

1. FUTURE LAND USE ELEMENT.

The purpose of this element is to establish future land use patterns consistent with the goals, objectives, and policies of this Plan. Future land use patterns are depicted on the Future Land Use Map (Exhibit 1) contained within this element.

GOAL 1A: ESTABLISH A DEFINED PATTERN OF LAND USE INTENDED TO GUIDE THE PROVISION OF PUBLIC FACILITIES AND PROVIDE PREDICTABILITY IN MANAGING DEVELOPMENT.

Objective 1.1: Maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources, availability of facilities and services, and compatibility of adjacent land uses.

Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses. Land use districts depicted on the Future Land Use Map shall be described as follows. (In the following descriptions of Future Land Use categories, density standards shall apply to residential development and intensity standards shall apply to non-residential development.)

1. Preservation

- (a) **Purpose and Intent** - This category is intended to provide areas for the preservation and protection of environmentally sensitive areas, land and water resources, and critical habitats.
- (b) **Designation Criteria** – Environmentally sensitive resources, including, but not limited to, wetlands, wetland buffers, flood zones, shorelines, aquifer recharge areas, greenways, certain flora and fauna habitat, and dedicated conservation easements.
- (c) **Density** – None allowed, except for quarters owned or operated by the U.S. Department of the Interior or a state agency.
- (d) **Intensity** – Floor area ratio is 0.00.
- (e) **Impervious Surface Area** – No more than 0.05 lot coverage. Impervious surface is limited to that which supports passive activities such as the development of a boardwalk or nature observation point. Parking is limited to pervious surfaces with exceptions for what is required for conformity with the Americans with Disabilities Act.
- (f) **Allowable uses** – Those uses that are strictly passive in nature, such as walking trails, observation points, open space, and boardwalks. Utilities and roadways are allowable uses only when necessary to connect existing or proposed developments located outside of the preservation category.
- (g) **Improvement restrictions** – A 30 foot undisturbed, vegetative buffer shall be required between development and FDEP jurisdictional wetlands; and a 75 foot undisturbed, vegetated buffer shall be required between development and any streams or creeks.

2. Recreation (REC)

- (a) **Intent** - This category is intended to provide opportunities and sites for public and private recreation.

- (b) **Designation Criteria** - Recreation districts will be allowed in all land use districts as considered appropriate by the Planning Board and the City Commission.
- (c) **Impervious Surface Area** - No more than 0.40 lot coverage.
- (d) **Density** – None.
- (e) **Intensity** – The floor area ratio shall not exceed 0.20.
- (f) **Allowable Uses** – Uses specifically intended for recreational purposes.

3. Silviculture (SIL)

- (a) **Intent** - The intent of this category is to provide areas for active silvicultural and agricultural use. Very low density residential development may be allowed.
- (b) **Density** – Maximum density shall be no more than one (1) dwelling unit per 20 acres.
- (c) **Impervious Surface Area** - No more than 0.20 lot coverage.
- (d) **Intensity** – The floor area ratio shall not exceed 0.20.
- (f) **Allowable Uses** – Silviculture, agriculture, public utilities, and residential.

4. Public/Institutional (PI)

- (a) **Intent** - The intent of this category is to provide areas for civic and community uses.
- (b) **Impervious Surface Area** - No more than 0.90 lot coverage.
- (c) **Density** – Residential uses shall be limited to those incidental to the primary use such as caretaker's quarters or a single parsonage.
- (d) **Intensity** – The floor area ratio shall not exceed 0.70.
- (e) **Allowable Uses** – Educational, houses of worship, institutions, and other civic and governmental uses. Residential as an incidental use and public utilities. Public or non-commercial private recreation uses.
- (f) **Development Restrictions** – Uses associated with incarceration shall be approved by the City Commission during a public hearing to ensure appropriate notification of adjacent property owners, and compatibility with adjacent uses.

5. Residential (R)

- (a) **Intent** - This category is intended to provide areas for the preservation or development of neighborhoods consisting of primarily single-family dwelling units on individual lots.
- (b) **Density** – Maximum density shall be no more than 10 dwelling units per acre.

- (c) **Impervious Surface Area** – No more than 0.50 lot coverage.
- (d) **Allowable uses** – Residential single-family and multi-family up to 4 units attached, public and private schools grades K – 12, utilities, and public or non-commercial private recreation.

6. **Urban Residential (UR)**

- (a) **Intent** - This category is intended to provide areas for medium to high density residential development. Such development may be single-family or multi-family dwelling units.
- (b) **Density** – Maximum density shall be no more than 30 dwelling units per acre.
- (c) **Impervious Surface Area** - No more than 0.75 lot coverage,
- (d) **Intensity** – The floor area ratio shall not exceed 0.75.
- (e) **Allowable Uses** – Residential uses, including multi-family apartments or condominium units; public and private school grades K-12; and neighborhood commercial uses.
- (f) **Development Restrictions** – Neighborhood Commercial uses cannot exceed 20,000 square feet in size when located in this category.

No more than 15% of this category may be used for neighborhood commercial uses. Up to 100% of this category may be used for residential purposes.

7. **Urban Community (UC)**

- a) **Intent** – This category is intended to promote functionally integrated, mixed-use communities designed with a multi-modal transportation system. Development in this category shall utilize long-term sustainable development practices. This category is to be used as the underlying future land use category for master planned developments.
- b) **Density** – Shall be established by the corresponding overlay district. Density shall be clustered to promote walkable, transit friendly communities and to preserve open space.
- c) **Impervious Surface Area** – Shall be established by the corresponding overlay district.
- d) **Intensity** – Shall be established by the corresponding overlay district.
- e) **Allowable Uses** – Residential uses, including detached single-family, apartments, and condominium units; public or private recreation; civic; neighborhood commercial; commercial uses; office; education; houses of worship; and light manufacturing uses.
- f) **Development Restrictions** – A minimum land area of 30 acres is required for this category.

An overlay district with specified development ratios and policies demonstrating compliance with this section of the Plan must be adopted through an amendment of the Future Land Use Map prior to the issuance of a development order.

g) **Development Principles** – To achieve the objectives of this category, overlay districts shall include the following:

- i. The overlay shall contain a minimum of 3 of the uses within Table 1.1, excluding Open Space.
- ii. The overlay shall contain a minimum of 15% Open Space, as defined by Recreation Element Policy 7.4.2.
- iii. The mixture of uses calculated by acreage and excluding Open Space shall comply with the following requirements and shall equal 100%.

Table 1.1

USE	PERCENT BY ACRES
Residential	Maximum of 70%
Office	Maximum of 40%
Commercial	Maximum of 80%
Civic / Recreation / Education	Minimum of 5%
Light Manufacturing	Maximum of 20%

- iv. The arrangement of land uses, densities, and intensities shall be designed to minimize vehicle miles traveled and to promote alternate forms of transportation.
- v. Internal connectivity shall be required.
- vi. Land uses shall be arranged to promote compatibility with adjoining uses.
- vii. Clustering and other techniques to preserve environmentally significant features and create functional open space shall be used.
- viii. Building orientation, landscaping, and other techniques to reduce energy demand shall be used.

8. **Mixed Use (MU)**

- (a) **Intent** - This category is intended to provide areas for medium to high density residential development, in combination with commercial, office and educational uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.
- (b) **Density** – Maximum density shall be no more than 20 dwelling units per acre

- (c) **Impervious Surface Area** - No more than 0.75 lot coverage
- (d) **Intensity** – The floor area ratio for non-residential uses shall not exceed 0.75
- (e) **Allowable Uses** – Residential uses, including multi-family apartments and condominium units; commercial; neighborhood commercial; office; and educational uses; houses of worship; public or private recreation. Commercial private recreation shall not exceed one (1) acre.

To promote a functional mix of development within this category, city-wide no more than 70% of the category shall be used for commercial land use, and 50% for low-density residential land uses. Individual projects that contain a mix of 2 or more uses shall be exempt from these percentages.

- (f) **Development Restrictions** – Non-residential uses cannot individually exceed 20,000 square feet in size when located in this category.

9. Downtown District (DTD)

- (a) **Intent** - This category is intended to promote the vitality of downtown Panama City as a safe community of business, residential, cultural, government and entertainment uses, including public green spaces and recreational access to the waterfront, while protecting the environment and enhancing the quality of life.
- (b) **Density** - Maximum density shall be no more than 30 dwelling units per acre with incentives to allow up to 60 dwelling units per acre.

Procedures and criteria for implementation of density incentives shall be contained in the Land Development Regulations. Density bonuses may be provided to any of the following initiatives:

- i. Waterfront projects that provide dedicated public access to the bay.
 - ii. Waterfront projects that dedicate a public easement parallel to the bay.
 - iii. Projects that include the rehabilitation and reuse of historic structures.
 - iv. Projects that contribute to a network of parks and green space.
 - v. Projects that utilize “green” or sustainable technology or development practices as part of the construction process or site design.
 - vi. Projects that offer more than 25% of the total project as residential dwelling units.
- (c) **Intensity Standard** - The floor area ratio shall not exceed 5.0, and shall only apply to non-residential uses.
 - (d) **Impervious Surface Ratio Standard** - up to 1.0 lot coverage
 - (e) **Allowable Uses** - Residential, commercial, public institutional (including cultural), recreational, and light industrial.

To promote a functional mix of uses within Downtown, the City shall set a land use goal, measured on an overall or aggregate but not on a project by project basis, of minimums as follows. The percentage goals shall not be deemed a requirement to mix uses on a single parcel.

Residential:	15%
Commercial-Retail:	20%
Commercial-Other:	10%
Public/Institutional:	10%
Recreational:	10%
Light Industrial:	2%

The City shall evaluate the mix of land uses as part of the City's Evaluation and Appraisal Report process for the Comprehensive Plan.

- (f) **Development Principles** - A broad mix of uses should be encouraged to promote a downtown where business, residential, and cultural uses are in close proximity to each other. The City should encourage designs which are:
- i. Pedestrian friendly;
 - ii. Maintain and enhance visual and physical access on public owned property;
 - iii. Provide incentives to private property owners to minimize reduction of visual access and to allow public access to the waterfront;
 - iv. Compliments the unique character of downtown;
 - v. Encourage rehabilitation and reuse of historic structures;
 - vi. Develops a network of parks and green space.
- (g) **Development Restrictions** - Any development which lies within the Coastal High Hazard Area shall not include residential dwelling units.

10. **General Commercial (GC)**

- (a) **Intent** - This category is intended to provide areas for high intensity commercial development.
- (b) **Impervious Surface Area** - No more than 0.90 lot coverage.
- (c) **Density** – None.
- (d) **Intensity** – The floor area ratio shall not exceed **3.0**.
- (e) **Allowable Uses** – Retail sales and services; wholesale sales; shopping centers, office complexes, and other similar commercial land uses; houses of worship; private recreation.

11. **Industrial (I)**

- (a) **Intent** - This category is intended to provide opportunities for various industrial operations which do not cause excessive noise, smoke, pollutants, storage of chemical or petroleum products, excessive traffic by trucks or other similar characteristics normally associated with a heavy industrial operation.
- (b) **Impervious Surface Area** - No more than 0.90 lot coverage.
- (c) **Density** – None.
- (d) **Intensity** - The floor area ratio shall not exceed 0.70.
- (e) **Allowable Uses** – Manufacturing; distribution; warehousing; rail, air, and water ports; and other similar uses.
- (f) **Development Restrictions** – Industrial performance standards that pertain to noise, smoke, glare and other compatibility issues shall be set forth in the Land Development Regulations.

12. **Residential Vested (RV).**

- (a) **Intent** – This category is intended solely for the property identified on Future Land Use Map 4 classified as Residential Vested as of August 24, 2010.
- (b) **Residential Density** – No more than 30 dwelling units per acre, which may include multi-family structures. All residential uses shall be clustered outside of the Coastal High Hazard Area.
- (c) **Limited Commercial and / or office square footage** – No more than 30% of the gross floor area of the development.
- (d) **Development Standards** - The following development standards apply to all development in this category:
 - 1) **Intensity**. Intensity shall be determined by dividing the impervious area of both residential and non-residential uses by the gross area of the site or lot. Intensity shall not exceed 90% of the land area and shall not include the stormwater treatment area.
 - 2) **Height**. No structure nor any part thereof shall exceed a vertical height of 120 feet from the pre-construction ground elevation of the site to the ceiling of the highest habitable residential unit, plus 25 feet for roof and mechanical elevations, provided the ground floor elevation is above the base flood elevation as determined by a Florida Registered Surveyor. Where the site has various elevations, the height of the structure shall be measured from the base flood elevation of the site or the averaged site elevation, whichever is greater.
 - 3) **Minimum Setbacks**. The minimum setbacks shall be 25 feet from the front lot line; 3 feet from the rear lot line adjacent to other commercial land uses, and 25 feet from rear lot lines adjacent to land uses that allow residential uses; and, 0 feet from the side except when adjacent to a land use that allows for residential uses, when the side setback shall be a minimum of 10 feet.

- 4) **Height Limit Exception.** The height limit of 120 feet may be exceeded if certain building and construction criteria area met, if recommended by the Board of Architects and approved by the City Commission. Under no circumstances shall the height of the structure exceed 150 feet from the pre-construction ground elevation to the ceiling of the highest habitable unit, plus 25 feet for roof and mechanical elevations. Height enhancement criteria shall include the following:
- (i) 3 feet of height for every 1 foot of additional side lot setback.
 - (ii) Not to exceed 10 feet of height for each public access lane having a minimum width of ten (10) feet to the estuary, if applicable, plus five (5) feet of height, if maintained by the Developer in perpetuity and recommended by the Board of Architects and approved by the City Commission.
 - (iii) 5 feet of height for appropriate use of low water demand plants in all required buffer or landscaped areas.
 - (iv) 5 feet of height for the use of drip irrigation or other low water use methods, i.e., wastewater or gray water irrigation.
 - (v) 10 feet of height for projects designed so as to provide a varied skyline to provide for light and wind dynamics on adjacent properties and natural systems.
 - (vi) Not to exceed 10 feet of height based on a combination of unusual and unique architectural features; shoulder buildings below the maximum allowable height, public amenities associated with grounds or structures having public accessibility, but only if recommended by the Board of Architects and approved by the City Commission.
 - (vii) Not to exceed 10 feet of height based on a combination of the following, but only if recommended by the Board of Architects and approved by the City Commission: (i) donation of environmentally sensitive lands to the City, subject to a conservation easement in perpetuity; (ii) donation of land of known archeological or historic value to the City, subject to a conservation easement in perpetuity; (iii) dedication of public space; (iv) public landscaping and maintenance off site; and (v) saving Champion or Heritage trees, or green area dedication to the public.
- (e) Properties within the RV District may be developed, rebuilt, or repaired in any manner consistent with the development standards described herein.

Policy 1.1.2: Unless otherwise specified, the following definitions shall apply to residential density:

- (a) Low density residential shall mean a density of no more than 5 dwelling units per acre.
- (b) Medium density residential shall mean a density of more than 5 dwelling units per acre and no more than 20 dwelling units per acre.
- (c) High density residential shall mean a density of more than 20 dwelling units per acre and no more than 30 dwelling units per acre.

Policy 1.1.3: Density shall be established from the gross acreage of the parcel, with exception to those conditions as described in Policy 6.7.9. A parcel is defined as one with a specific Parcel Identification Number as assigned by the Bay County Property Appraiser.

Policy 1.1.4: The Goose Bayou Overlay District (Map 1.1) shall be established to generally encompass those lands previously owned by the Airport and Industrial District prior to the relocation of the Panama City-Bay County International Airport located on approximately 700 acres within Sections 18, 19, 20, 29 and 30, Township 3, Range 14 West and Sections 13 and 24, Township 3 South, Range 15 West. The policies of the Urban Community Future Land Use category shall apply to all lands within this overlay. Within this district the following additional policies apply:

- (a) Residential density shall be limited to a maximum of 3,200 dwelling units.
- (b) Non-residential development shall be limited to a maximum of 700,000 gross square feet of commercial, office, retail, civic, and marina facilities.
- (c) The internal circulation system shall be designed to promote walking and the use of bicycles by providing a functional and integrated system of pedestrian paths, bicycle paths, and multi-use trails. In addition, these facilities shall provide connections between residential, commercial, and office uses. Connections between bicycle and pedestrian facilities and transit shall also be provided.
- (d) Optimal wetlands on site shall be preserved in the Preservation future land use category with exception to those wetlands identified for utility or roadway crossings that are also mitigated. The applicant shall submit an application to the City to amend these lands to the Preservation future land use category prior to the issuance of a development order for the applicable phase of the development.
- (e) No residential development shall occur in the Coastal High Hazard Area.
- (f) The stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW).
- (g) Site design shall integrate creative aesthetic and functional use of common open space. Site design shall also integrate other amenities such as landscaping, buffering, and natural stormwater systems.
- (h) Where feasible, the concept plan shall incorporate Florida Green Building Coalition, Leadership in Energy and Environmental Design (LEED), or other comparable development standards.
- (i) The Goose Bayou Redevelopment Master Plan shall ensure that the individual components of the community are compatible with existing or projected surrounding land uses.
- (j) The gross intensity within this overlay district shall not exceed a floor area ratio of 3.0 for those lands used commercially. 3 types of non-residential development shall be categories in this district:
 - 1) **Neighborhood Commercial:** These uses include those associated with daily needs, such as foods, cafes, and personal service needs. Each neighborhood commercial area shall have a public or civic focal point which may be a school, park, or other public facility.

- 2) **Town Center:** The Town Center shall allow for commercial uses that may draw from residents outside the district. Residential uses may be located in this area when structured with commercial uses, such as live-work units.
- 3) **Employment Center:** This area should allow for the development of office parks and light manufacturing to provide employment opportunities beyond the retail and commercial areas within the neighborhood commercial and town center areas.

(k) **Mixture of Uses:** The Goose Bayou Redevelopment District shall have the following mixture of uses included within the development plan:

USE	PERCENT
Open Space	Minimum of 15%
Residential	Maximum of 70%
Office	Maximum of 30%
Retail	Maximum of 30%
Light Manufacturing	Maximum of 10%

Policy 1.1.5: To better serve the unique characteristics of Panama City North, the Panama City North Planning Area (PCNPA) is established. The PCNPA is intended to encourage collaborative planning and development efforts for this area (Map 1.3). The following additional policies apply to property located within the PCNPA.

- (a) Development of land within the PCNPA shall be preceded by the following amendments to the Comprehensive Plan:
 - 1. The underlying Future Land Use category shall be Urban Community.
 - 2. Prior to approval of a development plan, an overlay district shall be adopted for each property to establish development patterns, allowable uses, and maximum build-out potential.
- (b) Each overlay district shall comply with the requirements of Future Land Use Element Policy 1.1.1.7 and with the following policies:
 - 1. Any issuance of a development order must be preceded by an approved Planned Unit Development (PUD) for the subdistrict or overlay district that is subject to such development order.
 - 2. Each overlay district shall attempt to develop a transportation system that provides alternatives to US 231.
 - 3. All new and substantially reconstructed arterial and collector roads in the overlay district shall provide for multiple travel modes except where precluded by other public policy considerations such as environmental resource protection.
 - 4. Development within each overlay district shall be planned to promote internal and external connectivity.
 - 5. All roadways are encouraged to have sidewalks constructed on at least one side of the right-of-way and accommodate bicycles to encourage alternative modes of transportation.

6. The total number of residential units permitted shall be established within each overlay district. In order to promote compact development practices, development within each overlay district shall be encouraged to achieve a minimum overall residential density of 6 units to the acre for those areas categorized as residential or mixed use in the corresponding PUD.
 7. Each overlay district shall provide a mix of housing types in order to provide a broad range of choices and affordability including higher densities in areas designed for transit. Accessory dwelling units shall be allowable and shall be considered in the density calculations.
 8. Proposed development shall be based upon, and comply with the approved PUD for each property. Each PUD shall include a schedule of development that shall be amended periodically to provide sequence and timing of infrastructure demands.
 9. Proposed development of over 30 acres shall be encouraged to mix housing to include housing types and income levels.
 10. To preserve water resources, developments within the PCNPA are encouraged to use native or drought tolerant vegetation for landscaping non-residential sites.
 11. Development shall be served by central water and sewer services. The City may approve limited use of on-site septic systems if the following criteria are met:
 - (i) Central water and sewer services are not yet available;
 - (ii) Soils do not present severe limitations for sanitary facilities; and
 - (iii) All other applicable regulations are met.
- (c) The City shall coordinate with Bay County to promote a compact urban form and efficient infrastructure patterns in the areas within and adjacent to the PCNPA.
- (d) Prior to the issuance of any development order for an applicable phase of the development, the property owner shall submit an application to the City to designate preservation areas as Preservation on the Future Land Use Map.
- (e) Development within the PCNPA shall consider impacts to the watershed and the natural functions of the watershed. The developer shall:
1. Consider the impacts to hydrological flow. Discharges from developed areas shall evaluate impacts to stream base-flow and stream-bank destabilization.
 2. Treat all storm-water runoff to Outstanding Florida Water requirements when located within the Deer Point Reservoir Protection Zone.
 3. Provide riparian buffers to all streams, creeks, and perennial tributaries consistent with the general riparian buffer requirements contained in the USFWS Buffers: An Efficient Tool for Watershed Protection. As an option, more site specific riparian buffers based on geophysical features may be computed using any one of

the tree Riparian Buffer Guideline Options as contained in the Wenger 1999 publication referenced in the aforementioned USFWS document.

4. Consider impacts to the floodplain. Any development within the 100-year flood zone shall demonstrate that encroachment shall not result in any increase in flood levels consistent with the City Floodplain Ordinance.
 5. Design and maintain golf courses in accordance with the Florida Department of Environmental Protection (FDEP) Best Management Practices for Enhancement of Environmental Quality on Florida Golf Courses or approved equal.
 6. Incorporate the principles of the FDEP Florida- Friendly Landscaping program.
- (f) During any Planned Unit Development approval process in the PCNPA overlay district, a detailed transportation plan will be prepared which documents the impacts and identifies strategies to address the associated impacts. The review of the transportation analysis and mitigation strategies for the subdistrict or overlay district will involve the City, County, TPO, and FDOT.

Policy 1.1.6: The Huckelberry Creek Overlay District is depicted on Map 1.4, and is established to create and provide a mixture of uses, and to create flexible and traditional development scenarios (Map 1.4a). The requirements of the Urban Community Future Land Use category, Future Land Use Element Policy 1.1.5(c), (e), (f), and (g), and the following additional policies shall apply to all lands within this overlay district:

- (a) Residential density shall be limited to a maximum of 6,100 dwelling units.
- (b) Non-residential development shall be limited to a maximum of 709,200 gross square feet of commercial, office, retail, and civic uses.
- (c) The gross intensity within this overlay district shall not exceed a floor area ratio of 3.0 for those lands used non-residentially, and as defined by the maximum square footage of each individual subdistrict.
- (d) Sub-districts are identified on Map 1.4a, and shall be implemented through a PUD. A town center with residential, civic, commercial, and recreational facilities shall be included in the PUD. Table 1.3 depicts the development restrictions for each subdistrict. The PUD shall include:
 1. A town center with the highest density of residential and highest intensity of non-residential uses within the district. Uses shall radiate out from the center to the fringe with a commercial core transitioning to single-family detached residential uses at the fringe. This sub-district shall be no smaller than 150 acres and not larger than 200 acres.
 2. The town center shall be linked internally and externally. External linkage shall promote the use of services and facilities by existing and new development within the area.
 3. One or more villages that contain medium to low density residential and low to medium intensity nonresidential uses. Commercial uses predominately servicing neighborhood-scale uses, and not individually exceeding 20,000 square feet in size. The aggregate area of this sub-district shall be no smaller than 750 acres, and no greater than 800 acres.

4. One or more hamlets that contain low-density residential and low-intensity non-residential uses. Residential uses shall be limited to single-family residential. Non-residential uses shall be limited to civic and recreational uses. The aggregate area of this sub-district shall be no smaller than 75 acres, and no greater than 100 acres.
5. Recreation districts that contain active recreational uses. The aggregate area of this sub-district shall not be less than 400 acres.
6. Conservation Open Space districts that contain upland areas for perpetual natural conditions. The aggregate area of this sub-district shall not be less than 250 acres. Allowable uses include passive recreation and support facilities.
7. Preservation areas that contain no development and are predominately wetlands. The aggregate area for this sub-district shall not be less than 600 acres. Allowable uses include passive recreation to include elevated boardwalks.

Table 1.3 - Huckelberry Creek Development Program

Town Center			Village		
Residential Density Maximum	Non-residential Intensity Maximum	Non-residential Maximum Square Footage	Residential Density Maximum	Non-residential Intensity Maximum	Non-residential Maximum Square Footage
1,383 units	0.85 ISR	529,200	4,477	0.75 ISR	147,600

Hamlet			Recreation		
Residential Density Maximum	Non-residential Intensity Maximum	Non-residential Maximum Square Footage	Residential Density Maximum	Non-residential Intensity Maximum	Non-residential Maximum Square Footage
240	0.50 ISR	2,400	0	0.10 ISR	30,000

Conservation / Open Space			Preservation		
Residential Density Maximum	Non-residential Intensity Maximum	Non-residential Maximum Square Footage	Residential Density Maximum	Non-residential Intensity Maximum	Non-residential Maximum Square Footage
0	0.10 ISR	0	0	0.05 ISR	0

Note: ISR is Impervious Surface Ratio

8. Provisions for compatibility with adjacent land uses. Such provisions shall include natural or landscaped buffers between incompatible uses.

- (e) Environmental amenities such as creeks and wetlands shall be substantially preserved.
 - 1. Crossings of these amenities shall be allowed consistent with Conservation Element Policy 6.7.10, and shall be limited to no more than one crossing per one-half (1/2) mile for roadways, and one-quarter (1/4) mile for elevated boardwalks and trails.
- (f) Public or charter school facilities are encouraged within the Town Center and Village sub-districts.
 - 1. Prior to adoption of a PUD, the land owner shall coordinate with the Bay District Schools on the need for school facilities and incorporate any such facilities into the PUD.
- (g) In addition to those development practices as defined in Conservation Element Policies 6.10.1 – 6.10.6, development within the Huckelberry Creek Overlay District shall:
 - 1. Be consistent with traditional neighborhood development practices.
 - 2. Design walkable communities, and provide facilities for alternate forms of transit including pedestrian, bicycle, and mass transit.

Policy 1.1.7: The Bear Creek Overlay District is depicted on Map 1.5, and is established to create and provide economic development, a mix of housing types, and opportunities for the provision of public facilities to the PCNPA, while protecting environmentally sensitive resources. The requirements of the Urban Community Future Land Use category, Future Land Use Element Policy 1.1.5, (b), (d), (e) and (g), and the following additional policies shall apply to all lands within this overlay district:

- (a) Residential density shall be limited to a maximum of 5,000 dwelling units.
- (b) Non-residential development shall be limited to a maximum of 1.1 million gross square feet of commercial, office, retail, industrial, and civic uses.
- (c) Residential development within the overlay district shall include a broad array of residential types, prices, and densities, with higher densities near the district's commercial and employment centers and transit routes.
- (d) Right-of-way for the following transportation projects shall be dedicated by the land owner as further specified through the development review process.

A development agreement shall be created to include credits as allowed by law for proportionate fair share / mitigation and impact fee payments, as applicable:

- 1. Extension of Tram Road through the Bear Creek Overlay District, sufficient to accommodate multi-modal opportunities; and
 - 2. Extension of East Callaway Drive from the southernmost boundary of the Bear Creek Overlay District to Tram Road.
- (e) Development shall incorporate a multi-modal trail network connecting the various development areas as well as connecting these areas to multi-modal facilities on major roadways to the extent feasible, considering environmental resource protection.

- (f) Preserved wetlands and habitat shall be protected through conservation easements to a 3rd non-profit or governmental party.
- (g) No development shall be undertaken, including land clearing, prior to the adoption of a PUD. The exception is for tree harvesting associated with silviculture operations. Each PUD shall include:
 1. A plan for the protection of environmental resources and amenities with consideration given to providing continuity of open space, ecological systems, and habitat within the Bear Creek Overlay District and with adjacent properties.
 2. An integrated multi-modal transportation network, consistent with Future Land Use Element Policy 1.1.5.
 3. A plan for ensuring housing is appropriate to its location with respect to density, housing type, affordability, transportation access, and proximity to employment and services.
 4. Efficient and timely provision of infrastructure, and consistent with Capital Improvements Element Policy 9.2.3.
 5. Sustainable site and building design criteria.
- (h) Silviculture use is an appropriate and compatible use within the district and it is anticipated that commercial silviculture operations will continue within the district for an indefinite period of time.

Policy 1.1.8: The ACCL/Bay Properties Overlay District. The ACCL/Bay Properties Overlay District shall be established to encompass those lands depicted on Map 1.4. This district is created to provide economic development, a mix of housing types and opportunities for the provision of public facilities to the PCNSPA, while protecting environmentally sensitive resources. Within this district the following policies apply:

- (a) The maximum amount of residential development on the site shall be 4,500 dwelling units.
- (b) Non-residential development shall be limited to a maximum of 750,000 gross square feet of commercial, office, retail space and light manufacturing. In addition, the following uses are permitted within the district: civic, to include houses of worship, schools, and community centers; golf courses; active and passive parks, open space; silviculture and other agriculture uses.
- (c) Residential development within the district may include a broad array of residential types, prices, and densities, with higher densities near the district's commercial and employment centers and transit routes. Accessory dwelling units will be allowed as further articulated through the development review process, in order to provide additional opportunities for affordable housing and greater variety of housing types.
- (d) The district will be planned to help limit vehicle miles traveled and encourage alternatives to US 231.
- (e) Right-of-way for the future mobility projects shall be dedicated as further specified through a transportation plan for the PCNPA and a development agreement and shall be eligible to the extent allowed by law for credits pursuant to the proportionate fair share / proportionate share mitigation and impact fee payment.

- (f) The district shall preserve a minimum of 25% open space overall including wetlands, preserved upland areas, passive and active parks, golf courses, common open spaces in residential and non-residential development, greenways, areas in agricultural or silviculture use, stormwater facilities that are designed for recreational use, water bodies and similar uses.
- (g) Silviculture use is an appropriate and compatible use within the district and it is anticipated that commercial silviculture operations will continue within the district for an indefinite period of time.
- (h) Development shall be served by central water and sewer services. Limited use of septic tanks may be allowed if approved by the City and consistent with state regulations.

Policy 1.1.9: The Shelton Property Overlay District shall be established to encompass those lands depicted on Map 1.7. This district is created to provide economic development, a mix of housing types and opportunities for the provision of public facilities to the PCNSPA, while protecting environmentally sensitive resources. Within this district the following policies apply:

- (a) The maximum amount of residential development on the site shall be 1,800 dwelling units.
- (b) Non-residential development shall be limited to a maximum of 450,000 gross square feet of commercial, office, retail space and light industrial. In addition, the following uses are permitted within the district: civic, to include houses of worship, schools, and community centers; golf courses; active and passive parks, open space; silviculture and other agriculture uses.
- (c) Residential development within the district may include a broad array of residential types, prices, and densities, with higher densities near the district's commercial and employment centers. Accessory dwelling units will be allowed as further articulated through the development review process, in order to provide additional opportunities for affordable housing and greater variety of housing types.
- (d) The district will be planned to help limit vehicle miles traveled and encourage alternatives to US 231.
- (e) Right-of-way for the future mobility projects, including the following, shall be dedicated as further specified through a transportation plan for the PCNPA and a development agreement and shall be eligible to the extent allowed by law for credits pursuant to the proportionate fair share / proportionate share mitigation and impact fee payment.
 - 1. Extension of John Pitts Road through the Shelton Property that can provide for a multi-modal connection to the Panama City Port Authority Intermodal Distribution Center.
- (f) The district shall preserve a minimum of twenty-five (25) percent open space overall including wetlands, preserved upland areas, passive and active parks, golf courses, common open spaces in residential and non-residential development, greenways, areas in agricultural or silviculture use, stormwater facilities that are designed for recreational use, water bodies and similar uses.
- (g) Silviculture use is an appropriate and compatible use within the district and it is anticipated that commercial silviculture operations will continue within the district for an indefinite period of time.
- (h) During the Planned Unit Development process for the district, a detailed transportation analysis will be prepared that documents impacts and identifies mitigation strategies to address the associated impacts. The review of the transportation analysis and mitigation strategies for the district will involve the City, County, TPO and FDOT.

Objective 1.2: The City shall establish standards to regulate development in the Star Avenue District.

Policy 1.2.1: The Star Avenue District is created to restrict development potential for the properties as identified in Map 1.2, and Future Land Use Maps 24, 25 and 30. The development potential of these properties is limited as follows:

- (a) For those parcels identified as "A" on Map 1.2, located on the west and east side of Star Avenue and south of HWY 231, those parcels shall be limited to a cumulative maximum of 600 multi-family residential units, 100,000 building square feet of retail, 150,000 building square feet of general office, and 100,000 building square feet of light industrial. Any proposed net increase shall require a text amendment to this Plan.
- (b) For the parcel identified as "B" on Map 1.2, located on the east side of Star Avenue and south of HWY 231, consisting of approximately 103 acres at the time of the amendment, this parcel shall be limited to a cumulative maximum of 336,500 building square feet of retail and 336,500 building square feet of general office space. Any proposed net increase shall require a text amendment to this Plan.

GOAL 1B: PROVIDE THE FISCAL AND REGULATORY CONDITIONS NECESSARY TO PROTECT THE HEALTH, WELFARE, SAFETY, AND QUALITY OF LIFE OF CITY CITIZENS CONSISTENT WITH CONTINUED ECONOMIC DEVELOPMENT AND PRIVATE PROPERTY RIGHTS.

Objective 1.3: The City shall implement regulations, programs, and processes that protect the character of the City and promote the economic vitality of the City.

Policy 1.3.1: The City shall review the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process. Specific and detailed standards for soil conservation and erosion control shall be included in the Land Development Regulations.

Policy 1.3.2: The City shall review the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in this Plan.

Policy 1.3.3: The City shall coordinate with the School Board to encourage the location of schools proximate to residential and mixed use areas to the extent possible, and shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Objective 1.4: The City has adopted Land Development Regulations which contain specific provisions for implementation of this Plan. Such regulations will contain innovative land use management provisions such as for mixed use areas and planned unit developments.

Policy 1.4.1: The City will administer land development regulations for implementation of the Comprehensive Plan. At a minimum these regulations will:

- (a) Regulate the subdivision of land through provision of or reference to specific and detailed requirements which will include, but not be limited to, procedures for platting of land, review and approval process for plat approval, design standards, required improvements, required dedications and legal documents, and other such relevant requirements;

- (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses through provision of or reference to specific and detailed requirements which will include, but not be limited to, maintenance of an official land use map, maintenance of land use districts and allowable uses including accessory land uses, maintenance of environmental protection and development standards, creation of measures to reduce the potential for nuisances caused by incompatible land uses, provisions for the elimination of non-conforming land uses, and other such relevant requirements;
- (c) Protect the Conservation-Protected lands designated on the Future Land Use Map through provision of or reference to specific and detailed requirements which will include, but not be limited to, protection or conservation of environmentally significant resources, standards for development in areas containing such resources, coordination on permits from appropriate regulatory agencies, mitigation of environmental impacts, and other such relevant requirements intended to provide reasonable protection of natural resources in consideration of landowner's constitutional property rights;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through provision of or reference to specific and detailed requirements which will include, but not be limited to, standards for construction in designated flood-prone areas, standards for design of drainage and stormwater management facilities, measures to protect drainageways and drainage conveyance systems, and other such relevant requirements;
- (e) Regulate signage through provision of or reference to specific and detailed requirements which will include, but not be limited to, standards for the location or placement of signs, construction standards, prohibited characteristics, compliance with other codes, sign removal or repair procedures, standards for off-premise signs, illumination restrictions, or other such relevant requirements;
- (f) Ensure safe and convenient on-site traffic flow and vehicle parking needs through provision of or reference to specific and detailed requirements which will include, but not be limited to, technical construction standards for roadways, roadway classifications, design standards, right-of-way protection and use, access control and vehicular connections, location of bicycle or pedestrian ways, standards for off-street parking and loading, or other such relevant requirements; and,
- (g) Provide that development orders and permits will not be issued which result in a reduction of the level of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

Policy 1.4.2: The inclusion of neighborhood commercial uses in residential areas shall be encouraged.

Policy 1.4.3: Vertical mixed-use development shall be encouraged, where a mixture of uses can occur within the same structure.

Policy 1.4.4: The development of energy efficient land use patterns will be encouraged for existing and future electric power generation and transmission systems.

Policy 1.4.5: Energy efficient land use patterns shall mean a compact arrangement of higher density and intensity, complementary land uses within areas planned for urban development.

Policy 1.4.6: The City will encourage and promote strategies and actions that:

- (a) Decrease greenhouse gas emissions.

- (b) Establish energy efficient land use pattern policies.
- (c) Discourage urban sprawl through the use of development controls.
- (d) Promote energy conservation.

Policy 1.4.8: The City shall not provide public facilities outside its incorporated limits unless such expansion is consistent with Utilities Element Policies.

Policy 1.4.9: The City shall maintain land use categories and densities as appropriate to promote "in-fill" of vacant property located in urbanized areas.

Objective 1.5: Provide flexibility in the ongoing approval process so as to encourage the redevelopment or renewal of blighted or unsightly areas.

Policy 1.5.1: The City shall coordinate with developers of areas considered to be blighted or unsightly. Such coordination may include, but not be limited to: provision of public facilities; relaxation of regulatory standards; tax incentives; development agreements or other actions taken through the Community Development Department as part of the Community Development Plan.

Policy 1.5.2: The City shall use code enforcement and its land development regulations to reduce eyesores, junk, substandard housing or unsafe buildings.

Objective 1.6: Maintain procedures for the elimination or reduction of land uses inconsistent with the character of the City and the future land uses designated in this Plan.

Policy 1.6.1: The City will restrict proposed development which is inconsistent with the character of the community and maintain provisions for the evaluation of non-conforming land uses into its land development regulations.

Objective 1.7: Coordinate coastal area population densities with adequate capability for hurricane evacuation. Adequate capability will be maintaining existing evacuation times and maintaining level of service standards on roadways as specified in the Traffic Circulation Element of this Plan and as specified in the Bay County Peacetime Emergency Plan.

Policy 1.7.1: The City shall limit density in the coastal area so as not to exceed hurricane evacuation capabilities within the City's jurisdiction. This will be accomplished as part of the development review process.

Policy 1.7.2: The City shall prohibit the location of hospitals, nursing homes, convalescent homes, or other similar special needs institutions that house high-risk populations within the Coastal High Hazard Area.

Objective 1.8: Support public utility crossings, easements, or rights-of-way as a necessary development activity.

Policy 1.8.1: The City shall maintain provisions to allow needed land area for public utilities provided the location of such facilities does not create a threat to public health or safety, or otherwise cause a public nuisance.

Policy 1.8.2: The City shall coordinate with legally established public utilities or public works consistent with the Florida Statutes, and as provided in local franchise agreements, to provide land needed for location of utilities facilities.

Objective 1.9: Establish a procedure for the conservation of historic resources.

Policy 1.9.1: The City will seek grant or other funding to develop a study to identify historically significant resources, or develop a master plan for the preservation of locally significant historical resources.

Objective 1.10: Require that all proposed development / redevelopment activities are designed and constructed in conformance with detailed and specific standards to be established in the land development regulations.

Policy 1.10.1: The City shall maintain an ongoing program of stormwater management, including both regulation and capital improvements. Stormwater regulations will rely largely upon existing laws and rules for permitting criteria.

Policy 1.10.2: The City shall coordinate with Bay County and adjacent municipalities to establish a basin-wide, inter-jurisdictional approach to stormwater management.

Policy 1.10.3: The City shall evaluate all proposed development activities located in or adjacent to environmentally sensitive areas for potential impacts on flooding, drainage, or damage to natural resources.

Policy 1.10.4: The City shall establish buffers and building setbacks requirements within its Land Development Regulations for areas adjacent to drainageways.

Objective 1.11: Provide additional areas for public recreation with particular emphasis on public access to the waterfront.

Policy 1.11.1: The City shall pursue local, State, and federal funds as necessary to upgrade and acquire sites for public recreation and public access to the waterfront.

Policy 1.11.2: The City shall retain ownership of all public access points to the waterfront. Vacation of public access points shall be based solely on public safety or overriding public interest considerations.

Objective 1.12: Stimulate revitalization and redevelopment of blighted areas.

Policy 1.12.1: The City shall continue to encourage revitalization and redevelopment of blighted areas through appropriate State and federal assistance programs.

Policy 1.12.2: The City shall promote redevelopment / revitalization efforts through administration of its Land Development Regulations and capital improvements planning, and efforts of the Community Redevelopment Agency.

Policy 1.12.3: The City's planning efforts shall support the implementation of each Community Redevelopment Area Master Plan.

Objective 1.13: Provide reasonable measures to protect the rights of property owners

Policy 1.13.1: Property owners' rights of development shall be vested when a final development order is issued by the City, the development order has not expired, and development has commenced and is continuing in good faith prior to the adoption of this Plan.

Policy 1.13.2: Land uses which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming. Such uses shall be allowed to remain in a non-conforming condition, until:

- (a) The use is discontinued or abandoned for a period of 6 months or more;
- (b) The use is substantially changed, intensified, or expanded from the current use. A use shall be considered substantially changed, intensified, or expanded if it results in an increase in the number of trips generated.

Policy 1.13.3: Structures which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming structures. Such structures shall be allowed to remain in a non-conforming condition in perpetuity unless:

- (a) The structure is damaged or destroyed to the extent of 50% or more of its replacement or repair cost. Structures rebuilt must follow the requirements of this Plan.

GOAL 1C: PROTECT THE NAVAL SUPPORT ACTIVITY PANAMA CITY FROM ENCROACHING USES, TO ENSURE THE CONTINUED VIABILITY OF THIS INSTALLATION'S MISSIONS AND OBJECTIVES.

Objective 1.14: The Naval Support Activity (NSA) Panama City Military Influence Overlay District (MIOD) shall be established to ensure that the installation remains viable and able to fulfill their mission.

Policy 1.14.1: The NSA Panama City MIOD Boundary is identified as those portions within the Incorporated City of Panama City boundary as shown on Map 1.7. The NSA Panama City MIOD boundary consists of the NSA Panama City Land Use/Water Interface Military Influence Area and the NSA Panama City Frequency Military Influence Area located within the Incorporated City of Panama City.

Objective 1.15: Require proposed uses proximate to Naval Support Activity (NSA) Panama City to be compatible with this important military installation's missions and operations to ensure the continuance of the missions and operations.

Policy 1.15.1: The City shall create an ex-officio non-voting member position on its Local Planning Agency o(Planning Board) for NSA Panama City to ensure that proposed amendments to the City's Future Land Use Map as well as any Land Development Regulation or zoning modifications are consistent with the operations of this military installations.

Policy 1.15.2: The City shall submit to the commanding officer of NSA Panama City or his designee all proposed comprehensive plan amendments, proposed Land Development Regulation changes, and applications for planned unit developments and rezonings for review and comment that fall within the MIOD boundary which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to NSA Panama City.

(a) Within ten working days of receipt of the application, comments and accompanying data and analysis from the commanding officer or his designee must be provided to the City in writing and will be considered as part of the review process. Comments regarding comprehensive plan amendments shall be forwarded to the state land planning agency.

- (b) Comments may assess the following criteria:
 1. Whether the proposal is compatible with the Joint Land Use Study adopted in October 2009;
 2. Whether NSA Panama City's mission or operations will be adversely affected by the proposal;
 3. Whether the proposal will have an effect on the economic vitality of the installation; and/or

4. Whether any mitigation efforts could be made to reduce or eliminate any adverse impact of the proposal to the installation or its operation(s).

GOAL 1D: MAINTAIN, PRESERVE, AND ENHANCE PUBLIC ACCESS AND VIEW SHEDS TO THE WATERFRONT IN THE MILLVILLE WATERFRONTS DISTRICT.

Objective 1.16: Provide maximum opportunities for public views of Watson Bayou within the Millville Waterfronts District (Map 1.6).

Policy 1.16.1: The Millville CRA or Waterfronts Program shall implement a program to clean out trash and debris and selectively clear vegetation within a publicly-owned rights-of-way that extend to the water's edge on a routine bases so bayou views are opened up.

Policy 1.16.2: The Millville CRA or Waterfronts Program shall establish a program to assist owners of vacant property along Watson Bayou to clean out trash and debris and selectively clear vegetation so more opportunities for water views are made available.

Objective 1.17: Provide maximum opportunity for direct waterfront access to the Watson Bayou shoreline.

Policy 1.17.1: The Millville CRA or Waterfronts Program shall continue to utilize the waterfront park on the City-owned property located on Watson Bayou at East Third Street and Maple Avenue in order to accommodate passive and limited active recreational uses.

Policy 1.17.2: The City shall evaluate the potential to expand the Church Avenue boat ramp, in addition to constructing new facilities such as boat cleaning facilities, restrooms, and picnic areas.

Policy 1.17.3: The City shall evaluate all publicly-owned rights-of-way that extend to the water's edge to determine the type of facilities that may be constructed at these ends-of-streets to determine if such areas are viable for public access or facility construction.

Policy 1.17.4: In coordination with the Millville CRA and the Waterfronts Program, the City shall pursue federal, state, local, and other funding to purchase waterfront property, or property close to the water that provides access to water views or the shoreline, for use as public space.

GOAL 1E: PRESERVE, MAINTAIN AND ENHANCE HISTORIC AND CULTURAL RESOURCES IN THE MILLVILLE COMMUNITY.

Objective 1.18: Emphasize the historical character of Millville.

Policy 1.18.1: The Millville CRA and / or Waterfronts Program shall design and construct a gateway at the 5th Street and Sherman Avenue location.

Policy 1.18.2: The Millville CRA and Waterfronts Program shall annually identify future grant programs designed to assist rehabilitation of historic resources.

GOAL 1F: PROTECT, MAINTAIN AND ENHANCE ENVIRONMENTAL RESOURCES IN THE MILLVILLE COMMUNITY.

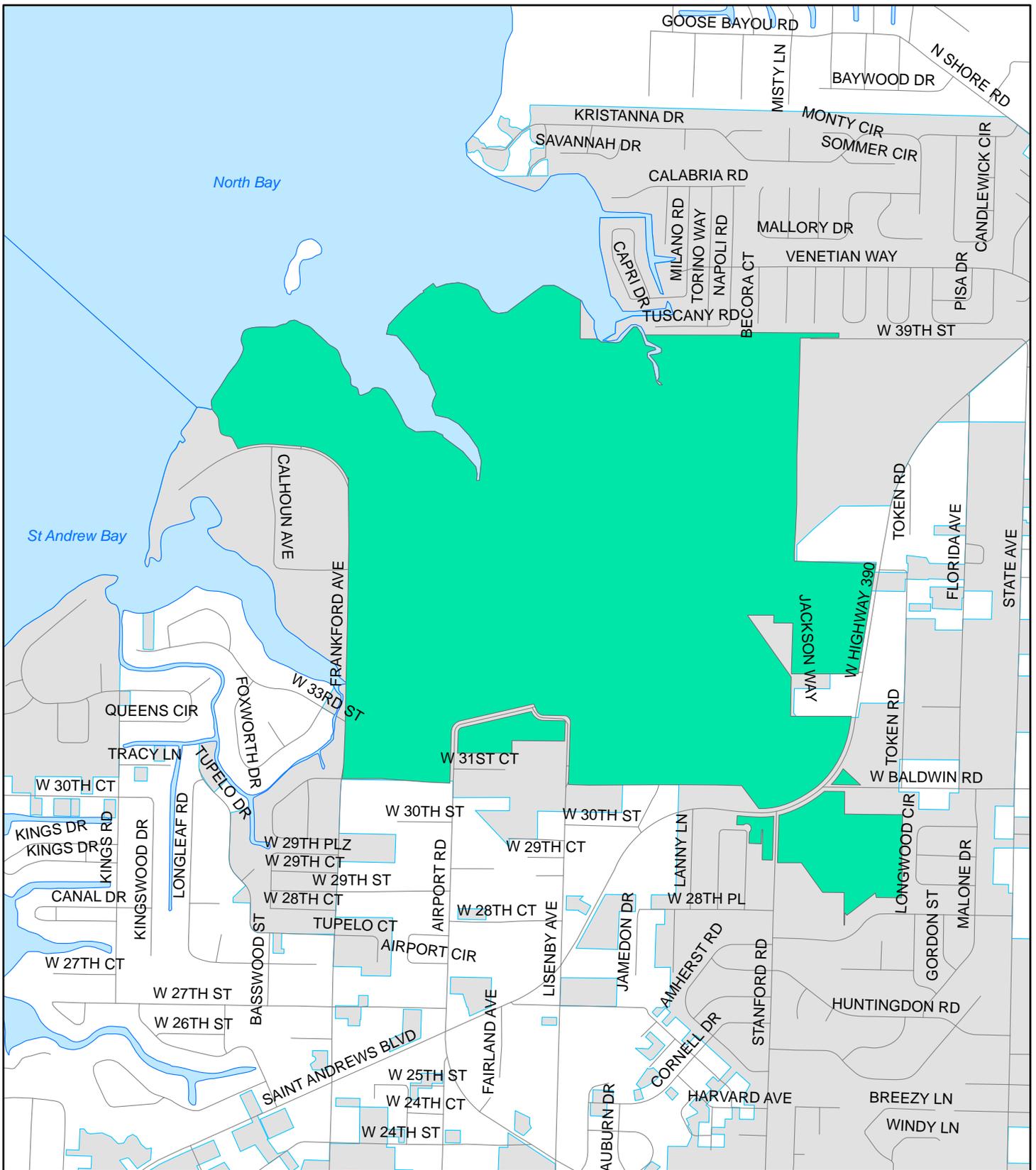
Objective 1.19: Develop a program to address stormwater runoff and accumulation of trash and debris in Watson Bayou and its tributaries.

Policy 1.19.1: The Millville CRA and Waterfronts Program shall actively participate in future updates to the Panama City Stormwater Master Plan.

Policy 1.19.2: The Millville CRA or Waterfronts Program shall coordinate with other agencies or non-profit organizations to educate residents, business owners, and visitors in Millville and boaters on Watson Bayou about the impacts of expelling trash and debris into the bayou, creeks, and wetlands.

Policy 1.19.3: The City shall work with the Millville CRA or Waterfronts Program to incorporate educational plates onto stormwater drain facilities regarding the hazards of expelling substances and materials into the stormwater drainage system.

Policy 1.19.4: The City shall coordinate with the Millville CRA and Bay County, if applicable, to purchase and install baysavers / screens for outfalls to treat stormwater before it enters Watson Bayou and its tributaries.



Goose Bayou Overlay District
City of Panama City



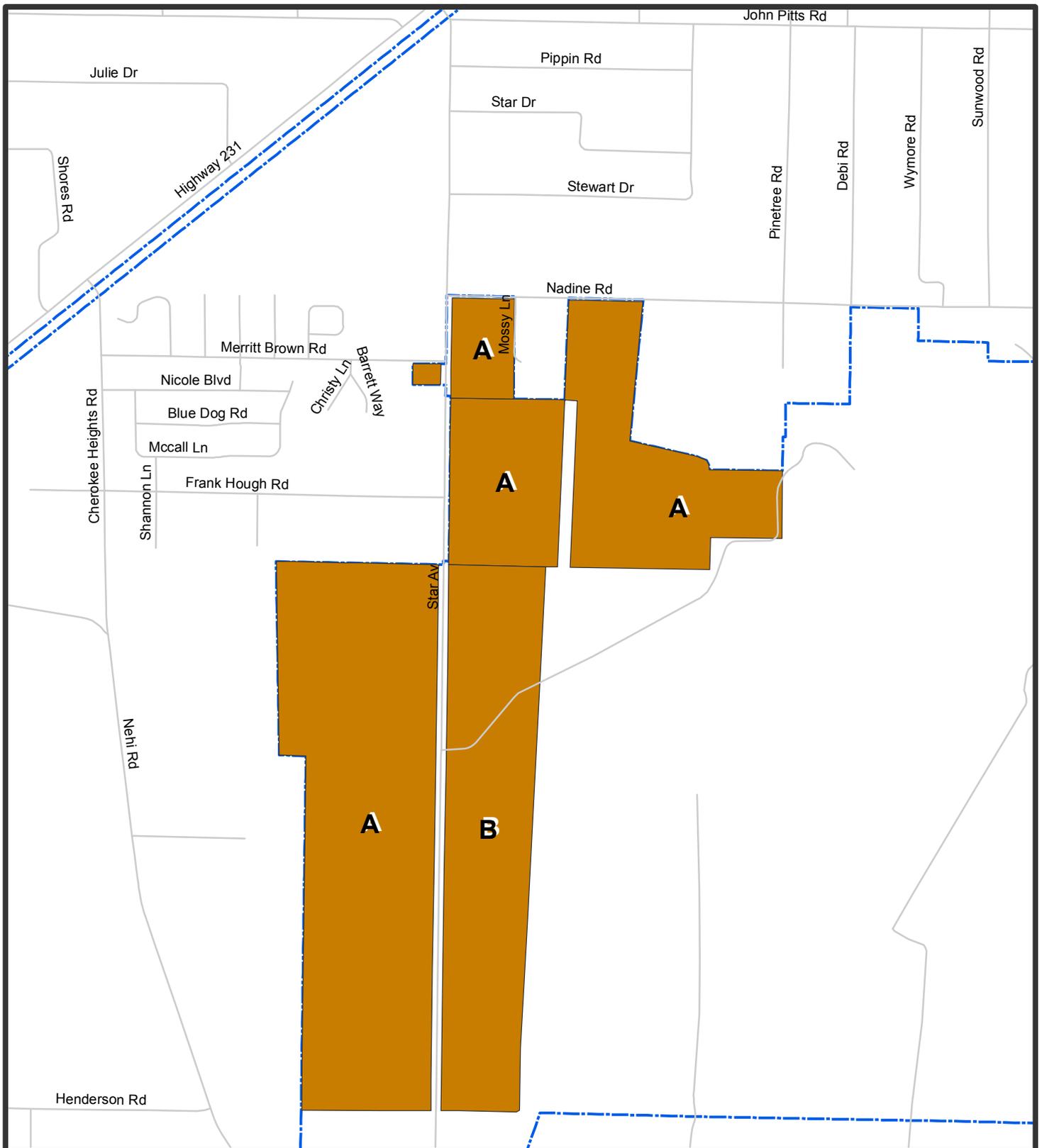
Map 1.1

Comprehensive Plan 2035
 Source: City of Panama City
 Date: November 2010

Legend

- Goose Bayou Overlay District
- Panama City City Limits





Star Ave District

City of Panama City
Comprehensive Plan Map Series

A - Limited to a total of combined maximum of;
600 Multi-family Residential Dwelling Units,
150,000 sq. ft of General Office and,
100,000 sq. ft of Light Industrial uses.

B - Limited to a total of combined maximum of;
336,500 sq ft of General Office and,
336,500 sq. ft of Retail.



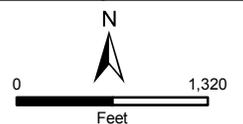
Map
1.2

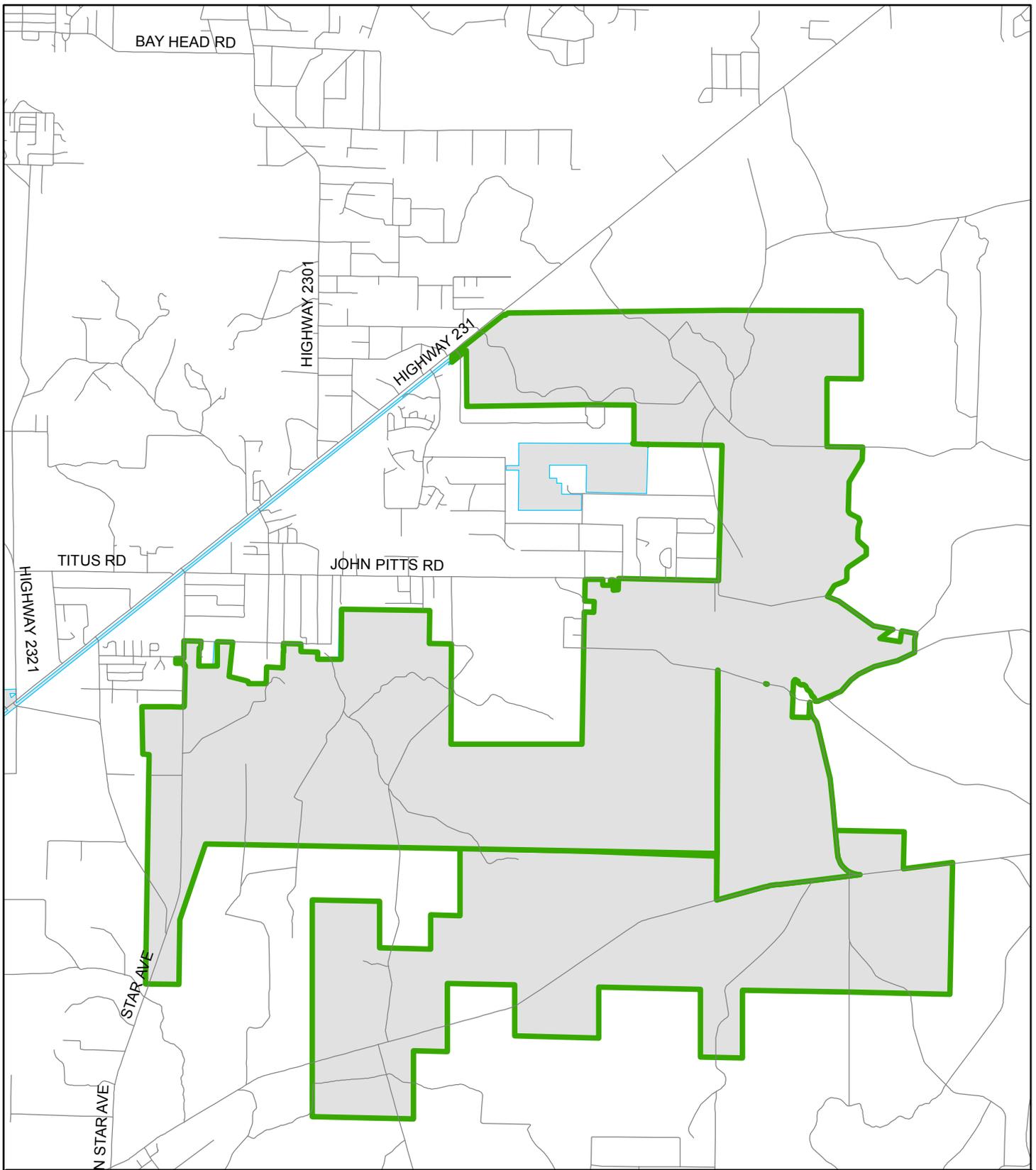
Comprehensive Plan 2035

Date: November 2010
Source: City of Panama City

Legend

- Star Ave Properties
- Panama City City Limits





Panama City North Planning Area
City of Panama City



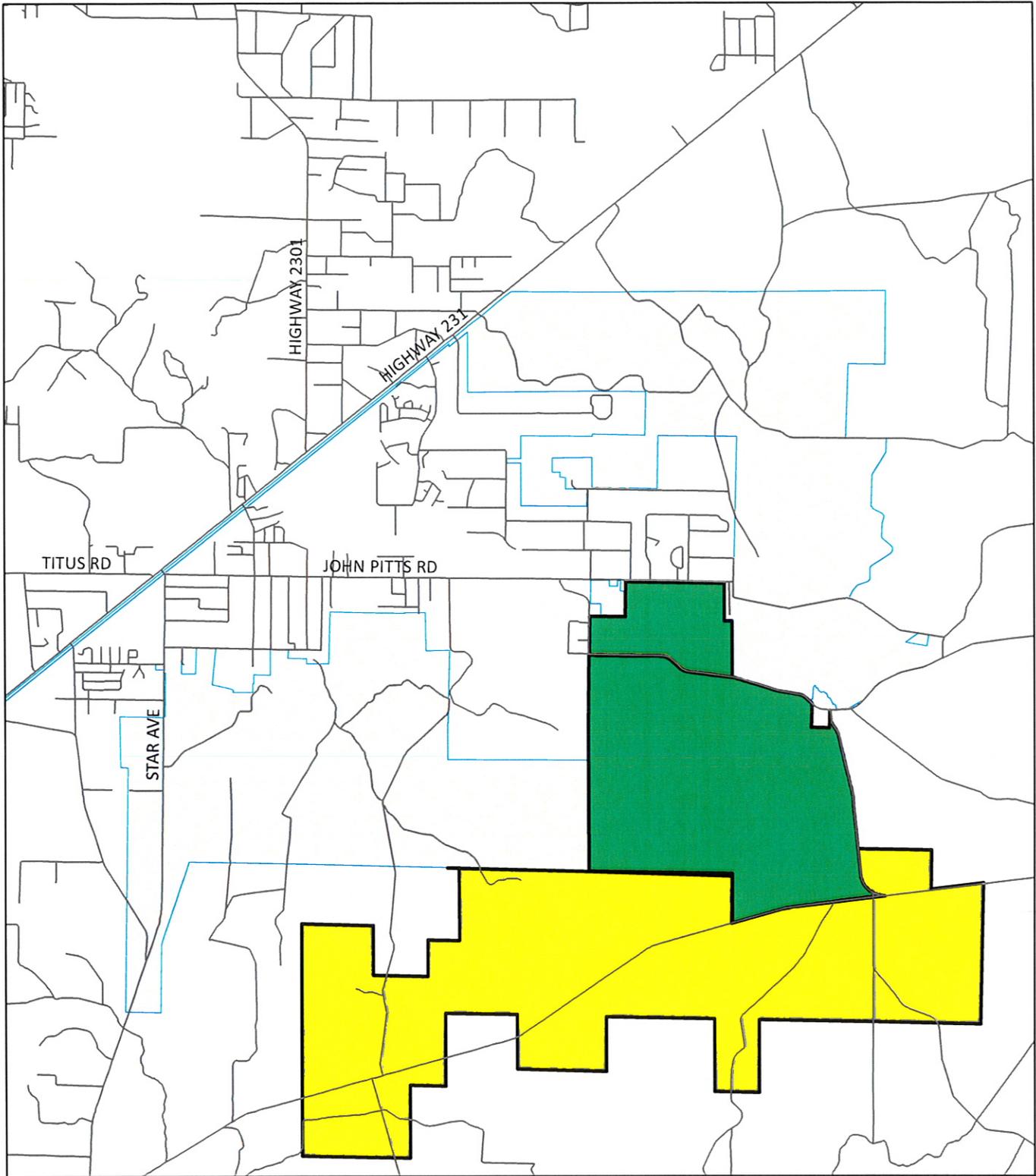
**Map
1.3**

Comprehensive Plan 2035
 Source: City of Panama City
 Date: August 2010

Legend

-  PCNSPA
-  Panama City City Limits
-  Roads





Huckelberry Creek and Bear Creek Overlay Districts
City of Panama City

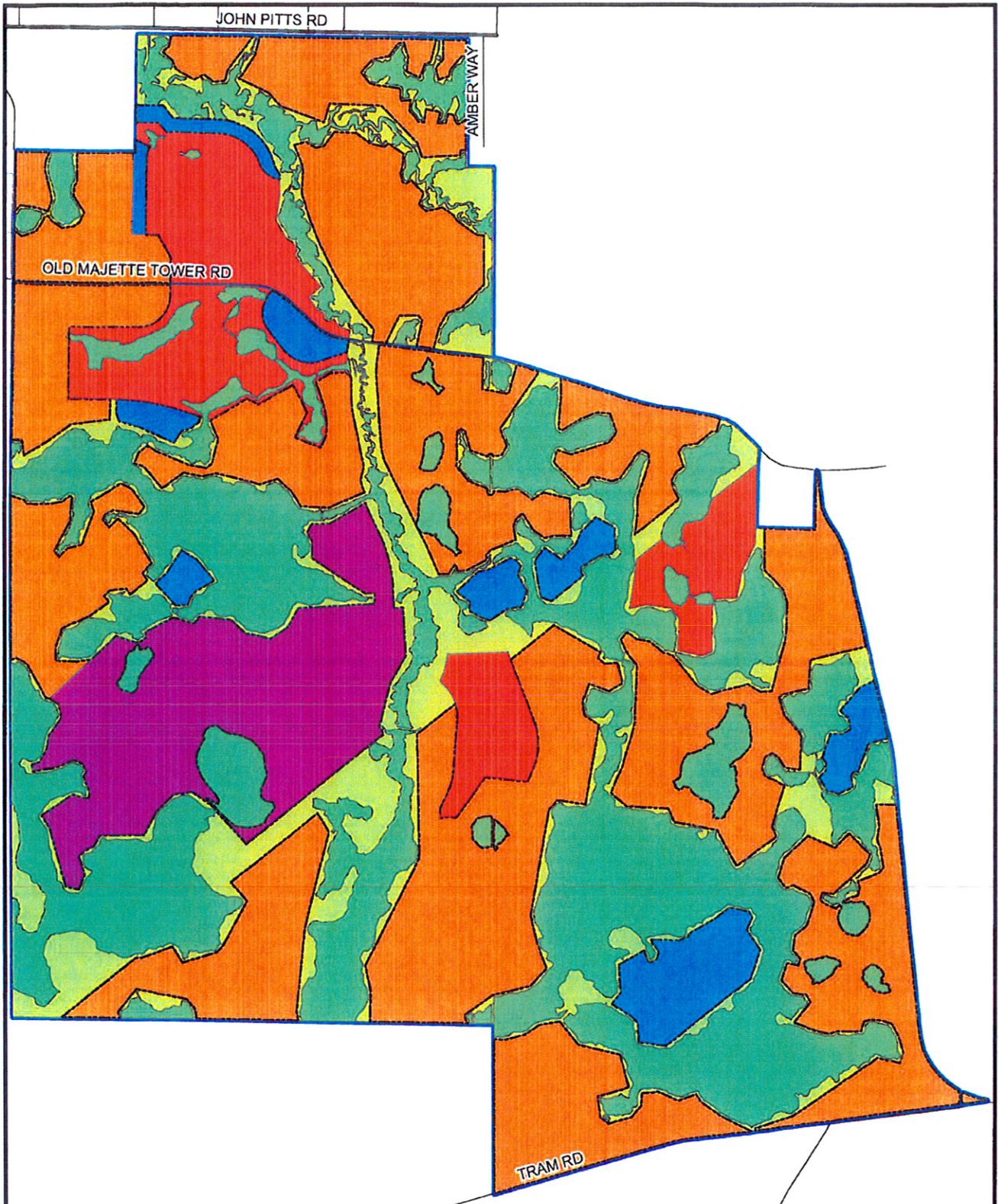


Map 1.4

Source: City of Panama City
 Date: October 26, 2010

- Legend**
- Roads
 - Panama City City Limits
 - Bear Creek Boundary
 - Huckelberry Creek Boundary





Huckelberry Creek Overlay District - Subdistricts
City of Panama City



Map 1.4a

Comprehensive Plan 2035
 Source: City of Panama City
 Date: October 2010

Huckelberry Creek Overlay District Sub-Districts

- Boundary/UC Overlay District
- Conservation Open Space
- Preservation
- Town Center
- Village
- Hamlet
- Recreation



