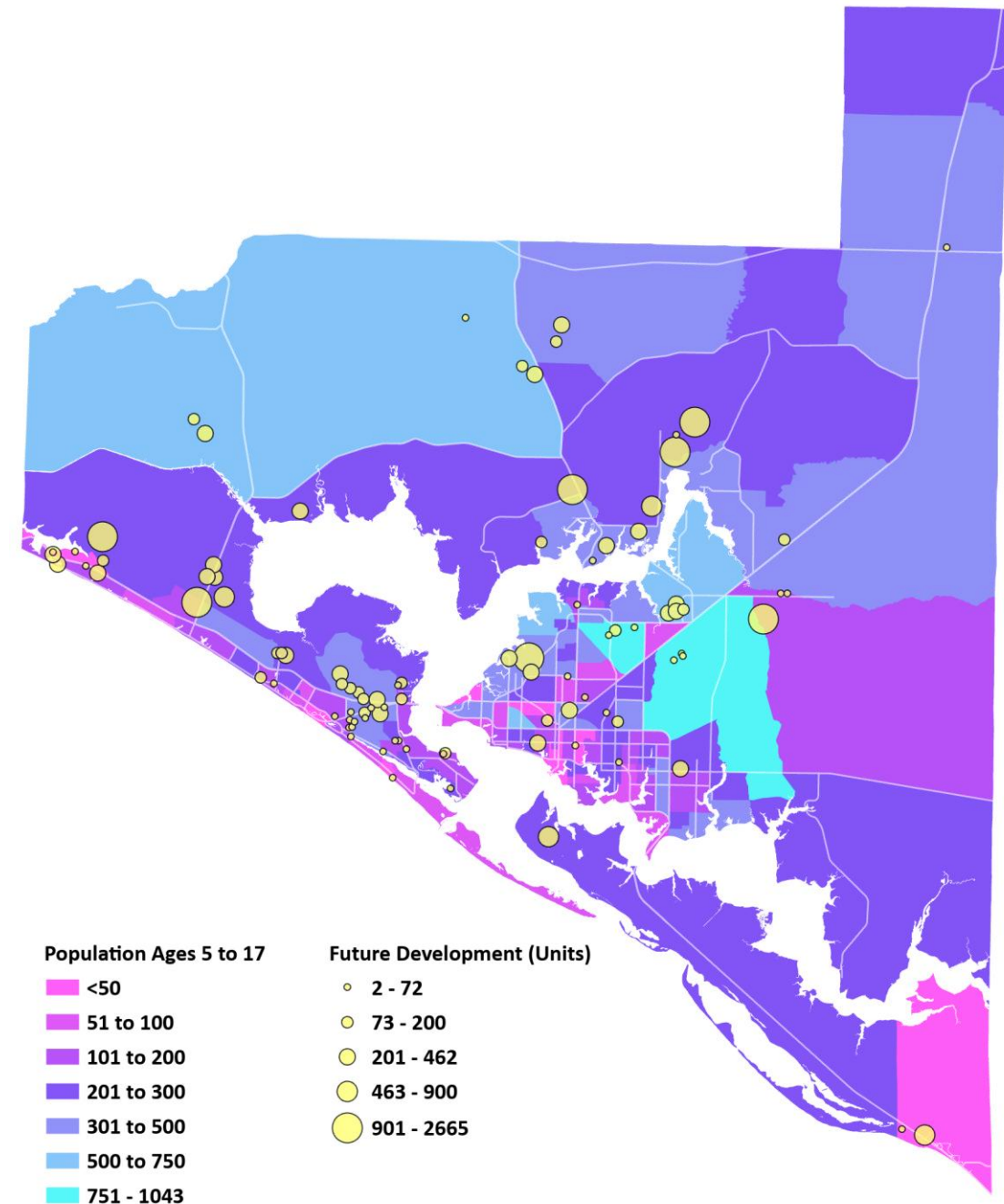
# Development Projections

- Over 28,000 residential units planned over the 20-year horizon
- About 25% of that total within five years.
- Large areas of timber owned by St. Joe Company are being converted to residential land use
- Development is predominantly within the unincorporated areas of Bay County
- Urgent capacity need in northern district than will only intensify with new development



# Development Projections

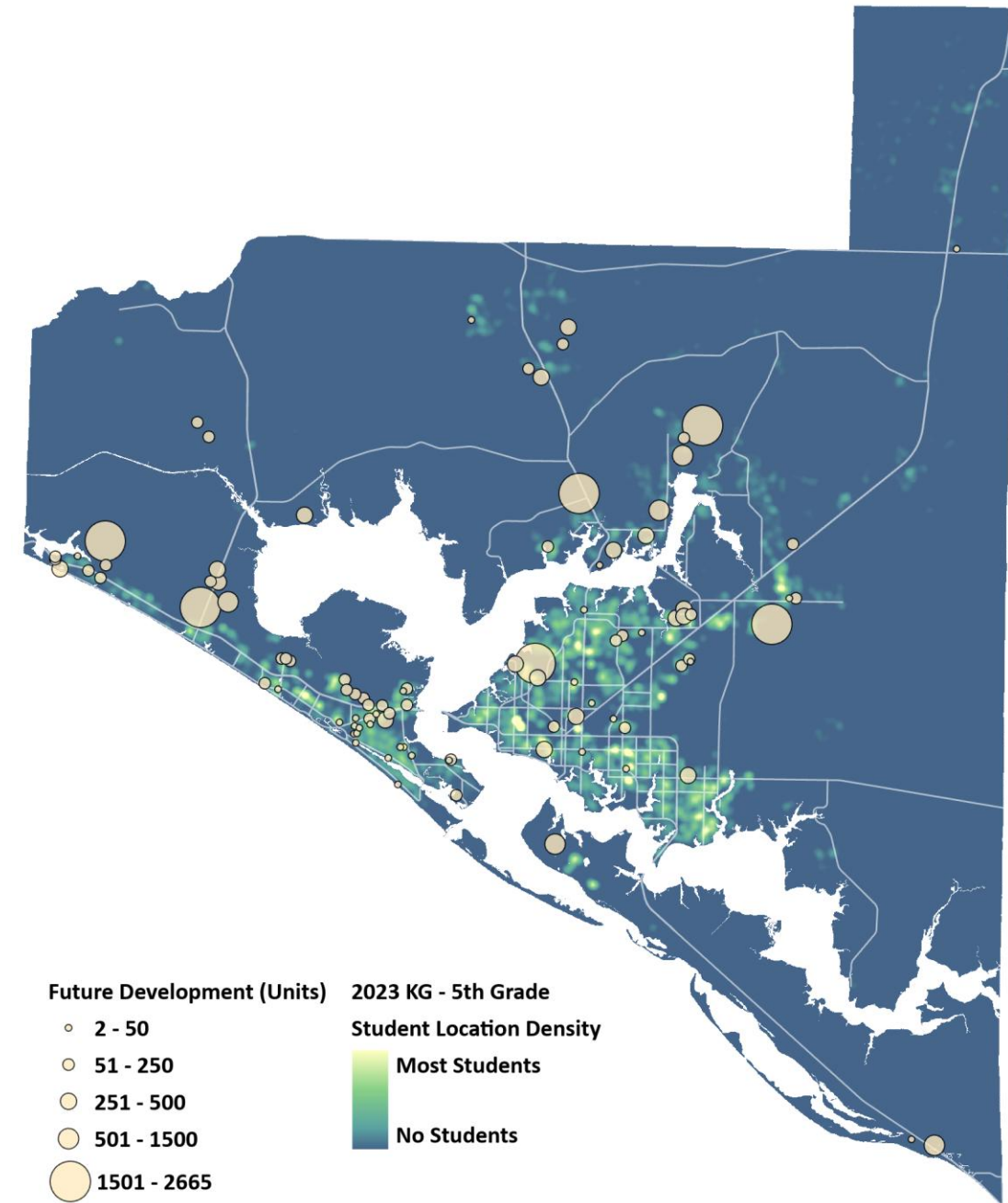
- Within ten years, all school levels are projected to be greater than 100% capacity
- Within twenty years, all school levels are projected to be greater than 125% capacity
- 4,000+ new students within 5 years
- Greatest demand in West Bay, Panama City, and Lynn Haven areas





# Next Steps

- Program-level facilities assessment
- Annual capacity and residential unit tracking; school concurrency
- Interlocal Planning Partnerships
  - School concurrency
  - Inter-Local Agreement (ILA)
- Annual Student Generation Rate Analysis



# Thank you!

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