

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. Depart-

ment 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 sin-

gle-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 con-

cept 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.

13. East Robinson Bayou (ERB)

(a) Purpose and Intent – This category is intended solely to provide an opportunity for limited non-residential and residential development on certain real property located along Frankford Avenue and adjacent to East Robinson Bayou with Parcel Identification Numbers 26656-030-000 and 26656-020-000.

(b) Residential Density – No more than nine (9) residential lots ranging in lot sizes of 0.37 acres to 0.75 acres.

(c) Limited Non-Residential Development – No more than one (1) non-residential lot approximately 1.68 acres in size, which shall be located adjacent to Frankford Avenue.

(d) Development Standards – The following development standards shall apply to development in this category:

1) Residential Standards – Each residential lot shall be used solely for a single-family residence. The maximum building height for a single-family residence shall be forty-five (45) feet. The maximum impervious surface ratio and the minimum setbacks, lot size, and lot frontage shall be as provided in the ERB PUD zoning district in the Land Development Regulations.

2) Non-Residential Standards – The floor area ratio for non-residential uses shall not exceed 2.0. Non-residential uses shall be limited to professional and business offices, retail uses, restaurants and food establishments, and medical health-care services as specified in the ERB PUD zoning district in the Land Development Regulations. The maximum building height for a non-residential structure shall be fifty (50) feet. The maximum impervious surface ratio and the minimum setbacks, lot size, and lot frontage shall be as provided in the ERB PUD zoning district in the Land Development Regulations.

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 (Maximums)	
Residential Density:	1.383 units
Non-residential Intensity:	0.85 ISR
Non-residential Square Footage:	529,200

Village (Maximum)	
Residential Density:	4,477
Non-residential Intensity:	0.75 ISR
Non-residential Square Footage:	147,600

Hamlet (Maximum)	
Residential Density:	240
Non-residential Intensity:	0.50 ISR
Non-residential Square Footage:	2,400

Recreation (Maximum)	
Residential Density:	0
Non-residential Intensity:	0.10 ISR
Non-residential Square Footage:	30,000

Conservation / Open Space (Maximum)	
Residential Density:	0
Non-residential Intensity:	0.10 ISR
Non- residential Square Footage:	0

Preservation (Maximum)	
Residential Density:	0
Non- residential Intensity:	0.05 ISR
Non-residential Square Footage:	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 antici-

pated 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 ded-

ications 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 sim-

ilar 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 (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.

The purpose of this element is to assist in establishing an adequate transportation system within the City and to plan for future motorized and non-motorized traffic circulation systems.

goal 2A:

ESTABLISH AND MAINTAIN A SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM TO MOVE PEOPLE AND GOODS THROUGHOUT THE CITY.

objective 2.1:

The City shall implement a multi-modal transportation system utilizing the City's concurrency management system, mobility district and urban infill/redevelopment overlay district.

policy 2.1.1:

The City shall use its concurrency management system, which utilizes the following, to assess potential impacts on safe, convenient, and efficient traffic flow, including on-site traffic flow and needed motorized and non-motorized vehicle parking for the areas of the City not located within the Forest Park District Mobility Plan or within the Infill/Redevelopment Overlay District:

- (a) Use level of service based on peak hour directional conditions to evaluate facility capacity and for issuance of development permits. Facility types shall be based on the FDOT functional classifications in policy 2.1.2, as defined in policy 2.4.1, and are depicted on Map 2.1 and in Table 2.1:
- (b) Require development to pay its proportionate fair share of impact to the roadway system.
- (c) Continue to implement concurrency review and the Transportation Proportionate Share requirements of the City's Land Development Regulations.

policy 2.1.2:

Level of service standards by facility type are as follows:

Facility Type	Peak Hour Directional Level of Service
Principal Arterial	
US 98 (SR 30) Hathaway Bridge to Beck Ave	Maintain
Business US 98 (SR 30) Beach Drive to Hamilton Ave.	E

	D
Minor Arterial	E
Collector	E
Local	E

policy 2.1.3:

Promote urban infill, redevelopment, and new growth through the provision of a range of transportation alternatives to satisfy mobility needs and achieve a healthy, vibrant city. These alternatives may include biking, walking, and the use of transit.

policy 2.1.4:

The City shall promote and encourage economic development through establishing Urban Infill/Redevelopment Overlay Districts. The developments located within the Infill/Redevelopment Overlay District shall be exempt from transportation concurrency. The exemption from traditional transportation concurrency is aimed to promote urban infill and redevelopment where opportunities for multi-modal transportation exist.

policy 2.1.5:

Development and redevelopment projects located within the Infill/Redevelopment Overlay District shall address their transportation impacts and mitigation through alternative means. Alternative methods will be examined and considered instead of the typical roadway widening and automatic capacity enhancing improvement projects consistent with the following conditions:

- Development/redevelopment within the Infill/Redevelopment Overlay District shall mitigate transportation impacts through mechanisms supporting multi-modal objectives and policies.
- Mitigation measure(s) may include, but not be limited to the following:
 - Participation in a transit pass program for employees, van pooling and/or ride sharing programs
 - Pedestrian Improvements
 - Bus Shelter/Transit Stop Improvements
 - Bicycle Improvements
 - Lighting Improvements
 - Connectivity Improvements
 - Streetscape Improvements
 - Any other measures which increase mobility

options and inter-modal connections as may be approved by the City

Cost estimates will be required from the applicant for the mitigation improvements. Once verified by City Staff, these values will be used to determine the mitigating measure(s).

policy 2.1.6:

Projects that have impacts outside of the Infill/Redevelopment Overlay District may still be required to mitigate for the improvements. These measures will be consistent with the policies to mitigate the transportation impacts of the project and further the goals of promoting economic revitalization and community redevelopment.

policy 2.1.7:

The City shall implement the Forest Park District Mobility Plan. The Forest Park District is indicated on Map 2.2. The following mobility strategies shall be implemented to support this district:

(a) Level of service for all surface transportation modes shall be measured using methods outlined in the FDOT Quality/Level of Service Handbook.

(b) Each mode shall have a minimum area-wide score of 1.0 by the year 2030.

(c) Mobility throughout the district shall be enhanced through increased connectivity of motorized and non-motorized transportation.

(d) All mobility projects described in the Forest Park District shall be implemented by the year 2030.

(e) Funding for the projects included in the district plan shall include mobility fees. These fees shall be assessed for all new development within the district.

(f) The Forest Park District Mobility Plan shall be updated no less than every 3 years to include new traffic data, mobility fee assessment, project costs, expected revenues, and mobility projects.

(g) The City shall encourage developers within the district to mix uses to promote alternative modes of transportation, such as pedestrian and bicycle modes.

(h) The City shall prevent the use of cul-de-sac design roadway networks, unless an overriding environmental issue exists, or existing development patterns prevent such design considerations.

(i) The City shall explore the implementation of a connectivity index for this district.

(j) In order to reduce the dependence on vehicular traffic, pedestrian walkways are strongly encouraged separate from vehicular access corridors through the use of inner- and inter-development foot paths.

(k) To encourage pedestrian activity, the City shall consider implementing build-to criteria for non-residential development in the Land Development Regulations.

objective 2.2:

Reduce greenhouse gas emissions by reducing per capita vehicle miles traveled.

policy 2.2.1:

The City shall promote compact, multi-use, interconnected developments that provide pedestrian and bicycle modes of transportation.

policy 2.2.2:

The City shall require interconnectivity of uses through multi-modal cross-access within and between uses to reduce travel distances, encourage walking and bicycling, and reduce impact to collector and arterial roadways.

policy 2.2.6:

Support the transit system by encouraging ridership, coordinating with the transit operators for an efficient system, and increasing the number of transit shelters.

objective 2.3:

Coordinate traffic circulation with land uses shown on the Future Land Use Map.

policy 2.3.1:

The City shall use designated functional classifications to coordinate land uses to roadway classifications. Such coordination shall include standards for vehicular connections, lane widths, right-of-way widths, building setbacks, land uses, and other similar provisions to be set forth in the Land Development Regulations. These classifications are depicted on Map 2.1:

a) Principal Arterials are generally highest in importance, providing service that is relatively continuous with longer trip lengths. Principal Arterials provide regional movement and access to major public facilities.

b) Minor Arterials provide the same service as a

Principal Arterial, with less volume.

c) Collector roads serve average trip lengths while collecting and distributing traffic between local and arterial roads. Collector roads also help diffuse access to highly concentrated areas.

d) Local roads provide service involving shorter trip lengths, minimal through traffic, and frequent access to adjacent properties. These streets serve as site-specific terminal routes, and average speeds and volumes are low.

objective 2.4:

The City shall utilize the Bay County Bicycle/ Pedestrian Plan adopted by the TPO for identification of areas in need of sidewalks or bicycle facilities.

policy 2.4.1:

For projects developed with public and private roadway frontage, developers shall be required to install sidewalks as part of any new development.

policy 2.4.2:

The City will coordinate with the TPO and Bay County for the provision of bicycle paths as specified in the Transportation Planning Organization, Comprehensive Bicycle Plan.

objective 2.5:

Establish a procedure to control the connections and access points of driveways and roads to roadways.

policy 2.5.1:

The City shall maintain specific and detailed standards in the Land Development Regulations, based on roadway functional classifications and land use types, to regulate vehicular access to roadways in the land development regulations.

policy 2.5.2:

The City shall require that developers obtain an FDOT "Connection Permit", or a Notice of Intent to issue such permit, for connections to the State Highway System before granting its approval of a proposed development.

policy 2.5.3:

The City shall evaluate the location of driveways and access points as part of its development review process and shall prohibit such connections involving reductions in level of services or threats to public safety.

objective 2.6:

Require that developers provide paved streets as part of any new subdivision development.

policy 2.6.1:

Developers shall provide paved streets as part of any new subdivision development.

policy 2.6.2:

All streets roads constructed by developers shall conform to design standards as specified in the Land Development Regulations.

policy 2.6.3:

Local streets and other on-site roadways may be developed in accordance to the International Transportation Engineers (ITE) "Traditional Neighborhood Development Street Design Guidelines" or "Guidelines for Residential Subdivision Street Design" standards.

objective 2.7:

Annually evaluate changes in FDOT average daily traffic counts relative to peak hour conditions and levels of service.

policy 2.7.1:

The City shall use the annual FDOT peak hour level of service counts to evaluate roadway capacities.

policy 2.7.2:

The City shall consider a level of service deficiency to be occurring when peak hour traffic volumes reach 110% of operating conditions.

objective 2.8:

The City shall continue to use the TPO planning process to ensure the provision of a safe, convenient transportation system in an efficient, cost-effective manner.

policy 2.8.1:

The City shall work through the TPO to effect roadway improvements on state or county-maintained roads within the City limits.

policy 2.8.2:

The City shall promote minor improvements such as signalization, signage, turn-lanes, and three-laning before improvements requiring right-of-way acquisitions.

policy 2.8.3:

The City shall use selected roadway improvements to promote other objectives such as redevelopment and revitalization efforts.

policy 2.8.4:

The City shall include provisions in its Land Development Regulations to ensure a safe, convenient and efficient transportation system. Such provisions shall include standards for vehicular connections, off-street parking, median cuts, design criteria and other related requirements.

The purpose of this element is to provide plans and policies that will assist the City in meeting identified or projected deficits in the supply of housing, correcting substandard or unsafe housing conditions, and maximizing private sector involvement in the delivery of safe, sanitary, and affordable housing for all income groups.

goal 3A:

PROMOTE AN ADEQUATE SUPPLY OF SAFE, SANITARY, AND AFFORDABLE HOUSING FOR CURRENT AND FUTURE RESIDENTS IN VERY LOW- TO MODERATE-INCOME GROUPS

objective 3.1:

Provide or stimulate provision by the private sector of affordable housing units.

policy 3.1.1:

For the purposes of this objective, affordable housing is defined as housing for which monthly rents or monthly mortgage payments, including principle, interest, taxes, and insurance, do not exceed 30% of that amount which represents the percentage of the median adjusted gross annual income for the very-low to moderate-income household adjusted for household size. The sales price of owner-occupied units must not exceed the price point established by the City on an annual basis. The rental rate must not exceed the rates provided by the Florida Housing Finance Corporation on an annual basis.

policy 3.1.2:

The City will promote measures specified in this element to encourage additional affordable housing units.

policy 3.1.3:

The City may provide incentives to private developers intended to stimulate construction of additional affordable housing units. Such incentives may include State Housing Initiatives Partnership program (SHIP) funds, information on state/federal housing assistance programs, waiver or consolidation of minimum lot size requirements, density bonuses, or other similar measures.

policy 3.1.4:

The City may use a density bonus program that encourages the private sector to provide affordable housing for very low-, low-, and moder-

ate-income persons. Such density bonus may amount to at least a 10% increase for projects that provide very low-, low- and moderate-income housing needs. To be deemed an affordable housing project, the housing project must meet criteria as set forth in the Land Development Regulations.

policy 3.1.5:

The City shall expedite the permitting of developments containing affordable housing by providing "fast track" processing of applications and plan reviews.

policy 3.1.6:

The City may coordinate and promote partnerships with developers of housing for very-low, low-, and moderate-income families and maintain adequate infrastructure to accommodate such developments.

policy 3.1.7:

The City shall allow the construction of accessory dwelling units (ADU) in residential categories, to include categories that allow for the mixture of uses, in an effort to provide for affordable housing opportunities. The floor area for an ADU shall not exceed 60% of the primary structure floor area.

policy 3.1.8:

Affordable housing should be distributed equitably throughout the City.

policy 3.1.9:

The City shall encourage a mixture of housing types that are provided, including single-family detached and multi-family housing, within a variety of price ranges to provide a range of housing options for City residents.

policy 3.1.10:

The City shall encourage and allow developments for very-low-, low-, and moderate-income households in the "Residential" or "Urban Residential" land use categories.

policy 3.1.11:

The Community Development Department will provide information and assist private developers and non-profit organizations toward utilization of state and federal programs intended to make available standard housing which is affordable to lower income families.

policy 3.1.12:

The City may provide financial assistance, in the form of amortized second mortgage loans and grants, to provide for the rehabilitation of substandard owner-occupied properties.

policy 3.1.13:

The City may provide financial assistance, in the form of down payment and closing cost loans / grants, to provide for the construction of affordable housing.

policy 3.1.14:

The City may participate in and solicit financial assistance from state and federal programs intended to improve the condition and supply of standard housing.

policy 3.1.15:

At least once during every 10-year planning period, the City shall evaluate its Plan and Land Developments Regulations to identify and eliminate possible barriers to the production of affordable housing.

policy 3.1.16:

The City may assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for very low- to low- income households.

policy 3.1.17:

The City shall encourage Housing for Special Needs Households by continuing to work with affordable housing providers and funding agencies on opportunities to construct or acquire a variety of types of affordable housing appropriate for special needs groups and extremely low-income households. Specific types of housing include:

- (a) Smaller, affordable residential units, especially for lower income single-person households.
- (b) Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care licensed facilities.
- (c) Affordable units with 3 or more bedrooms for large-family households.

(d) Affordable housing that can be adapted for use by those with disabilities.

goal 3B:

PROVIDE FOR THE ELIMINATION OF SUBSTANDARD HOUSING UNITS.

objective 3.2:

Encourage reinvestment in existing housing stock and assist in the rehabilitation or removal of substandard housing.

policy 3.2.1:

The City shall continue its efforts through the Community Development Department to eliminate substandard housing conditions.

policy 3.2.2:

The City shall enforce the provisions of the Code of Ordinances to identify, condemn, and demolish unsafe structures for which rehabilitation is not feasible.

policy 3.2.3:

The City may assist in the relocation of households displaced by demolition activities through referrals and placements in public housing or subsidized housing, if financially feasible.

policy 3.2.4:

The City may assist in the relocation of households displaced by the City's community development activities as specified in the "Relocation Plan for Community Development Activities" of the Housing and Community Development Act.

policy 3.2.5:

The City shall expend federal, state, or local program funds to rehabilitate substandard housing, as such funds become available.

policy 3.2.6:

The City shall promote educational programs and incentives for families to learn how to purchase, maintain, and improve their homes and neighborhoods.

objective 3.3:

Improve the aesthetics and appearance of targeted redevelopment areas to make them safe and sanitary and to foster a sense of community and pride.

policy 3.3.1:

The City shall target redevelopment efforts within each of the City's CRAs. Redevelopment shall

include such efforts as revitalization and assistance programs, including installation of needed public infrastructure.

goal 3C:

SUPPORT THE LOCATION OF GROUP HOUSING IN APPROPRIATE LOCATIONS.

objective 3.4:

Allows for the location of group homes and foster care facilities licensed by The Department of Children and Families in residential areas.

policy 3.4.1:

Group homes and foster care facilities will be allowed in Residential and other land use categories that allow for a mixture of uses that include residential uses, in conformance with the densities and intensities specified in the Future Land Use Element.

objective 3.5:

The City shall utilize established procedures for the conservation of stable, viable neighborhoods.

policy 3.5.1:

The City shall use the rehabilitation programs available through the Community Development Department to upgrade run-down housing stock in stable neighborhoods.

policy 3.5.2:

The City shall give priority to utilization of Community Development Block Grant funds to upgrade public facilities such as lighting, sidewalks, streets, drainage and other related facilities to ensure the viability of neighborhoods.

objective 3.6:

Maintain an ongoing housing implementation program through the provisions of this Plan and the Community Development Department's Consolidated Plan.

policy 3.6.1:

The City shall designate adequate areas for existing and future residential development, including redevelopment on its Future Land Use Map.

policy 3.6.2:

The City shall continue to apply for and use federal and/or state funds to implement its Consolidated Plan.

goal 3D:

PROTECT EXISTING, STABLE NEIGHBORHOODS

FROM BLIGHT.

objective 3.7:

The City shall prevent blight in existing, stable neighborhoods.

policy 3.7.1:

The City shall conserve stable neighborhoods by:

- a) Supporting the upgrade of existing housing stock.
- b) Implementing code enforcement strategies.
- c) Preventing or eliminating slum and blighted influences.
- d) Providing and improving public facilities such as, but not limited to, streets, sidewalks, curbs and gutters, utilities, parks and recreation, and neighborhood services facilities.

policy 3.7.2:

The City shall support the revitalization of deteriorating neighborhoods and aid in the elimination of conditions detrimental to the public health, safety, and welfare. Strategies to accomplish this Policy include, but are not limited to:

- a) Rehabilitation of substandard structures.
- b) Clearance of dilapidated and dangerous structures.
- c) Stimulation of commercial investment to enhance economic vitality in deteriorating neighborhoods.

policy 3.7.3:

The City will promote additional standard housing supply through rehabilitation and encouragement of new infill development. In addition, the City shall emphasize development that benefits very-low, low-, and moderate-income households, and particularly minority groups, the elderly, and disabled persons.

policy 3.7.4:

The City shall concentrate on the improvement of the City's planning and development practices, methods, and administrative capabilities to support the prevention of blight in existing neighborhoods.

objective 3.8:

Encourage and support the Community Development Program.

policy 3.8.1:

The City shall further refine the Consolidated Plan with attention to housing and public improvements when that plan is updated.

policy 3.8.2:

The City shall continue to identify public improvement needs in the CDBG target areas.

policy 3.8.3:

The City shall continue to explore innovative approaches to housing issues and HUD programs.

policy 3.8.4:

The City may pursue alternative funding sources to offset the reduction of CDBG funds, assuring an ongoing Community Development process.

policy 3.8.5:

The City shall provide public facilities, services, and utilities as identified in the Consolidated Plan in coordination with, and in support of, housing improvement activities.

goal 3E:

ENSURE ADEQUATE PUBLIC FACILITIES FOR RESIDENTIAL DEVELOPMENT.

objective 3.9:

Coordinate the provision of adequate public facilities with residential growth projections.

policy 3.9.1:

The City shall ensure the provision of adequate infrastructure and appropriate residential land use categories to accommodate projected growth in population and a range of housing types.

policy 3.9.2:

The City shall require all habitable development within the City limits to connect to City water and sewer lines, when such lines are within 300 feet of the subject parcel boundary.

policy 3.9.3:

The Future Land Use Map shall designate lands for residential development consistent with this element and provide for the increase in population by 2020.

policy 3.9.4:

A diversity of lot sizes, impervious surfaces, and heights shall be incorporated into the Land Development Regulations to provide for flexibility and choice in housing types and price points.

policy 3.9.5:

The City shall allow the construction of DCA certified manufactured homes in residential land use categories, as long as building requirements, minimum bulk regulation standards, and state requirements are met.

policy 3.9.6:

Affordable housing should be located where adequate infrastructure and services are available.

goal 3F:

ENCOURAGE SUSTAINABLE RESIDENTIAL DEVELOPMENT.

objective 3.10:

Promote energy efficiency in new development.

policy 3.10.1:

The City shall continue to utilize the Florida Building Code as the primary guide in establishing minimum standards for housing construction.

policy 3.10.2:

The City may refer to the Florida Green Building Coalition or other state or nationally recognized program, for guidance in the development of local initiatives to foster sustainable development practices.

policy 3.10.3:

The City shall encourage housing design and development alternatives that promote renewable energy technologies.

policy 3.10.4:

The City shall encourage the use of weatherization programs for low- and very-low income housing development and rehabilitation.

policy 3.10.5:

To be eligible to receive State Housing Initiative Partnership funds, or Community Development Block Grant funds, a developer or home-owner shall certify that the structure will be constructed to conserve energy. Such measure may include, but are not limited to:

(a) The use of energy-star rated appliances throughout the home.

housing element

- (b) The use of a tankless water heater.
 - (c) Installation of a programmable thermostat.
 - (d) Sealing heating and cooling air ducts.
 - (e) The use of solar power.
 - (f) The use of alternate home fueling resources, such as natural gas.
- In order to receive these funds, the structure must be certified by a qualified professional to reduce average energy consumption.

Policy 3.10.6:

Any development receiving non-financial incentives for the construction of affordable housing are encouraged to follow the Florida Green Home Standards produced by the Florida Green Building Coalition.

Policy 3.10.7:

Subdivision projects that will develop at minimum 50% LEED certified housing, or to certified Florida Green Home standards by an agent of the Florida Green Building Coalition, shall receive expedited development order processing.

The purpose of this element is to provide for necessary public facilities and services correlated to future land use projections and population demand.

Utilities Sub-Elements

(A) Sanitary Sewer Sub-Element

goal 4A:

PROVIDE ADEQUATE SEWAGE CAPACITY AND COLLECTION FACILITIES TO ACCOMMODATE ANTICIPATED POPULATION DEMAND.

objective 4.A.1:

Identify deficiencies in sewer system facilities,

policy 4.A.1.1:

The City shall evaluate the sewer system facilities and shall upgrade, expand, or replace its sewage facilities, as determined by such evaluation, to accommodate population demand and ensure operational efficiency.

policy 4.A.1.2:

The St. Andrews Sewer Treatment Plant Service Area and the Millville Sewer Treatment Plant Service Area shall each have a threshold of 4.5 million gallons per day for determining capacity against proposed development. Such determination shall be made as a concurrency evaluation prior to the issuance of any development order.

policy 4.A.1.3:

The level of service standard for concurrency purposes for residential uses shall be 110 gallons of wastewater per capita per day. Such standard shall be used for determining concurrency for sanitary sewer.

policy 4.A.1.4:

The level of service standard for non-residential uses shall be 166 gallons per 1,000 square feet, or 90% of the potable water concurrency standard, whichever is greater. Such standard shall be used for determining concurrency for sanitary sewer.

policy 4.A.1.5:

Sewer service and facilities shall be available to serve new development no later than the time of issuance of a certificate of occupancy, or its functional equivalent.

objective 4.A.2:

Maintain and operate the sewage system so as to provide the adopted level of service.

policy 4.A.2.1:

The City shall require in its Land Development Regulations that developers provide sewage collection lines constructed to City standards as part of proposed new developments and that such lines be connected into the City sewer system.

policy 4.A.2.2:

The City shall evaluate the capacity, maintenance, and operation of its sewage system on an annual basis.

policy 4.A.2.3:

The City shall utilize its sewage facilities to 90% of available capacity before making commitments for new or expanded facilities.

policy 4.A.2.4:

Priorities for replacement, correction, and expansion of facilities shall be as follows:

- (a) Correction of identified existing deficiencies;
- (b) Replacement of facilities to allow for continued operation or design efficiency; and
- (c) Expansion of facilities.

policy 4.A.2.5:

The City shall coordinate availability of sewer facilities and capabilities to accommodate the types and densities of land use shown on the Future Land Use Map, or shall adjust the types and densities of land use so as to be compatible with the City's capability to provide sewer service.

policy 4.A.2.6:

The City shall not permit development which causes the level of service to fall below the standards established in this Element.

policy 4.A.2.7:

Average and peak flow design capacity for the City collection system shall be as specified in the Florida Building Code.

policy 4.A.2.8:

Average peak flow design capacity for City treatment systems shall be as specified in the operating permit issued by DEP.

objective 4.A.3:

Develop a procedure for providing sewage capacity as a means of discouraging urban sprawl and promoting "in-fill" of vacant urban areas.

policy 4.A.3.1:

The City shall provide sewage capacity as applicable to promoting the redevelopment objectives of the Housing Element and shall consider provision of sewer in these areas to be a priority activity.

policy 4.A.3.2:

The City shall not provide sewer service to areas outside the City limits unless specifically provided for in a development agreement, interlocal agreement, contract, or other similar legal instrument.

(B) Solid Waste Sub-Element

goal 4B:

ENSURE THAT ADEQUATE AND EFFICIENT SOLID WASTE COLLECTION IS AVAILABLE FOR THE CITY.

objective 4.B.1:

On an annual basis, evaluate the need for extension of solid waste collection service relative to future needs.

policy 4.B.1.1:

The City shall provide solid waste collection consistent with the adopted level of service standard.

policy 4.B.1.2:

The City shall provide solid waste collection service to accommodate new customers.

policy 4.B.1.3:

The City shall use the level of service standard to evaluate facility capacity and for issuance of development permits. The level of service shall be applied as part of the development review and approval process to each application for development approval to make certain that adequate facility capacity exists to serve the proposed development no later than the time of issuance of a certificate of occupancy, or its functional equivalent.

policy 4.B.1.4:

Priorities for replacement, correction, and expansion of facilities shall be as follows:

- (a) Correction of identified existing deficiencies;
- (b) Replacement of obsolete or worn-out equipment; and
- (c) Expansion or extension of services and equipment.

policy 4.B.1.5:

The City shall use recycling grant funds available from Bay County to establish programs intended to reduce overall solid waste by 30% in Bay County.

policy 4.B.1.6:

The level of service standard for residential uses shall be 4.5 pounds of solid waste per person per day. Such standard shall be used for determining concurrency for solid waste.

policy 4.B.1.7:

The level of service standard for non-residential uses shall be 6.89 pounds of solid waste per 1,000 square feet. Such standard shall be used for determining concurrency for solid waste.

objective 4.B.2:

On an ongoing basis, locate equipment and facilities so as to avoid damage to drainageways or surface waters.

policy 4.B.2.1:

The City shall avoid or prevent possible effects on drainageways or surface waters as part of the construction and operation of solid waste facilities.

(C) Drainage Sub-Element.

goal 4C:

PROVIDE A DRAINAGE PROGRAM WHICH WILL REDUCE STORMWATER POLLUTION AND PROVIDE REASONABLE PROTECTION FROM FLOOD DAMAGE TO PUBLIC & PRIVATE PROPERTY.

objective 4.C.1:

Continue to evaluate needed improvements in drainage basins in the City

policy 4.C.1.1:

For flood attenuation and drainage control, the City will shall use the 25-year critical storm with facilities designed so the post-development stormwater off-site discharge rate shall not be greater than the pre-development discharge rate for storm durations of 1-, 2-, 4-, 8-, and 24-hours

policy 4.C.1.2:

Stormwater facilities shall provide retention, or detention with filtration, of runoff from the first one inch of rainfall. Alternatively, for development with drainage areas of less than 100 acres, stormwater facilities shall provide for the retention, or detention with filtration, of the first one-

half inch of runoff, or provide for the treatment of stormwater runoff which will not degrade surface waters below pre-development levels of quality, whichever is greater.

(l) The requirements of Policy 4.C.1.1 shall not apply to the development of single-family through quadraplex residential dwellings when all of the following conditions are met:

i. Such residential dwellings are not part of a larger, common plan of development approved after the effective date of this Plan;

ii. Such residential dwellings are to be developed in an existing, established residential area or a subdivision duly recorded prior to the effective date of this Plan;

iii. The proposed development will not contribute pollutants that will cause runoff from the immediate drainage area to degrade the water quality of receiving waters below existing conditions; and

iv. The proposed development will not increase the potential for flooding of existing structures.

policy 4.C.1.3:

The City shall use general funds to complete the evaluation of drainage basins by 2016.

policy 4.C.1.4:

The City shall amend this Plan as needed based on updated and reliable data resulting from the drainage basin studies

policy 4.C.1.5:

The City shall use the level of service standard as established in Objective 4.C.1 for evaluating facility capacity and for issuance of development permits. The level of service standard shall be applied to each application for development approval to make certain that adequate facility capacity exists to serve the proposed development no later than the time of issuance of a certificate of occupancy, or its functional equivalent.

policy 4.C.1.6:

Storm water conveyance systems shall be designed to provide the following protections from flooding:

a) Street drainage systems shall be designed to accommodate runoff from a 10-year critical

storm event.

b) All other systems shall be designed to accommodate runoff from a 25-year critical storm event.

c) The exception shall be for any system where there is a history of flooding of structures. Where there is such history, the system shall be designed to accommodate the runoff for a 100-year critical storm event.

policy 4.C.1.7:

Priorities for replacement, correction, and facility expansion shall be as follows in priority order:

(a) Correction of drainage problems which cause flood damage to public and private property;

(b) Correction of problems or improvement of facilities which are intended to reduce sedimentation in bays, bayous, and lakes;

(c) Replacement of damaged or obsolete facilities;

(d) Maintenance of facilities which are not operating at design efficiency; and

(e) Regulation of new development to avoid future drainage and stormwater problems.

objective 4.C.2:

The City shall maintain provisions for stormwater management in its Land Development Regulations.

policy 4.C.2.1:

The City shall regulate new development and redevelopment in a manner which reduces stormwater impacts on drainage facilities and natural resources. Detailed and specific regulations shall be included in the Land Development Regulations which provide for: buffer zones for drainageways, design standards for stormwater facilities, on-site retention standards, compliance with state stormwater rules, and other similar provisions.

objective 4.C.3:

Provide stormwater management and drainage control through a combination of regulatory measures and capital improvements.

policy 4.C.4.3.1:

The City shall undertake a balanced program of regulation and capital improvements to reduce

drainage problems within the City.

policy 4.C.4.3.2:

The City shall coordinate with adjacent municipalities, Bay County, and state/federal agencies to promote efficiency on drainage projects of mutual interest.

objective 4.C.4:

Reduce the potential for damage to public and private property caused by flooding.

policy 4.C.4.1:

The City shall use its Preservation land use category and its Flood Damage Prevention Ordinance to reasonably reduce the potential for flood damage to public and private property.

objective 4.C.5:

In conjunction with updates of the drainage basin studies, the City shall identify and inventory stormwater facility deficiencies that contribute to water quality problems.

policy 4.C.5.1:

On an annual basis, the City shall allocate funds to correct existing drainage deficiencies based on the criteria specified in Policy 4.C.1.5.

(D) Potable Water Sub-Element

goal 4D:

PROVIDE ADEQUATE, SAFE, AND SANITARY WATER DISTRIBUTION CAPABILITY TO ACCOMMODATE EXISTING AND FUTURE DEMAND.

objective 4.D.1:

Operate the water distribution system so as to maintain the adopted level of service standard.

policy 4.D.1.1:

The City shall evaluate the capacity, operation, and maintenance of its water distribution system on an annual basis.

policy 4.D.1.2:

Developers shall provide water distribution lines constructed to City standards as part of any new developments.

policy 4.D.1.3:

The level of service standard for one (1) residential dwelling unit shall be 125 gallons per capita per day. Such standard shall be used for determining concurrency for potable water.

policy 4.D.1.4:

The level of service standard for non-residen-

tial uses shall be 166 gallons per day per 1,000 square feet. Such standard shall be used for determining concurrency for potable water.

policy 4.D.1.5:

The City shall use the level of service standard identified in Objective 4.D.1 of this Element to evaluate facility capacity and for issuance of development permits.

policy 4.D.1.6:

The level of service standard for determination of capacity shall be 90% of the permitted capacity of the County's water treatment plant(s), which is 54 MGD, or 90% of 60 MGD.

policy 4.D.1.7:

Water supplies and facilities shall be available to serve new development no later than the time of issuance of a certificate of occupancy, or its functional equivalent.

policy 4.D.1.8:

Prior to the issuance of a development order, the review of the request shall include consultation with the Utilities Department to insure there is adequate water supply to serve the demand of the new development.

objective 4.D.2:

Identify and correct existing facility deficiencies for potable water distribution.

policy 4.D.2.1:

The City shall use its water analysis model to identify facility deficiencies.

policy 4.D.2.2:

To ensure that adequate water supplies and public facilities are available to serve the water supply demands of City residents, the City shall use the adopted Water Supply Facilities Work Plan to identify and plan for the water supply sources and facilities needed to serve existing and new development.

policy 4.D.2.3:

The Panama City Water Supply Facilities Work Plan, dated March 2010, is hereby incorporated into this Plan by reference.

policy 4.D.2.4:

The City shall support the Northwest Florida Water Management District through locally adopted regulations or programs to increase the volume of reclaimed water used.

policy 4.D.2.4.5:

Priorities for replacement, correction, and expansion of facilities shall be as follows in priority order:

- (a) Correction of identified existing deficiencies;
- (b) Replacement of facilities to allow for continued operation or design efficiency; and
- (c) Expansion or extension of facilities.

objective 4.D.3:

Coordinate extension, or increase in capacity, water distribution facilities to meet future needs.

policy 4.D.3.1:

The City shall coordinate availability of potable water with the types and densities of land use shown on the Future Land Use Map.

policy 4.D.3.2:

All habitable residential and non-residential structures within the City limits shall be connected to the City water system, when such lines are within 300 feet of the subject parcel boundary.

objective 4.D.4:

Maximize the use of existing water distribution facilities to reduce urban sprawl.

policy 4.D.4.1:

The City shall use existing facilities to 90% of existing capacity before making commitments for new or expanded facilities, and shall not provide water service to areas outside the City limits unless specifically provided for in a development agreement, interlocal agreement, or contract, or other similar legal instrument.

policy 4.D.4.2:

The City shall encourage and allow development of land within the City which has access to potable water

objective 4.D.5:

Require use of water conservation measures and techniques.

policy 4.D.5.1:

The City shall inform developers about water conservation measures and techniques as part of the development review process.

policy 4.D.5.2:

The City shall undertake emergency measures specified in the NFWMD Water Shortage Plan

in the event of a potable water emergency.

policy 4.D.5.3:

The City shall adopt a Florida-Friendly landscape irrigation and xeriscape ordinance, and shall use the design standards as presented in the December 2006 Landscape Irrigation and Florida-Friendly Design Standards.

policy 4.D.5.4:

Development within the Panama City North Planning Area (PCNPA) and the Goose Bayou Overlay District shall be encouraged to install reuse lines as a condition of any development approval.

(E) Natural Groundwater Aquifer Recharge Sub-Element

goal 4E:

PROTECT AND CONSERVE THE FLORIDAN AQUIFER.

objective 4.E.1:

Restrict land use and development in areas of high recharge potential in order to preserve the quality of water which may recharge the Floridan Aquifer.

policy 4.E.1.1:

The City shall prohibit land uses that may discharge substances which could infiltrate and degrade groundwater in areas of high recharge potential.

policy 4.E.1.2:

Areas of high recharge potential shall be as defined and delineated by the Northwest Florida Water Management District.

policy 4.E.1.3:

The City shall prohibit development activities that are constructed or located in a manner which will cause leakage, discharge, or otherwise have the potential to release hazardous substances into the Floridan Aquifer.

policy 4.E.1.4:

In order to provide maximum recharge of the Floridan Aquifer, the clustering of units shall be encouraged within any high aquifer recharge area. Additional criteria shall be provided in the Land Development Regulations no later than December 31, 2015.

To plan for, and where appropriate, restrict develop-

ment activities where such activities would damage or destroy coastal resources; and to protect human life and limit public expenditures in areas subject to destruction by natural disaster.

goal 5A:

MAINTAIN THE QUALITY OF COASTAL RESOURCES BY RESTRICTING DEVELOPMENT ACTIVITIES WHICH DAMAGE OR DESTROY COASTAL RESOURCES.

objective 5.1:

The City shall maintain regulatory or management techniques intended to protect coastal wetlands, living marine resources, and wildlife habitat.

policy 5.1.1:

Development activities which have the potential to damage or destroy coastal resources include, but are not limited to: 1) dredge and fill operations in wetlands or seagrass beds; 2) construction of piers, docks, wharves, or other similar structures which extend into the water from the shoreline; 3) removal of shoreline vegetation; and 4) discharge of non-point source pollutants into estuaries.

policy 5.1.2:

The City shall evaluate the impacts on coastal resources caused by development activities as part of its impact measuring system. Such evaluation shall include identification, location, and sensitivity of coastal resources, as well as specific design standards or construction practices intended to protect coastal resources.

policy 5.1.3:

The City shall limit specific and cumulative impacts upon coastal wetlands, water quality, wildlife habitat, and living marine resources using the following regulatory and management techniques:

1. Protect identified wetlands as specified in Conservation Element Objective 6.7 of this Plan.
2. Reserve approval of development permits until all applicable permits are obtained by developers from jurisdictional agencies.
3. Coordinate with DEP to restrict construction activities which would permanently damage seagrass beds, oyster reefs, or other living marine resources, unless appropriate mitigation measures are undertaken as determined by DEP.

4. Establish a 30-foot wetlands set-back line, including restrictions on the removal of shoreline vegetation. Exemptions are limited to those necessary to prevent or eliminate a public hazard as specified in Conservation Element objective 6.7.

5. Require protection of identified wildlife habitat as part of enforceable development agreements.

objective 5.2:

Undertake measures to maintain and improve estuarine environmental quality.

policy 5.2.1:

The City shall require that development undertaken in the Coastal Planning Area be designed and constructed so as to reduce stormwater discharges and sedimentation. The Coastal Planning Area is defined as:

- a) The Hurricane Vulnerability Zone (HVZ) which is the land area subject to evacuation in the event of a Category 3 or greater hurricane, and;
- b) All included coastal resources and marine waters within the City's jurisdiction.

policy 5.2.2:

The City shall undertake drainage improvements, based on engineering data, intended to improve the quality of stormwater discharged into the estuarine system.

policy 5.2.3:

The City shall coordinate with state agencies and Bay County to protect North Bay and St. Andrews Bay by reviewing and commenting upon applicable sections of their respective comprehensive plans, when requested, and by assuring that all applicable permit requirements are met

objective 5.3:

Prioritize shoreline uses.

policy 5.3.1:

The City recognizes the need to establish the public interest in achieving a balance between competing waterfront land uses and the limited amount of shoreline available for such uses. When making decisions concerning designation of land use categories, approval of plan amendments, or issuance of development approvals

involving competing shoreline land uses, the City shall choose the following land uses in priority order, using number 1 as the highest priority:

1. Water-dependent land uses that preserve the waterfront, including water- dependent conservation or recreation uses;
2. Water-dependent industrial uses;
3. Water-related land uses;
4. Land uses for which a definitive public purpose has been established; and
5. Other land uses which are not water-dependent or water-related including residential, commercial, institutional, or industrial.

policy 5.3.2:

Specific and detailed provisions for the siting of marinas shall be set forth in the Land Development Regulations. The following criteria shall be the minimal requirements for the location of marinas:

1. Demonstrate the presence of sufficient upland area to accommodate parking, utility, and support facilities;
2. Provide public access;
3. Lie outside areas identified as inappropriate for marina development in the Marina Siting Study for West Florida as published by the West Florida Regional Planning Council, unless appropriate mitigating actions are taken as determined by the Florida DEP and / or the US Army Corps of Engineers;
4. Demonstrate oil spill cleanup capability within boundaries of the leased area;
5. Provide a hurricane mitigation and evacuation plan;
6. Designate future upland spoil site(s) for maintenance dredging activities;
7. Be located in proximity to natural channels so that minimal or no dredging will be required for provision of docking facilities;
8. Have available adequate sewage treatment facilities to serve the anticipated volume of waste. Marinas with fueling facilities shall provide pump-out facilities at each fuel dock. Commercial marinas and those with live-aboard

overnight transient traffic shall provide upland sewage facilities and prohibit inappropriate sewage pump out;

9. Maintain water quality standards as provided by Chapter 403, Florida Statutes;
10. Locate in areas with adequate water depth to accommodate the proposed boat use without disturbance of bottom habitats;
11. Delineate immediate access points with channel markers that indicate speed limits and any other applicable regulations;
12. Be sited in appropriate future land use categories and zoning districts;
13. Locate in areas away from seagrass beds, oyster reefs, and other important fish and shellfish spawning and nursery areas; and
14. Demonstrate that it meets a public need, thereby demonstrating economic viability/feasibility.

objective 5.4:

Maintain standards that protect beach systems from the impacts of man-made structures.

policy 5.4.1:

The City shall provide specific and detailed provisions for protection of beach systems in its Land Development Regulations. Such provisions shall include setbacks from the shoreline for non-water dependent structures, required construction practices, and coordination of permitting with appropriate jurisdictional agencies.

goal 5B:

REDUCE THE RISK OF HURRICANE-RELATED DAMAGE TO LIFE AND PROPERTY.

objective 5.5:

Maintain or reduce hurricane evacuation times as established in the Northwest Florida Hurricane Evacuation Restudy.

policy 5.5.1:

Hospitals, nursing homes, mobile homes, and other similar structures and high risk uses are prohibited in the 100-year flood zone and the Coastal High Hazard Area (CHHA). The CHHA is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH)

computerized storm surge model (Map 5-2).

policy 5.5.2:

The level of service for out-of-county hurricane evacuation for a category 5 storm event, as measured on the Saffir-Simpson Scale, shall not exceed 16 hours for land use map amendments located within the Coastal High Hazard Area (CHHA), unless the increase in density is mitigated pursuant to policy 5.5.3.

policy 5.5.3:

The City shall direct population concentrations away from known Coastal High Hazard Areas (as defined in this element) through the Future Land Use Map by not increasing densities within the CHHA, unless appropriate mitigation measures are undertaken as described in § 163.3178, F.S. Such mitigation measures shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. The City and the developer shall enter into a binding agreement to memorialize the mitigation plan.

policy 5.5.4:

New structures, other than recreational amenities or water-dependent structures, are prohibited within the portion of the CHHA lying within the FEMA V Zone.

objective 5.6:

Maintain procedures that will reduce the exposure of human life, and public and private property, to hurricane-related hazards.

policy 5.6.1:

The City shall coordinate with and assist Bay County in the implementation of the Comprehensive Emergency Management Plan, the Local Mitigation Strategy, and the Post Disaster Redevelopment Plan by providing police and fire department support personnel during emergencies.

policy 5.6.2:

All habitable structures shall be designed and constructed in conformance with the City's Flood Damage Prevention Ordinance.

policy 5.6.3:

The City shall not locate infrastructure facilities, except for water-dependent facilities and distribution / transmission lines, in the 100-year flood zone,

or the CHHA.

policy 5.6.4:

The City shall not increase the capacity of existing infrastructure facilities in the CHHA subject to destruction by storm surge, except for water-dependent facilities and distribution / transmission lines.

policy 5.6.5:

Post-disaster redevelopment shall be undertaken in conformance with the City's Flood Damage Prevention Ordinance, the City's Post Disaster Redevelopment Plan, this Plan, and the Land Development Regulations.

policy 5.6.6:

When undertaking post-disaster redevelopment activities, development permits may be waived for short-term recovery measures such as:

1. Damage assessment to meet post-disaster assistance requirements;
2. Removal of debris;
3. Emergency repairs to streets, water, electricity, or other associated utilities to restore service; and
4. Public assistance from other governmental agencies including temporary shelter or housing.

policy 5.6.7:

When reviewing permits for post-disaster redevelopment activities, the City shall evaluate hazard mitigation measures including:

1. Relocation of structures;
2. Removal of structures; and
3. Structural modification of buildings to reduce the risk of future damage.

policy 5.6.8:

The City shall use regulatory and management techniques for general hazard mitigation including:

1. Regulation of construction practices in flood-prone areas as specified in the City's Flood Damage Prevention Ordinance;
2. Providing specific and detailed standards in the Land Development Regulations for shoreline construction, including provisions for building set-backs, removal of vegetation, and construc-

tion seaward of the mean high-water line;

3. Use of the stormwater pollution abatement standards found in Chapter 62-25, FAC;

4. Location of sewer facilities outside of Coastal High Hazard Areas and flood-prone areas, or flood-proofing of such facilities to prevent flood damage in accordance with FEMA construction standards; and

5. Limiting residential densities within the CHHA. The CHHA is depicted on Map 5.2.

policy 5.6.9:

The City shall incorporate applicable future recommendations of the Local Mitigation Strategy pertaining to zoning, densities, and building practices into this Plan or the Land Development Regulations, as appropriate.

policy 5.6.10:

As part of the post-disaster redevelopment process, the City shall structurally modify or remove infrastructure facilities which have experienced repeated storm damage.

policy 5.6.11:

New public emergency shelters shall be built outside of the Hurricane Vulnerability Zone (HVZ).

goal 5C:

PROVIDE, OR HAVE AVAILABLE, ADEQUATE AREAS FOR PUBLIC WATERFRONT ACCESS.

objective 5.7:

Maintain or increase public access to the waters of the state.

policy 5.7.1:

The City shall improve selected street-ends for use as dedicated public waterfront access points and shall clearly mark such points as public waterfront access.

policy 5.7.2:

The City shall provide adequate parking for waterfront recreation areas and designated public waterfront access sites through improvement or construction of parking areas.

policy 5.7.3:

The City shall not vacate, sell, or otherwise dispose of waterfront access points, except in cases of overriding public interest.

policy 5.7.4:

When a public access to the waterway has been established across private property through an easement or other similar legal means, development or construction shall not interfere with such right of public access unless a comparable alternative accessway is provided. The developer shall have the right to improve, consolidate, or relocate such public accessway so long as the accessway is provided by the developer and follows the requirements of the Florida Statutes.

policy 5.7.5:

The City shall maintain existing public access points to the waterfront, and work with private property owners to increase public waterfront access within any waterfront area.

objective 5.8:

Provide ongoing and effective coordination with the Panama City Port Authority on the orderly development and use of Port Panama City. At a minimum, such coordination shall include measures specified in policy 5.8.1 to resolve problems in transportation, land use, natural and man-made hazards, and protection of natural resources.

policy 5.8.1:

The City shall use the following measures to coordinate with the Panama City Port Authority on the orderly development and use of Port Panama City:

1. Transportation. The City shall support improvements to local streets which will enhance traffic movement in and around Port property, provided the costs for such improvements are equitably distributed between the City and the Port Authority.

2. Land Use. The City recognizes the water-dependent status of Port Panama City and the necessity for access to the water for maintenance and expansion of Port activities. As a result of competing interest for available waterfront acreage, the City declares that water-dependent land uses shall be given priority status over other land uses. The City shall coordinate with the Port Authority by designating acreage as needed for Port expansion on the Future Land Use Map. The City shall also require that potential incompatibilities between Port activities and adjacent land uses be mitigated through use of screening, fencing, buffering, landscaping, or

other similar mitigation measures.

3. Natural and Man-Made Hazards. The City shall require general hazard mitigation at Port Panama City including: enforcement of the provisions found in the Flood Damage Prevention Ordinance; providing specific and detailed provisions for waterfront construction and building set-backs from the shoreline; requiring stormwater permits pursuant to Chapter 62-25, F.A.C, and limiting storage or transfer of hazardous materials on Port property.

4. Protection of Natural Resources. The City shall support protection of natural resources in or adjacent to Port property

goal 5D:

PROVIDE PROGRAMS AND MEASURES TO PROMOTE REDEVELOPMENT OF UNDERUTILIZED WATERFRONT AREAS

objective 5.9:

The City shall continue to support the redevelopment efforts of the St. Andrews Waterfronts Florida Program.

policy 5.9.1:

The City shall assist the St. Andrews Waterfront Partnership in preparing plans and programs which will promote revitalization of the St. Andrews area.

policy 5.9.2:

Public access points to the waterfront in the St. Andrews Waterfronts community shall continue to be maintained or increased.

objective 5.10:

Provide areas for expansion of water-dependent industrial facilities to promote redevelopment of underutilized areas.

policy 5.10.1:

The City shall designate areas for additional water-dependent industrial development on the Future Land Use Map. Areas of particular concern are the Millville industrial area and the area adjacent to Port Panama City.

policy 5.10.2:

Recreational and commercial working waterfronts shall be defined as real property that provides access for the public to the navigable waters of the state or for water-dependent commercial

activities.

PORT MASTER PLAN SUB-ELEMENT

goal 5A.1:

ECONOMIC GROWTH

Port Panama City shall promote local and regional economic growth. To achieve this goal -- which is consistent with the economic goal in the Economic Development Element of the 2013 Panama City Comprehensive Plan and with the Economic Development Element of the 2020 Bay County Comprehensive Plan -- the Port shall implement a phased maintenance and expansion program of facility improvements, and capacity expansion, and shall continue development of the Intermodal Distribution Center (IDC).

objective 5A.1.1:

Tenant and user service improvements. The Port believes its first responsibility is to its existing tenants and users. To help these tenants and users better serve their customers, thereby creating new jobs and economic opportunities, the Port shall continue improving its core infrastructure. Anticipated core infrastructure improvements include increasing berth and container yard capacity, acquiring new equipment, expanding the container freight station, improving the rail yard, expanding the interchange gate, increasing bulk storage, and implementing further capital improvements, as necessary. These improvements shall be complementary to those described under objectives 5A.1.2 through 5A.1.4.

policy 5A.1.1.1:

Infrastructure improvements. The Port shall refurbish warehouses and realign railroad tracks to create more efficient Port operations; purchase needed equipment; improve paving to handle heavy equipment; and make other infrastructure improvements, as needed for better tenant and user service. Deepening the access to West Berths 2 and 3 and South Berth 3 is high on the list of Port priorities.

policy 5A.1.1.2:

User relocations. Over the planning period, the Port may relocate tenants and users to utilize terminal land more efficiently.

objective 5A.1.2:

Additional cargo-handling capacity. Mindful of changing market trends, the Port shall expand

its cargo-handling capacity while maintaining the diversity of its cargo base to sustain balanced volumes of general and bulk cargo.

policy 5A.1.2.1:

General cargo/containerized cargo expansion. The Port shall expand its general cargo and containerized cargo activities by modernizing warehouse and container-handling facilities and marketing the Port to shippers and ship lines active in both the break-bulk and the containerized cargo trades. Facility modernization shall include the renovation or construction of the infrastructure needed to accommodate the types of ships and cargo the Port expects to attract. These improvements shall include strengthening bulkheads and aprons, upgrading warehouses, providing additional container-storage areas, and adding the cargo-handling equipment needed for efficient operations.

policy 5A.1.2.2:

Bulk cargo expansion. The Port shall expand its bulk-handling capabilities, and shall pursue opportunities to add commodities that can be shipped in 6,000- to 10,000-ton consignments. Facility improvements and expansion, to be phased in accordance with demand, shall include additional on-Port bulk storage as well as bulk transfer facilities at the IDC.

objective 5A.1.3:

Property development and acquisitions. The Port shall pursue potential development opportunities for properties in the Dyers Point area and in the Port's IDC. The Port shall also pursue opportunities to acquire additional property that will provide the supporting land needed for Port operations.

policy 5A.1.3.1:

Development opportunities. The Port shall identify and evaluate potential development opportunities for previously acquired property, as, for example, the acreage to the northwest of the Port, which can be used for a variety of purposes.

policy 5A.1.3.2:

Property acquisitions. The Port shall pursue acquisition of suitable properties adjacent to Port boundaries and shall incorporate them into its development plans for Port operations or other purposes, such as relocations, road and rail realignment, and land use buffers, consistent with Port goals.

policy 5A.1.3.3:

Land use changes. The Port shall coordinate efforts with the City of Panama City to obtain any future land use designation changes in the City's Comprehensive Plan which may be needed for consistency with the proposed uses of any acquired properties.

objective 5A.1.4:

Continued Intermodal Distribution Center development. The Port shall continue to develop the IDC, both to provide appropriate sites for non-water-dependent, maritime-related users and to attract job-creating businesses and manufacturing, to the region. This expansion of the Port's intermodal capabilities shall be accomplished in an environmentally sound manner, consistent with goal 5A.3.

policy 5A.1.4.1:

Intermodal capabilities. To attract potential users to the Intermodal Distribution Center, the Port shall expand the site's capacity for intermodal transfer operations between rail and truck. Improvements shall include expanding the industrial site, enlarging the existing distribution warehouse and providing new distribution warehouses, adding a bulk transfer facility, developing a trailer drop yard, and expanding the rail yard.

policy 5A.1.4.2:

Intermodal Distribution Center promotion. The Port shall work with the Bay County Economic Development Alliance and other economic development interests to market the IDC to maritime-related manufacturers and industries that could be interested in the site for the location of their facilities.

objective 5A.1.5:

Off-Port opportunities. Bay County and the Northwest Florida region are expected to see significant growth in the next ten years. As this growth materializes, the Port shall consider developing any off-Port properties appropriate for Port-related activities of a maritime or industrial nature.

policy 5A.1.5.1:

Maritime uses. The Port shall keep abreast of opportunities within the jurisdiction of the Port to acquire waterfront land suitable for expanded

maritime uses, consistent with regional development efforts.

policy 5A.1.5.2:

Industrial and manufacturing uses. The Port shall support the development of new sites for industrial and manufacturing uses complementary to Port-related activities (see objective 5A.5.3).

goal 5A.2:

TRANSPORTATION EFFICIENCIES

Port Panama City depends on efficient intermodal access to provide cost-effective and competitive services. Consequently, the Port shall actively cooperate with city, county, state, and federal agencies and with private entities responsible for water, highway, and rail connectivity to ensure that the intermodal transportation infrastructure and connectivity essential to Port operations are in place.

objective 5A.2.1:

Deepwater access. The Port shall pursue maintenance and other dredging activities to provide the channel and berth water depths needed to serve existing and future users. To the extent possible, consistent with the development and expansion needs of the Port, maintenance and new dredging activities and the management of spoil material shall reflect the Port's commitment to responsible stewardship of water resources, coastal and marine resources, and natural systems.

policy 5A.2.1.1:

Maintenance dredging. The Port shall undertake maintenance dredging, as required to ensure safe navigational conditions for the ships calling at its facilities.

policy 5A.2.1.2:

Berth deepening and widening. The Port shall deepen selected berths to alleviate any vessel turning issues and widen the approach to several berths as necessary to increase berth capacity, efficiency and safety.

policy 5A.2.1.3:

East Channel deepening. The Port shall support the U.S. Army Corps of Engineers' (USACE) conducting a Limited Reevaluation Report (LRR) related to deepening the East Channel to 36 feet mean low water so as to provide adequate water depths for the ships calling at RockTenn's marine terminal. This study will determine whether deepening the channel will be environmentally safe and provide a positive economic benefit

compared to the project cost.

policy 5A.2.1.4:

Spoil site development. The Port, in coordination with the USACE and the Florida Department of Environmental Protection, shall develop a dredge spoil management plan that addresses its long-term spoil disposal needs. These needs include the ongoing maintenance of the Port's approach channel as well as its berthing and turning basin areas. The plan may address the provision of an upland spoil disposal site, the permitting of an off-shore disposal site, or some other disposal alternative agreed to by all the reviewing agencies.

objective 5A.2.2:

Highway access and connectivity. The Port shall collaborate with local and state agencies to develop the on-Port intermodal circulation system and off-Port intermodal connections needed for the efficient movement of goods to and from its facilities. Among the priorities for the efficient transfer of goods is the creation of a bulk transfer facility at the IDC.

policy 5A.2.2.1:

US 98/23rd Street flyover. The Port shall support the Florida Department of Transportation's (FDOT) implementation of the new US 98/23rd Street flyover and manage the construction impacts, which are expected to last the first five years of the 2014 Plan.

policy 5A.2.2.2:

On-Port road improvements. The Port shall continue to improve its internal roadway network to serve relocated and expanded operations and facilitate on-Port truck circulation.

policy 5A.2.2.3:

Off-Port highway connectivity. The Port shall work with FDOT and the Bay County Transportation Planning Organization to gain priority funding for needed improvements to roads over which Port truck traffic must travel. Such roads include the Port's Strategic Intermodal System connector -- SR 77 to SR 390 to SR 368 (23rd Street) to US 98 to Seaport Drive to Port entrance -- as well as other segments of US 98 and SR 390, US 231, and SR 79.

objective 5A.2.3:

Rail service and connectivity. The Port shall maintain and improve its on-Port rail system and work with the Bay Line Railroad to obtain

the best possible service and interchanges.

policy 5A.2.3.1:

On-Port rail facilities. The Port shall continue to maintain and improve the rail facilities needed to serve Port users. Rail facilities provided to Port tenants will be maintained in accordance with ongoing contractual obligations.

policy 5A.2.3.2:

Off-Port rail connections. The Port shall work with the Bay Line Railroad to identify and pursue improvements to the off-Port rail infrastructure, which could facilitate goods movement to and from the Port, including connections between the Port and the Intermodal Distribution Center as well as rail within the facility.

policy 5A.2.3.3:

Service improvements. The Port shall work with the Bay Line Railroad to enhance interchanges with the CSX Transportation (CSXT), the Norfolk Southern, and other connecting railroads.

objective 5A.2.4:

Intracoastal connections. To take better advantage of the Gulf Intracoastal Waterway, the Port shall explore opportunities to develop additional intracoastal connections, if appropriate to meet the demand of Port users or to serve new industrial facility development in the region.

policy 5A.2.4.1:

Gulf Intracoastal Waterway. The Port shall cooperate with entities seeking to improve conditions along the Gulf Intracoastal Waterway and promote more barge traffic.

policy 5A.2.4.2:

Marine Highway opportunities. The Port shall explore opportunities to utilize Marine Highway 10 for the domestic transport of goods to and from the Port.

goal 5A.3:

STEWARDSHIP AND SUSTAINABILITY

Port Panama City is committed to preserving and protecting the quality of the environmental resources within its purview and shall conserve and protect those resources, consistent with continued Port maintenance and expansion needs as well as

maintaining and preserving its infrastructure assets, essential economic resources.

objective 5A.3.1:

Natural resource preservation and protection. In carrying out its day-to-day operations and its expansion activities, the Port shall conserve, protect and, where possible, enhance coastal resources, including living marine life and wildlife habitat, and shall cooperate with federal, state, regional, and local agencies in developing sound environmental policies and measures to minimize the environmental impacts of Port development and operations to the extent consistent with Port development and expansion needs. This objective is consistent with Objective 5.8 in the Coastal Management Element of the City's Comprehensive Plan and its intent to protect natural systems at the Port.

policy 5A.3.1.1:

Coastal resources. The Port shall evaluate specific and cumulative impacts on coastal resources before undertaking maintenance and expansion activities and shall take measures to minimize negative impacts where possible, or to mitigate for damage that cannot be avoided.

policy 5A.3.1.2:

Estuarine water quality. The Port shall limit specific and cumulative impacts on water quality by implementing its stormwater management plan, and providing reasonable assurances that the Class III water standards for St. Andrew Bay in proximity to the Port will not be violated.

policy 5A.3.1.3:

Portwide best management practices. The Port shall identify and provide best management practice guidelines for staff, tenants, and other users to observe in conducting their operations with respect to natural resource preservation and protection.

policy 5A.3.1.4:

Sensitivity to local concerns. The Port shall be sensitive to the concerns of local interests in implementing its capital improvement program and shall seek out the best possible environmental solutions to controversial issues.

policy 5A.3.1.5:

Permit compliance. The Port shall comply with the provisions of the permits governing its in-water and upland development program, and

shall work with local, state, and federal agencies to achieve a sound balance between its expansion requirements and the need to protect the surrounding environment. In particular, the Port shall review opportunities to improve the quality of stormwater treatment at its Dyers Point facility and shall be proactive in the management of its permitted mitigation plan at the IDC.

objective 5A.3.2:

Energy conservation. The Port shall be proactive in implementing energy conservation measures that promote sustainability and resiliency.

policy 5A.3.2.1:

Vehicles and buildings. The Port shall initiate efforts to reduce greenhouse gas emissions. These efforts shall include over time converting Port and tenant equipment to alternative fuels, transitioning the Port's fleet of service vehicles to fuel-efficient models, and promoting the use of energy-efficient designs in new buildings at the Port.

policy 5A.3.2.2:

Operations. The Port shall initiate efforts to implement energy-saving measures in its operations. These efforts shall include transitioning mobile harbor cranes to shore power, promoting the use of rail rather than truck to move commodities on and off the Port, and identifying opportunities to reduce idling time for trucks moving through the Port's facilities. As an example of policy implementation, the Port's new mobile harbor crane can be run directly off the electric grid as well as being powered by a diesel generator.

policy 5A.3.2.3:

Liquefied natural gas. The Port shall explore the use of liquefied natural gas (LNG) for its customers, as increasing numbers of ships are making the transition to this fuel.

objective 5A.3.3:

Asset management and preservation. The Port shall be proactive in managing and preserving its assets by pursuing regular inspections and maintenance of its facilities.

policy 5A.3.3.1:

Bulkhead inspection. The Port shall continue to inspect its underwater facilities, such as bulkheads, regularly to observe and correct any deterioration.

policy 5A.3.3.2:

Facility maintenance. The Port shall provide adequate maintenance and upkeep of its in-water and upland facilities to derive the best use from its existing and future infrastructure and shall continue to refurbish its aging infrastructure, as possible, to preserve its life expectancy.

goal 5A.4:

SAFETY AND SECURITY

Port Panama City shall reduce exposure of human life and property to destruction by natural hazards through hazard mitigation and hurricane evacuation preparation, and shall protect human life and property from manmade disasters through safety and security programs. Among the local and regional programs that the Port supports, which address natural and manmade hazards, are the U.S. Coast Guard's federally mandated disaster recovery plan for Group II ports; Bay County's Hazard Mitigation Strategy, which identifies risk factors and mitigation measures for the varied jurisdictions within the county, as described in the county's 2013 Community Rating System Progress Report; and in Panama City's September 2008 Post-Disaster Redevelopment Plan, which identifies policies, operational strategies, and roles and responsibilities for implementation to guide decisions that affect the community's long-term recovery and redevelopment after a disaster.

objective 5A.4.1:

Protection from natural hazards. The Port shall implement the measures required by the City of Panama City and other agencies to protect human life and property from natural hazards and has worked with the City in developing relevant components of its Post-Disaster Redevelopment Plan.

policy 5A.4.1.1:

Flood Zone compliance. The Port shall see that any habitable, non-residential buildings in special flood hazard areas are designed and constructed to reduce the potential for flooding and wind damage and shall comply with the provisions found in the City's Flood Damage Prevention Ordinance; identifying specific and detailed provisions for waterfront construction and building set-backs from the shoreline. All structures within the defined flood zones (AE and VE) shall be constructed in accordance with

the provisions specified in the City of Panama City's Municipal Code, Chapter 9. Buildings and parking areas shall also be designed and constructed in accordance with the provisions of Rule 62-620, Florida Administrative Code. Under the City's requirements, properties with no direct outfall to the Bay shall be capable of attenuating a 25-year critical duration rainfall event.

policy 5A.4.1.2:

Building Code compliance. The Port shall see that all buildings are designed and constructed in accordance with the Unified Florida Building Code or as approved by the City of Panama City.

policy 5A.4.1.3:

Hurricane-preparedness. The Port shall keep its hurricane evacuation contingency plan up to date, ensuring that it is consistent with City and County emergency plans.

policy 5A.4.1.4:

Post-disaster redevelopment. The Port shall utilize the post-disaster redevelopment procedures defined in the county's Hazard Mitigation Strategy and the City's Post-Disaster Redevelopment Plan to reduce or eliminate exposure of human life and property to natural hazards. These procedures shall include the structural modification or removal of facilities that have experienced repeated storm damage.

objective 5A.4.2:

Protection from manmade disasters. The Port shall reduce exposure of human life and property to harm from manmade disasters by implementing sound safety and security programs.

policy 5A.4.2.1:

Security plan. The Port shall implement the security plan mandated and approved under state and federal guidelines, consistent with funding availability, and shall work with the United States Coast Guard in developing the federally mandated disaster recovery plan for Group II ports.

policy 5A.4.2.2:

New technologies. The Port shall participate in local, state, and federal efforts to implement new anti-threat technologies that will facilitate cargo and passenger movements and help protect the Port and its users.

objective 5A.4.3:

Robust employee safety program. The Port shall maintain a robust employee safety program to provide a safe and healthful work environment for all employees and others that may work at, visit, or enter the Port.

policy 5A.4.3.1:

Safe operating environment. To provide a safe operating environment, the Port shall implement required safety and health measures and see that operations are conducted in accordance with those measures.

policy 5A.4.3.2:

Safety awareness. The Port shall promote safety awareness by involving employees directly in the safety and health programming efforts through safety-related orientation and training as well as periodic reviews of program compliance and any safety incidents or hazardous conditions that arise.

goal 5A.5:

INTERGOVERNMENTAL COORDINATION AND REGIONAL COLLABORATION

Port Panama City shall coordinate its efforts with appropriate governmental and private sector entities and shall facilitate initiatives to promote economic development opportunities in North-west Florida.

objective 5A.5.1:

Compatibility with City's Comprehensive Plan. The Port shall work with the City of Panama City to see that Port maintenance and expansion activities are compatible with and support the programs and policies contained in the City's Comprehensive Plan.

policy 5A.5.1.1:

Plan coordination. The Port shall coordinate its planning and development efforts with the City to ensure that the Port's planned projects and land uses (see policies 1.3.3 and 1.4.2) are consistent with the City's Comprehensive Plan, particularly objective 5.8 in the Coastal Management Element. It shall also evaluate proposed amendments to the City's Comprehensive Plan as to potential impacts on Port activities.

policy 5A.5.1.2:

Land use compatibility. The Port shall reduce any land use conflicts by installing and maintaining adequate buffer zones between Port prop-

erty and adjacent potentially incompatible land uses.

policy 5A.5.1.3:

Infrastructure and utility capacity. The Port shall coordinate with the City to ensure the provision of adequate infrastructure and utilities for Port operations.

objective 5A.5.2:

Agency coordination. In addition to the City, the Port shall coordinate its development and expansion program with other applicable agencies to promote sound planning and economic growth.

policy 5A.5.2.1:

Bay County. The Port shall support the plans and programs of Bay County, including economic development initiatives that expand opportunities in industry, manufacturing, and trade.

policy 5A.5.2.2:

Local, regional, state, and federal agencies. The Port shall cooperate with the West Florida Regional Planning Council; the Northwest Florida Water Management District; the Florida Departments of Transportation, Economic Opportunity, and Environmental Protection; the USACE; Gulf Coast State College; and other applicable agencies in implementing the goals, objectives, and policies of the 2014 Plan.

objective 5A.5.3:

Cooperation with local and regional economic development interests. To help achieve its primary goal of economic development, the Port shall cooperate with other Northwest Florida interests as they seek to expand the region's commercial and industrial base.

policy 5A.5.3.1:

Economic development groups. The Port shall participate in the efforts of local and regional groups pursuing areawide economic development. As an economic engine for the City of Panama City, Bay County, and the Northwest Florida region, the Port shall assess opportunities for maritime-related activities within ongoing regional planning efforts by entities such as the Bay County Economic Development Alliance, Florida's Great Northwest and Gulf Coast State College.

policy 5A.5.3.2:

Northwest Florida seaports. The Port shall coop-

erate with the Port of Pensacola and the Port of Port St. Joe to pursue areas of common interest, such as regional promotional campaigns, special funding opportunities, and cargo-handling synergies.

goal 5A.6:

FINANCIAL STABILITY

Port Panama City shall implement measures to secure its financial health as it implements its maintenance and expansion program.

objective 5A.6.1:

Responsible budgetary process. The Port shall continue to follow a budgetary process for long-term planning purposes which balances Port revenues, operating expenses, and capital expenditures needed to satisfy the anticipated market demand and capture new market share.

policy 5A.6.1.1:

Port revenues. The Port shall keep abreast of tariffs and fees charged by Gulf Ports Association members and shall maintain a competitive fee structure.

policy 5A.6.1.2:

Annual capital improvement program updates. The Port shall update its capital improvement program annually to reflect budgetary and market changes, prioritizing its project implementation to obtain the best return on facility investments, and shall comply with state mandates for the submission of annual capital improvement program updates to its local government, i.e., the City of Panama City.

objective 5A.6.2:

Funding opportunities. The Port shall pursue diverse funding opportunities to accelerate the rate at which it can implement its capital improvement program.

policy 5A.6.2.1:

Legislative contacts. The Port shall prepare a briefing for area legislators in the fall of each year to reacquaint them with the Port's economic impact on the region and the importance of its needs being addressed in the state's budget process.

policy 5A.6.2.2:

Matching grants. The Port shall actively seek grant funds from state and federal sources. Among the available primary state sources of

matching grant funds are the Florida Seaport Transportation and Economic Development Council's Chapter 311 program; and FDOT's Strategic Intermodal System, Intermodal Logistics Center Infrastructure Support, and Strategic Port Investment Initiative programs. Federal sources include the Transportation Investment Generating Economic Recovery (TIGER) program, the Port Security Grant program and other special programs.

policy 5A.6.2.3:

Public/private partnerships. The Port shall explore opportunities for public/private partnerships in the development of maritime and industrial facilities.

The above goals, policies, and objectives are summarized in table 5A.1 for easy reference.

table 5A.1

SUMMARY OF PORT PANAMA CITY'S GOALS, OBJECTIVES, AND POLICIES

Goals Objectives Policies

5A.1. Economic growth

- 5A.1.1: Tenant and user service improvements
 - 5A.1.1.1: Infrastructure improvements
 - 5A.1.1.2: User relocations
- 5A.1.2: Additional cargo-handling capacity
 - 5A.1.2.1: General cargo/containerized cargo expansion
 - 5A.1.2.2: Bulk cargo expansion
- 5A.1.3: Property development and acquisitions
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5A.6. Financial stability

- 5A.6.1: Responsible budgetary process
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 - 5A.6.1.2: Annual capital improvement program updates
- 5A.6.2: Funding opportunities
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 - 5A.6.2.2: Matching grants
 - 5A.6.2.3: Public/private partnerships

The purpose of this element is to promote the conservation, use, and protection of locally and regionally significant natural resources.

goal 6A:

PROVIDE THE CIRCUMSTANCES NECESSARY FOR THE CONSERVATION AND PROTECTION OF NATURAL AND PUBLIC HEALTH RELATED RESOURCES.

objective 6.1:

Maintain or exceed ambient air quality to ensure the protection of public health.

policy 6.1.1:

The City shall prohibit development that causes degradation of air quality below existing levels or established State Standards

policy 6.1.2:

The City shall decrease air pollution from auto emissions through provision of non-motorized vehicular and pedestrian facilities.

policy 6.1.3:

The City shall support educational opportunities and seminars and dissemination of information from other organizations about mass transit, car-pooling, bikeways, park-and-ride lots, and other alternative transportation modes in order to reduce automobile emission pollution.

objective 6.2:

Support the efforts of Bay County to maintain the water quantity and water quality of Deer Point Reservoir.

policy 6.2.1:

The City shall support efforts by Bay County toward the protection and conservation of the Deer Point Reservoir and its sources.

policy 6.2.2:

The City shall, at minimum, follow the preservation policies of the Bay County Deer Point Reservoir Protection Zone (DPRPZ) for lands within the City that lie within the DPRPZ zone. Lands within the City limits inside the DPRPZ are depicted on Map 6.1.

objective 6.3:

Evaluate and identify possible sources of stormwater pollution in each drainage basin through the update of the drainage basin plans.

policy 6.3.1:

The City shall identify possible stormwater pollution sources into adjacent water bodies and shall undertake measures to reduce pollutant loads consistent with Chapter 62-25, F.A.C, and this Plan.

policy 6.3.2:

The City shall coordinate with Bay County and adjacent local governments on measures intended to reduce stormwater pollution in estuaries adjacent to the City

policy 6.3.4 3:

The City shall protect the water quality of water bodies within the City by requiring treatment of stormwater, requiring buffers or setbacks in areas adjacent to the shoreline, drainageways, or wetlands, and other similar provisions

objective 6.4:

Continue to implement procedures to protect and require the installation of native vegetation

policy 6.4.1:

The City shall enforce standards for protection of native vegetation as part of its Land Development Regulations. Such standards shall include types and size of vegetation to be protected, removal/replacement criteria, construction practices, and other similar provisions.

policy 6.4.2:

The City shall cooperate with Bay County, and adjacent local governments to protect vegetative communities located within more than one jurisdiction through application of provisions within the Land Development Regulations.

objective 6.5:

Maintain and enforce procedures to reduce soil erosion and reduce sedimentation into water bodies.

policy 6.5.1:

The City shall maintain in its Land Development Regulations specific standards for soil conservation, in coordination with the Bay County Soil and Water Conservation District.

policy 6.5.2:

All grading, filling, excavation, storage, or disposal of soil and earth materials associated with development activities shall be undertak-

en so as to reduce the potential for soil erosion and sedimentation of water bodies or drainageways. Erosion control measures shall be required for all such activities.

policy 6.5.3:

As part of the development review process, the developer shall provide an Erosion and Sediment Control Plan which includes:

- (a) Calculations of maximum runoff based on the 25-year critical duration storm event;
- (b) A description of, and specifications for, sediment retention devices;
- (c) A description of, and specifications for, surface runoff and erosion control devices;
- (d) A description of vegetative measures; and
- (e) A map showing the location of all items listed above.

Policy 6.5.4:

After commencement of development activity, the developer and/ or the construction manager shall maintain, in good order, all erosion and sediment control measures specified in the Erosion and Sediment Control Plan.

objective 6.6:

Implement provisions for conservation and protection of wetlands, fisheries, wildlife, wildlife habitat, and marine habitat in the development review and approval process.

policy 6.6.1:

The City shall evaluate impacts on fisheries, wildlife habitat, and marine habitat as part of its development review and approval process. Development activities that will destroy identified wildlife or marine habitat shall be restricted through use of an enforceable development agreement pursuant to Sections 163.3220-3243, F.S., or appropriate mitigation measures pursuant to Rule 62-312, F.A.C. Development activities that cause destruction of endangered or threatened species shall be prohibited.

policy 6.6.2:

The City shall protect and conserve the natural functions of existing soils, wetlands, marine resources, wildlife habitat, flood zones, and estuaries by enforcing the requirements established in its Land Development Regulations.

policy 6.6.3:

Locally determined environmentally sensitive resources include, but are not limited to, jurisdictional wetlands, seagrass beds, flood zones, and habitat for endangered or threatened species. Development activities which destroy these resources shall be restricted through use of measures specified in the Land Development Regulations, except that:

- (a) Off-site preservation as mitigation for on-site development shall not be permitted for field-verified Significant Wildlife Habitat that is capable of being managed or restored on-site as a high quality natural plant community or communities, except in the case of a public project, such as a road or stormwater facility, for which there is no prudent and feasible alternative, and consistent with policy 6.6.10.

policy 6.6.4:

No development or construction activity shall be permitted within 30 feet of any jurisdictional moderate or optimal wetland, with exception to the criteria specified in parts (a) through (c) following. Within this area, all native vegetation shall be preserved for a distance of 20 feet landward from the jurisdictional wetland line, except for a cleared corridor not to exceed 15 feet in width to provide access to the water. Greater buffers may be required if the upland activity adversely impacts beneficial wetlands functions. The buffer requirement may be allowed to coincide with the setback requirements for landscaping requirements. Notwithstanding, the following exceptions shall apply:

- (a) In any case, the buffer requirement shall not exceed the width of the wetland when the wetland is less than 20 feet across. However, the wetland buffer cannot be smaller than that required by any state agency.
- (b) Project design and construction may be allowed in lieu of the required buffer when it can be demonstrated the design and construction provides protection to the wetland that is equal or greater than the vegetated buffer, or restores the natural flow and function of the wetland. However, the wetland buffer cannot be smaller than that required by any state agency.
- (c) The development or construction activity is in the overriding public interest, as specified in policy 6.7.10.

policy 6.6.5:

Any area identified as containing state threatened or endangered wildlife habitat shall be further studied to determine the value and extent of such habitat. This habitat analysis shall form the basis of a habitat conservation and preservation plan as defined in the Land Development Regulations. The findings and or recommendations of the habitat conservation and preservation plan shall be included as condition of the development order, or as part of a statutory development agreement.

policy 6.6.6:

Development activity within designated flood zones as shown on the official Flood Insurance Rate Map (FIRM), as published by the Federal Emergency Management Agency (FEMA), shall be subject to the restrictions and standards of the City's Flood Damage Prevention Ordinance and pertinent Land Development Regulations.

policy 6.6.7:

Channelization or hardening (e.g. paving, piping) of natural stream courses shall be prohibited except in cases of overriding public interest, as defined in Policy 6.7.10.

policy 6.6.8:

Development occurring at the edge of lands designated as Preservation on the Future Land Use Map, or lands located within a conservation easement, shall be designed to protect and minimize the impact of development through the use of natural vegetative buffers.

policy 6.6.9:

Identification of animal species on site shall be referenced from the lists of the Florida Fish and Wildlife Conservation Commission Official List of Endangered and potentially Endangered Flora and Fauna in Florida.

policy 6.6.10:

If endangered flora or fauna is identified on site, a Habitat Management Plan shall be submitted that provides guidance for the management of the habitat; a long-term vision; and continuity and consistency for habitat management. The Habitat Management Plan must be produced as required by Florida Fish and Wildlife Conservation Commission.

policy 6.6.11:

Mining or soil excavation activities shall not occur

within 500 feet of the Deer Point Reservoir, or any other Class I, II, or III water body.

objective 6.7:

Maintain, conserve, protect, enhance, and appropriately utilize wetlands within the City, recognizing the rights of individual property owners to use their lands in a reasonable manner, as well as the rights of all citizens of the City to the protection of the natural resources of the City, including the natural wetland hydrologic cycles and ecologic systems.

policy 6.7.1:

For the purposes of this Plan, wetlands are those as defined in § 373.019(27), F.S.

policy 6.7.2:

For the purposes of this Plan, wetland quality shall be determined by using the criteria in Rule 62-345, Florida Administrative Code.

policy 6.7.3:

The City recognizes an important public interest in wetlands that perform physical and ecological functions, including:

1. Natural storage and conveyance of rainwater;
2. Wetlands vegetation filter sediment, organic matter, and chemicals, and assimilate nutrients and natural or man-made pollutants;
3. Temporary storage of surface waters during times of flood, regulating flood elevations and timing, velocity, and rate of flood discharges;
4. Temporary storage of floodwaters reduces erosion and facilitates settling of suspended sediment, filtering, and detaining sediment to prevent pollution of lakes, streams, and estuaries;
5. When adjacent to lakes, rivers, and estuaries, wetlands prevent erosion and provide habitat and spawning ground for fish and shellfish;
6. Depending on their condition and functional value, isolated wetlands provide important wildlife habitat; and
7. Recreational areas for activities including fishing, hunting, camping, photography, boating, and nature observation.

policy 6.7.4:

The developer of a site containing wetlands

shall be required to identify the quality of all wetlands as specified in Policy 6.7.2 if impacts are proposed to the wetland community.

policy 6.7.5:

Dredge and fill permits shall be required prior to any issuance of a development order, if necessary. A Notice of Intent to issue such permit is acceptable to schedule a public hearing for the consideration of the approval of a development order.

policy 6.7.6:

Land uses, such as heavy industrial uses, that are incompatible with the protection of wetlands and wetland functions shall be directed away from wetlands.

policy 6.7.7:

The City shall prohibit the subdivision of land after December 31, 2010 that would create new lots lacking sufficient buildable area, as defined by setback requirements and other development criteria in the Land Development Regulations, due to adjacent moderate or optimal wetlands or floodplains. All subdivision plats shall show the wetland jurisdictional line and the wetland setback line.

policy 6.6.8:

No building permit shall be issued for lots subdivided after December 31, 2010 that does not provide sufficient buildable area to maintain required setbacks and buffers from moderate or optimal wetlands.

policy 6.7.9:

Where moderate and optimal wetlands exist on a parcel, the wetland area may only be used in the density calculation of the parcel if the wetlands are preserved and development occurs on the uplands outside the required buffer.

policy 6.7.10:

Development activities in wetlands which are qualified as optimal shall be prohibited unless it is determined by the City that the activity is in the overriding public interest. Activities which support such purposes shall include the following:

(a) Public Hazard. Such an activity is necessary to prevent or eliminate a public hazard or prevent a danger to public safety or health and satisfies the following criteria:

(i) A public hazard or danger exists;

(ii) The proposed activity would eliminate or prevent the hazard;

(iii) The proposed activity represents the best way to accomplish the desired end with minimal impact on the wetland; and

(iv) Elimination of the hazard unavoidably impacts the wetland.

(b) Public Roads and Utilities. Public roads and utilities may be allowed in optimal quality wetlands only where the crossing is unavoidable. When possible, road crossings will occur at the narrowest point of the optimal quality wetland and be designed so that water flow and wildlife movement are not interrupted.

(c) Resource-based recreational facilities such as trails, boardwalks, piers, and water access and are approved by the appropriate permitting agency.

All encroachments into the 30-foot buffer shall be those that do not adversely affect the predevelopment hydrology of the wetland including water quality or quantity.

policy 6.7.11.

Development activities in wetlands that are qualified as moderate shall be minimized. Moderate wetlands shall be integrated into the stormwater plan of the City and be protected as natural open space and a wildlife buffer to urban development, unless mitigated for as the result of a Florida DEP permit.

policy 6.7.12:

Development activities in wetlands qualified as moderate shall be designed or oriented to utilize the following development requirements in an effort to minimize impacts upon the wetland:

(a) Clustering and Density Transfer. Whenever possible, all adverse impacts upon the functional value of moderate quality wetlands shall be avoided by limiting development activities to upland areas of a lot or minimized by clustering, density reduction, or reconfigured development plans.

(b) Design Considerations. Design considerations, such as elevating structures in whole or in part to minimize the building footprint, may be required when such considerations will prevent loss of moderate quality wetlands and the function

of the wetland.

(c) Enhancement. Development plans may provide for the enhancement of the natural wetland function through recognized means and systems supported by accepted engineering or other professional evaluations. Enhancement of degraded wetlands may be utilized to meet the mitigation requirements established herein. The City reserves the right to conduct an independent post-development evaluation of the enhancement systems at the cost of the developer to ensure the function of the wetland, including the stormwater detainment and recharge function, has not been adversely impacted. If, upon such post-development evaluation, a loss of function is found and the developer is unable to present data or reports which prove the function has been improved to its natural condition prior to degradation, the City may impose additional mitigation requirements upon the developer or owner.

policy 6.7.13:

Development activities in minimal quality wetlands will be permitted provided each of the following has been met by the applicant.

(a) Development activities in wetlands of minimal quality that are contiguous to optimal or moderate quality wetlands shall be minimized in order to restore or enhance such wetlands' function and avoid impacts to adjoining wetland communities; and

(b) Wetland loss shall be mitigated pursuant to the Florida Department of Environmental Protection.

objective 6.8:

Development activities that involve handling and storage of hazardous wastes shall be managed in a manner which will reduce threats to natural resources.

policy 6.8.1:

Police and Fire Departments shall coordinate with the Bay County Department of Emergency Management in the event of a hazardous materials emergency.

policy 6.8.2:

The City shall require that all stationary above-ground and underground petroleum storage tanks conform to the provisions of Chapters 62-761 and 762 F.A.C, and that permits be obtained from DEP prior to installation or removal of such

tanks.

policy 6.8.3:

The City shall require that all small quantity generators of hazardous waste register with Bay County Department of Emergency Management.

objective 6.9:

Use proactive measures to reduce the average per capita water consumption.

policy 6.9.1:

The City may require where feasible the use of re-use water lines and reclaimed water in the Panama City North Planning Area. The Panama City North Planning Area is depicted on Map 1.2.

policy 6.9.2:

Where feasible, the City shall promote the use of reclaimed water over potable water for irrigation and landscaping.

policy 6.9.3:

By 2035, the City shall use 1.8 MGD of reclaimed water.

policy 6.9.3:

The City shall continue its joint efforts with Bay County, Lynn Haven, and the Northwest Florida Water Management District to provide up to 5.25 MGD of reclaimed water to the Gulf Power Lansing Smith Facility by 2035.

policy 6.9.4:

The City shall require the use of non-potable water for the use of irrigation and landscaping maintenance where re-use lines are available.

policy 6.9.5:

As part of the Land Development Regulations, the City shall adopt requirements for the use of native or other plant materials which have low water requirements.

policy 6.9.6:

The City shall continue efforts through rate structure, education, and loss control studies that have allowed the City to reduce daily per capita water consumption.

policy 6.9.7:

Inform developers about water conservation measures and techniques as part of the development review process.

policy 6.9.8:

Provide available water conservation literature to all potable water customers.

policy 6.9.9:

Continue water audit and loss control programs to reduce real water losses from 11% typical of older systems, to below 10%.

policy 6.9.10:

Continue efforts to promote Florida Friendly irrigation and xeriscape practices, to provide reduction in landscape irrigation demand of up to 27%.

policy 6.9.11:

Require the use of water conservation plumbing fixtures and equipment where possible.

objective 6.10:

Encourage sustainable development practices.

policy 6.10.1.

The City shall encourage alternative energy sources such as solar power in the construction of non-residential use structures.

policy 6.10.2:

In order to promote the preservation of wetland communities, habitat, and sustainable development, the City shall provide allowance of decreased lot size requirements from the assigned zoning limitations when wetland communities or habitat areas are preserved in the form of cluster development practices. When cluster development is utilized, non-developed areas shall be designated as "Preservation" on the Future Land Use Map, and a conservation easement shall be granted to a 3rd party.

policy 6.10.3:

Structures that are LEED certified or are certified as a Florida Green Home by an agent of the Florida Green Building Coalition shall receive expedited development order processing.

policy 6.10.4:

Projects that are LEED certified or are certified by the Florida Green Building Coalition with a Green Development Standard designation shall receive expedited development order processing.

policy 6.10.5:

Projects certified by the Florida Green Building Coalition with a Green Development Standard designation, or as a LEED project, shall be

eligible for density and intensity bonuses. These bonus standards may increase up to 10% over the maximum limit of this Comprehensive Plan Future Land Use Element.

policy 6.10.6:

In order to reduce impervious surfaces, which contribute to heat islands and stormwater runoff, the City shall create maximum parking requirements in the Land Development Regulations for non-residential uses.

The purpose of this element is to plan for a comprehensive system of public and private recreation opportunities, and to provide areas of open space.

goal 7A:

PROVIDE EQUITABLE, ADEQUATE, AND APPROPRIATE RECREATION OPPORTUNITIES THROUGH PROVISION OF A COMBINATION OF PUBLIC AND PRIVATE FACILITIES.

objective 7.1:

Provide public access to identified recreation sites, including public access to beaches.

policy 7.1.1:

The City shall provide recreation sites and facilities consistent with the level of service standards established in policy 7.3.10.

policy 7.1.2:

The City shall provide signs designating recreation sites and shall allow access to such sites during reasonable hours of operation.

policy 7.1.3:

The City shall provide adequate parking for all City-owned recreation sites.

policy 7.1.4:

The City shall guarantee reasonable public access to City-owned natural areas.

policy 7.1.5:

The City shall maintain or increase the number of public water access points, including boat ramps, as recognition of these access points' importance to the City's economy.

policy 7.1.6:

The City shall coordinate coastal access points with the Future Land Use, Conservation, and Coastal Management Elements.

objective 7.2:

Provide for a functional mix of both public and private recreation sites and facilities to accommodate recreation demand.

policy 7.2.1:

The City shall accept donations, contributions, volunteer assistance, or other forms of fiscal or physical private assistance in meeting recreational needs.

policy 7.2.2:

The City shall encourage the use of public-private partnerships when acquiring land or developing

park sites.

policy 7.2.3:

The City's park and recreation space is depicted on Map 7.1.

objective 7.3:

Provide, or require the provision of, adequate recreation sites and facilities consistent with level of service standards and population demand.

policy 7.3.1:

By 2020, the City shall adopt a Park and Recreation Plan to ensure the provision of additional park space by utilizing existing resources and identifying new funding sources.

policy 7.3.2:

The City shall prepare an inventory that identifies potential sites for acquisition to meet level of service standards for park space, as deemed necessary by annual population estimates.

policy 7.3.3:

The City shall work with the School Board to ensure the availability of school recreational sites for City residents, pursuant to the Interlocal Agreement for School Concurrency.

policy 7.3.4:

The City shall utilize available sites and facilities belonging to other units of government, to meet level of service needs after joint use agreements have been executed.

policy 7.3.5:

The City shall evaluate using lands acquired for public works projects (e.g. drainage retention areas) as recreation or open space sites.

policy 7.3.6:

The City shall use local, state, or federal grant funds, including, but not limited to, those available through the Florida Recreation Development Assistance Program and/or the Land and Water Conservation Fund Program in providing recreation sites and facilities.

policy 7.3.7:

The City shall require that developers of residential development projects provide acreage for a recreation site or sites

a) Developers of projects consisting of over 50 residential units and less than 100 units shall provide land area to be dedicated for public or non-commercial private recreation use. Land

area dedicated for recreational use shall be at least equal to the size of the average of the lots in the subdivision, or a minimum of one-half acre, whichever is greater. Such recreational space shall be located on upland property with the same site characteristics as the subdivision or project site as a whole.

b) Developers of projects consisting of more than 100 residential units shall provide recreation space with a ratio listed in policy 7.3.7(a) at 50 residential unit increments so that for every 50 units, at least one-half acre of land or the average size of one lot is dedicated to park space.

policy 7.3.8:

The City shall adopt, in the Land Development Regulations, criteria establishing under what conditions a developer may pay a fee in lieu of dedicating land for recreational use and establishing the fee schedule.

policy 7.3.9:

The City shall utilize recreation sites and facilities to augment and promote other City objectives, including acquisition of sites intended to protect environmentally sensitive lands.

policy 7.3.10:

Level of Service Standards for parks and recreational space shall be:

- a) There shall be 1 acre of neighborhood park space per 1,000 residents.
- b) There shall be 2.75 acres of community park space per 1,000 residents.

policy 7.3.11:

A neighborhood park is defined as a minimum acreage of one-half acre and a maximum of 2.5 acres.

policy 7.3.12:

A community park is defined as a minimum acreage of 2.5 acres.

policy 7.3.13:

The City shall not cause the level of service standard for park space to degrade below the adopted LOS standards through the annexation of residential uses.

policy 7.3.14:

The City shall retain all public park land and waterfront rights-of-ways in perpetuity, unless

a land swap of equal or greater value and acreage to the City's park inventory is agreed upon by the City Commission. The vacation of a waterfront right-of-way may occur as specified in policy 5.7.3 of the Coastal Management Element.

policy 7.3.15:

By 2020, the City shall implement a program to acquire property for neighborhood parks consistent with the Park and Recreation Plan.

objective 7.4:

By December 2015, include specific and detailed standards, in the Land Development Regulations, for provision of open space

policy 7.4.1:

The City shall require, in its Land Development Regulations, that open space be provided by public and private developers.

policy 7.4.2:

Open space is defined as any land or water not covered by buildings, parking, or traffic circulation paving, including spaces between buildings, and consists of pervious surface.

Open space requirements shall be as described in the Future Land Use Element and / or the Land Development Regulations. Open space categories shall be described as follows:

(a) Private Open Space is land adjacent to private residences commonly called yard space.

(b) Public Open Space is publicly-owned land such as utility easements, recreation areas, grounds for public buildings, dedicated public easements, or other similar areas available for use by the general public. Public open space may include non-estuarine or other non-salt water bodies.

(c) Common Open Space is privately-owned land set aside for common use by residents of a development.

policy 7.4.3:

The City shall coordinate with public utility providers and state agencies on use of properties or easements for open space and recreation purposes.

objective 7.5:

Provide appropriate recreation facilities for the full range of citizenry needs.

policy 7.5.1:

Incorporate applicable Americans with Disabilities Act requirements in the design of new parks and facilities.

policy 7.5.2:

The City shall locate and utilize recreation sites in areas that will stimulate ancillary economic activity and promote redevelopment or rehabilitation efforts.

policy 7.5.3:

The City shall design park areas using the Crime Prevention Through Environmental Design principles as a measure of safety for City residents.

goal 7B:

PROTECT AND ENHANCE LOCALLY AND REGIONALLY SIGNIFICANT NATURAL RESOURCES WHEN DEVELOPING PARK SITES.

objective 7.6:

Conserve locally and regionally significant natural resources through the use of sustainable development practices when improving park and open space.

policy 7.6.1:

The City shall utilize low-maintenance designs, landscaping, and equipment for recreation sites.

policy 7.6.2:

Restoration of degraded environmentally sensitive recreational sites acquired by the City shall be considered whenever financially feasible and when restoration would not interfere with the main passive recreational activity of the site. Restoration to the site's natural state may include, but is not limited to, removal of non-native vegetation, aquatic weed control, restoration or creation of aquatic grass beds, re-forestation, shoreline or dune restoration, or restoration of natural hydrology.

policy 7.6.3:

The following activities shall be considered when developing environmentally sensitive sites acquired by the City: nature trails or boardwalks, waterway trails, interpretive displays, educational programs, and wildlife observation areas.

policy 7.6.4:

When acquiring environmentally sensitive sites for passive recreational purposes, the City shall give priority to sites:

- a. That are adjacent to publicly owned sites so as to create natural area greenways.
- b. That feature unique geological and historical resources.
- c. That contain any of the following: rare or threatened vegetative communities, listed animal species or habitats of listed species, or beach or shoreline ecosystems.

policy 7.6.5:

The City shall designate ecologically sensitive areas, where little or no development is permitted or anticipated, as Preservation on the Future Land Use Map.

policy 7.6.6:

The City shall annually implement strategies and practices to maintain the City's designation of "Tree City USA."

The purpose of this element is to identify and resolve incompatible goals, objectives, policies, and development proposed in other local government comprehensive plans, and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies.

goal 8A:

PROVIDE THE CIRCUMSTANCES and PROCEDURES TO PROMOTE COORDINATION BETWEEN THE CITY, ADJACENT CITIES, BAY COUNTY, and OTHER APPROPRIATE GOVERNMENTAL AGENCIES ON EFFICIENT and EFFECTIVE DELIVERY OF SERVICES, REDUCTION OF CONFLICTS ARISING FROM DEVELOPMENT DECISIONS, and PROTECTION OF NATURAL RESOURCES.

objective 8.1:

Provide adjacent governmental and other reviewing governmental and quasi-governmental agencies with an opportunity to comment on proposed amendments to this Plan.

policy 8.1.1:

Prior to final adoption of plan amendments, the City shall submit copies of the proposed amendments to other agencies providing services but not having regulatory authority over the use of land, provided that those agencies have submitted a written request to the City for such information.

policy 8.1.2:

The City shall include an ex-officio nonvoting member on the Local Planning Agency from both Tyndall AFB and the Naval Support Activity (NSA) Panama City. If one person is designated as the ex-officio nonvoting member for both military installations, then that person shall be the designated military member of the Local Planning Agency. At least 10 days prior to the Local Planning Agency's public hearing, the ex-officio non-voting member(s) shall provide comments to the Planning Official regarding:

(a) Whether the proposed amendment would adversely affect the operations of the military facility;

(b) Whether the proposed amendment would exceed the safety and noise standards contained in the adopted Air Installation Compatible Use Zone;

(c) Whether the proposed amendment would be inconsistent with any adopted Joint Land Use Study findings;

(d) Whether the proposed amendment would adversely affect the military installations' mission; and

(e) Whether any mitigation efforts could be made to reduce or eliminate any adverse impact of the proposed amendment to the military facility or its operation(s).

policy 8.1.3:

The City shall take into consideration any comments provided by the ex-officio non-voting member(s). The City shall forward a copy of any such comments to the state land planning agency.

policy 8.1.4:

The City shall include an ex-officio nonvoting member on the Local Planning Agency from the Bay District School Board.

policy 8.1.5:

The ex-officio non-voting member from the Bay District School Board shall provide comments regarding the proposed plan amendment(s) to the Planning Official at least 10 days prior to the Local Planning Agency's public hearing.

policy 8.1.6:

For a proposed large-scale Future Land Use Map amendment along shared jurisdictional boundaries, the City shall submit copies of the proposed amendment to the adjacent local government for its review and comment at the transmittal stage to the state land planning agency.

objective 8.2:

Provide input to other governmental comprehensive planning initiatives, if requested by the local government in writing.

policy 8.2.1:

During the review of proposed amendments to the comprehensive plans of adjacent local governments, the City shall review the impact of the proposed amendments on the Plan, with the intent to coordinate land use and development along shared jurisdictional boundaries, when such amendments are provided to the City.

policy 8.2.2:

The City may choose to resolve multi-jurisdictional conflicts through the West Florida Regional Plan-

ning Council's dispute resolution process as established in Chapter 186, F.S., when appropriate.

policy 8.2.3:

The City shall participate in updates to the West Florida Regional Planning Council Strategic Regional Policy Plan.

objective 8.3:

Coordinate levels of service established in the Plan with state, regional, or local authorities having operational, maintenance, or regulatory authority over public facilities.

Policy 8.3.1:

The City shall coordinate level of services standards with other local governments through inter-local agreements, contracts, permit conditions, or other similar measures.

Policy 8.3.2:

The City shall coordinate the adoption and implementation of its levels of service standards with the following agencies:

1. Roadways - FDOT, Bay County, TPO;
2. Sewer - Bay County, DEP;
3. Potable Water - Bay County, DEP, NFWMD;
4. Solid Waste - Bay County;
5. Drainage - DEP, adjacent municipalities, Bay County, FDOT;
6. Recreation - Bay County, adjacent municipalities, Bay District Schools; and
7. Public School Facilities – Bay District Schools.

policy 8.3.3:

The City shall coordinate with regulatory or jurisdictional agencies on the issuance of permits, and on the provision of services and information. At a minimum, the City shall require the following permits, when applicable, prior to issuing its development approval:

1. FDOT Drainage Connection Permit;
2. FDOT Vehicular Connection Permit;
3. DEP Stormwater Permit; and
4. DEP Dredge and Fill Permit

policy 8.3.4:

The City shall work with FDOT during the development review process to determine the potential impacts of proposed development to access management along state roads.

policy 8.3.5:

The City shall ensure the provision of services and facilities through the establishment of interlocal

agreements.

goal 8B:

PROTECT NATURAL RESOURCES

objective 8.4:

Support and participate on intergovernmental committees or forums intended to manage estuarine resources.

policy 8.4.1:

The City shall participate in efforts to manage or improve estuarine resources that fall under the jurisdiction of more than one local government. The City shall utilize existing forums such as the Bay Environmental Study Team or the St. Andrews Bay Resource Management Association to accomplish this objective.

policy 8.4.2:

The City shall coordinate with Bay County, the Northwest Florida Water Management District, and other appropriate agencies in order to revise, monitor, and assess regulations to protect the Deer Point Reservoir and the Deer Point Reservoir drainage basin.

policy 8.4.3:

Support county-wide regulations for development within prime aquifer recharge areas.

policy 8.4.4:

Work with the Northwest Florida Water Management District, the Department of Environmental Protection, the US Army Corps of Engineers, and other applicable agencies to identify and regulate wetland areas under their jurisdiction. This coordination may include participation in joint committees, exchange of technical information, written and verbal communications, and attendance at appropriate public meetings.

goal 8C:

INCREASE PLANNING ACTIVITIES AND COORDINATION BETWEEN OTHER LOCAL GOVERNMENTS

objective 8.5:

Increase the level of coordination for planning activities between the City, Bay County, and adjacent municipalities.

policy 8.5.1:

The City shall promote and participate on any intergovernmental forums established by any other local government within Bay County to

promote coordination of planning activities.

policy 8.5.2:

Coordinate with agencies and other local governments to further county-wide housing goals, objectives, and policies.

policy 8.5.3:

Encourage joint planning area agreements with other local governments to create a mechanism for formal exchange of information and data including, but not limited to, comprehensive plan amendment review, rezoning requests, demographic projections, and regulatory changes that impact the City and at least one other local government. In addition, the City shall encourage the creation of joint infrastructure service areas, if such jointure is deemed necessary.

policy 8.5.4:

Joint planning area agreements shall identify service and facility providers for development within the joint planning area.

policy 8.5.5:

Joint planning area agreements shall be used to coordinate level of service standards and concurrency management.

policy 8.5.6:

Joint planning area agreements shall identify a specific boundary, land use designations, and densities / intensities for development.

policy 8.5.7:

Joint planning area boundaries, as adopted, shall be depicted on the Future Land Use Map.

policy 8.5.8:

Joint planning areas shall be used as a mechanism to work in concert towards the siting of facilities with county-wide significance, including locally unwanted land uses.

policy 8.5.9:

The City shall participate in any Joint Land Use Study (JLUS) the County or any municipality initiates to ensure the protection of local military activities and missions. JLUS findings shall be incorporated into the Land Development Regulations, as deemed applicable.

policy 8.5.10:

The City shall work with the Board of Regents in the development of a "campus development agreement" as provided for in Chapter 1013, F.S.,

if the need arises.

policy 8.5.11:

Work with the Northwest Florida Water Management District in the update of the City's Water Supply Plan. In addition, the City shall coordinate the City's Water Supply Plan with the Region III Water Supply Plan.

policy 8.5.12:

The City shall coordinate with the Northwest Florida Water Management District every five years in the update of the Regional Water Supply Facilities Work Plan, and pursuant to §163.3177(6)(c), F.S.

objective 8.6:

Proactively address intergovernmental issues such as those related to stormwater and transportation.

policy 8.6.1:

The City shall cooperate with Bay County in its efforts to develop a county-wide stormwater management plan. The City's cooperation shall include the timely response to data collection requests, participation in intergovernmental meetings to address the topic, and exploration of funding opportunities. The City shall contribute financially to the stormwater management plan only if such contribution is deemed feasible by the City Commission.

policy 8.6.2:

Participate at the staff level on the Technical Coordinating Committee (TCC) of the Bay County Transportation Planning Organization.

policy 8.6.3:

Support the creation of an intergovernmental committee for the purpose of coordinating inter- and extra-jurisdictional transportation issues.

policy 8.6.4:

Coordinate to the maximum extent feasible to achieve a consistent and compatible county-wide transportation impact monitoring system.

objective 8.7:

Coordinate land planning development activities to allow for orderly growth and efficient provision of governmental services and facilities.

policy 8.7.1:

The City shall negotiate interlocal agreements addressing extra-jurisdictional service delivery when increased efficiency and effectiveness will be achieved.

policy 8.7.2:

Support the creation of an intergovernmental coordination committee or working group to support efficient growth and development patterns, and to avoid the duplication of services within Bay County.

goal 8D:

CONTRIBUTE TO SUCCESSFUL EMERGENCY MANAGEMENT ACTIVITIES INCLUDING HAZARD MITIGATION, PREPAREDNESS, AND RECOVERY.

objective 8.8:

Coordinate with Bay County Emergency Management on the preparation of disaster-related documents and studies.

policy 8.8.1:

Participate on the Local Mitigation Strategy (LMS) committee.

policy 8.8.2:

Participate with the preparation of the Comprehensive Emergency Management Plan (CEMP), as requested.

policy 8.8.3:

Coordinate with Bay County during the preparation of a county-wide Post Disaster Redevelopment Plan (PDRP), as requested.

objective 8.9:

Coordinate with Bay County Emergency Management on the evacuation of the City's residents in preparation of a natural disaster.

policy 8.9.1:

The City police and fire personnel shall work with Bay County Emergency Management to adequately and safely evacuate City residents pending the event of a natural disaster.

goal 8E.

ENSURE ADEQUATE PUBLIC SCHOOL FACILITIES

objective 8.10:

Collaborate and coordinate with the School Board of Bay County (School Board) to ensure high quality public schools facilities which meet the needs of the City's existing and future pop-

ulation.

policy 8.10.1:

The City shall implement the Interlocal Agreement for Public School Facility Planning and Concurrency adopted in 2008.

policy 8.10.2:

Participate in a school joint working group with the County, School Board, and other municipalities within Bay County on an as needed basis, but no less than in an annual meeting.

policy 8.10.3:

General types of provisions that are included in the Interlocal Agreement in order to advise the School Board, the County, special taxing districts, and municipalities of proposed developments which would impact the City include:

(a) Transmission of an annual memo from the City Planning Department to the School Board.

(b) Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and / or conflicting planning activities through the City / County / School Board Working Group, and the Local Planning Agency as well as through public meetings with notices published in the newspaper of general circulation.

policy 8.10.4.

The City shall consider School Board population projections and the type and distribution of population growth and student enrollment when updating the Plan.

policy 8.10.5:

The City shall use the 5-year population and student enrollment projections provided by the School Board at an annual working group meeting.

objective 8.11:

Maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

policy 8.11.1:

The City shall establish new coordination mechanisms as necessary to evaluate and address its Plan and programs and their effects on the comprehensive plans of adjacent local governments, School Board, and other units of local government providing services but not having

regulatory authority over use of land, and the State, through the use of joint meetings or other types of forums with other agencies.

policy 8.11.2:

On an annual basis, the City shall request that the School Board provide to the City information from its 5-year Capital Facilities Plan to determine the need for additional school facilities. The 5-year Capital Facilities Plan shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the School Board's unmet needs.

policy 8.11.3:

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City, a representative from the City Commission, the Bay County Board of County Commissioners, the School Board, and other municipalities shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- (a) Coordinated submittal and review of the City's annual capital improvement program, the School Board's annual educational facilities report, and the School Board's 5-year School Plan Survey.
- (b) Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- (c) Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- (d) Use of a unified database including population (forecasts of student population), land use, and facilities.
- (e) Use of a Parks/Schools Planning Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

goal 8F:

AID IN THE RETENTION OF LOCAL MILITARY

INSTALLATIONS

objective 8.12:

Support the U.S. Navy in its operation of Naval Support Activity (NSA) Panama City to ensure this facility remains a viable part of the community and have a continued ability to fulfill their missions.

policy 8.12.1:

The City shall implement regulations to ensure that present and future development activities as well as mid- and long-range land use planning decisions are compatible with the missions and operations of NSA Panama City.

policy 8.12.2:

The City shall coordinate the review of all applications for piers, docks, and other types of water-dependent development with NSA Panama City to identify and resolve any potential conflicts before final action by the City for those requests within the Military Influence Overlay District as noted within the Joint Land Use Study dated November 2009 and produced by Bay County.

policy 8.12.3:

Panama City shall encourage NSA Panama City to provide information to the City on community planning assistance grants.

The purpose of this Element is to provide financial policies which will guide the funding of improvements to public facilities and to schedule the funding and construction of such improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other elements of this Plan.

goal 9A:

ESTABLISH THE FISCAL PROCEDURES AND CIRCUMSTANCES NECESSARY FOR THE TIMELY AND EFFICIENT PROVISION OF PUBLIC FACILITIES FOR EXISTING AND FUTURE POPULATIONS THROUGH SOUND FISCAL POLICES.

objective 9.1:

Review community needs each year and analyze potential revenue sources to balance the Capital Improvements Plan.

policy 9.1.1:

On an annual basis, the City shall evaluate capital facilities needs relative to: level of service deficiencies; repair and replacement of obsolete or worn-out facilities; and, the need for new facilities to accommodate growth. Costs to accommodate capital improvements shall be funded, or phased for funding, as a distinct capital budget within the overall annual budget.

policy 9.1.2:

When evaluating the need for capital improvements, the City shall use the following criteria, in order of importance:

- (a) Elimination of public health and safety hazards;
- (b) Correction of capacity deficiencies based on adopted levels of service;
- (c) The extent to which costs associated with the capital improvement can be funded from existing revenues;
- (d) The extent to which the capital improvement will meet the goals and objectives of this Plan;
- (e) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
- (f) Need for the capital improvement to accommodate new or additional growth;
- (g) Financial feasibility relative to the size and capabilities of the City;

(h) Availability of State or Federal financial assistance in defraying costs;

(i) The extent to which the expenditure is necessary to meet the mandates or regulatory requirements of other units of government; and

(j) Consideration of the plans of state agencies and the Northwest Florida Water Management District with regard to scheduling of projects, cost allocation, consistency of state and local plans, shared costs of capital improvements, and correcting level of service deficiencies.

policy 9.1.3:

The City shall not expend funds for public facilities in the Coastal High Hazard Area, except for:

1. Projects budgeted to maintain or create public access to bays or lakes;
2. Projects budgeted to maintain or create recreational facilities; and
3. Projects consistent with Coastal Management Element policies 5.6.2 and 5.8.2.

policy 9.1.4:

The City shall utilize level of service standards identified in this Plan and table 9.1 to evaluate public facilities deficiencies. Level of service deficiencies shall be evaluated on an annual basis as set forth in this Plan.

policy 9.1.5:

The City shall consider the level of service standard deficiencies identified in this Plan as priority needs and shall include funding, or phasing, to correct such deficiencies.

policy 9.1.6:

The City shall charge fees and rates for enterprise activities in sufficient amounts so as to meet applicable bond obligations, and maintain adequate funds for repair and replacement of facilities.

policy 9.1.7:

Enterprise activities shall be defined as those which are primarily funded by user charges or activities. Enterprise funds include, but are not limited to, the marina fund, solid waste fund, and utilities fund.

objective 9.2:

Coordinate land use decisions and fiscal resources with a schedule of capital improvements that

maintains adopted level of service standards and meets existing and future facility needs.

policy 9.2.1:

The City shall use a balanced approach of concurrency evaluation and capital improvements programs to ensure availability of public facilities and services. The Land Development Regulations and the Concurrency Management System shall be used to maintain level of service standards and prevent future infrastructure and service deficiencies as a result of growth.

policy 9.2.2:

The City shall evaluate the need for capital improvements on an annual basis consistent with the criteria specified in policy 9.1.2. Identified capital improvements shall be included in the schedule of capital improvements contained within this element.

policy 9.2.3:

The issuance of a development order is conditioned upon the availability of public facilities to include: roads, sanitary sewer, solid waste, drainage, potable water, and park space that is needed to serve the proposed development. These conditions include those outlined in §163.3180, F.S.

policy 9.2.4:

The adopted level of service standards are included in table 9.1 below.

table 9.1 Level of Service Standards

Service	Level of Service Standard
Park and Recreation	Neighborhood Park: 1 acre per 1,000 people Community Park: 2.75 acres per 1,000 people

Transportation	<p>Until such time as the City adopts a mobility plan, the following standards shall apply.</p> <p><u>Principal Arterials:</u> US 98 (SR 30) Hathaway Bridge to Beck Ave. – maintain and improve.</p> <p>Business 98 (SR 30) Beach Dr. - Hamilton Ave. – E</p> <p>All other principal arterials – D</p> <p>Minor Arterial – E</p> <p>Collector – E</p> <p>Local - E</p>
Public Schools	See Table 9.4
Solid Waste	4.5 lbs. per capita per day residential, 6.89 lbs. per 1,000 square feet commercial
Potable Water	125 gallons per capita per day residential, 166 gallons per 1,000 square feet commercial
Sanitary Sewer	110 gallons of wastewater per capita per day residential, 166 gallons per 1,000 square feet commercial.
Stormwater (drainage)	25-year critical duration storm event. The peak discharge rate from new development shall be equal to or less than the peak discharge rate that existed prior to development using the Northwest Florida Water Management District's 24-hour, 25-year rainfall maps.

capital improvements element

objective 9.3:

The City shall utilize provisions by which developers will bear a proportionate cost of facility improvements necessitated by such development to adequately maintain level of service standards.

policy 9.3.1:

When assessing a pro rata share of costs associated with providing public facilities and services, the City shall use the following guidelines:

1. Developers shall be required to provide adequate potable water, sanitary sewer, drainage, park space, solid waste, school facility, and roadways capacity for all residential, developments. Commercial, institutional, or other development intended for human occupancy must supply adequate potable water, sanitary sewer, drainage, solid waste, and roadway capacity. Such facilities shall be constructed to City standards as specified in the Land Development Regulations or this Plan.
2. Developers of residential subdivisions consisting of over 10 residential lots shall provide land area to be dedicated for public or private recreation use in accordance with the requirements of Recreation and Open Space policies 7.3.7 and 7.3.8
3. Developers of development activities which cause deficiencies in levels of service below minimum adopted standards shall provide funds and/or mitigation to correct such deficiencies. The specific amount of such funds shall be based upon the actual cost of correcting level of service deficiencies as determined by the City.
4. Proportionate costs may be based on established impact fees or exactions. Other funding mechanisms such as user fees, special assessments, or taxing districts may be established to help pay for development impacts to existing infrastructure.
5. Proportionate costs for public school facilities shall be determined by the School Board.

objective 9.4:

Manage the land development process and provision of public facilities consistent with the capability of the City to provide, or require provision of, needed capital improvements.

policy 9.4.1:

The City shall not permit, or accept dedication of, any development or public facilities which are

considered substandard or which would otherwise create an unnecessary financial hardship or liability for the City.

policy 9.4.2:

The City shall, on an annual basis, evaluate the need for capital improvements with regard to other needs of the City and shall adjust its schedule of capital improvements to reflect priority needs.

policy 9.4.3:

The City shall limit the use of revenue bonds to 80% of total debt consistent with the type, use, and available dedicated revenue sources. Revenue bonds shall not become the entire source of indebtedness for the City.

policy 9.4.4:

The maximum ratio of total debt service to total revenue shall not exceed 30%.

policy 9.4.5:

The City shall use guidelines to assure that the objectives and policies established in this Plan are met or exceeded, and that the Schedule of Capital Improvements set forth in this element is feasible based on changing conditions or revenue sources. The following guidelines will specify how adjustments to this Plan shall be undertaken in the event one or more of the revenue sources identified in the Schedule of Capital Improvements is not available to fund a particular project when needed:

1. Undertake a plan amendment that lowers the adopted level of service standard for the facility or service for which funding cannot be obtained.
2. Adjust the Schedule of Capital Improvements by removing projects which have the lowest priority.
3. Undertake a plan amendment that would delay projects until funding can be guaranteed.
4. Not issuing development orders that would continue to cause a deficiency based on adopted level of service standards.
5. Transfer funds from the funded but not deficient public facility in order to fund an identified deficient public facility or service.

All of the following restrictions shall apply to paragraphs 1 through 5 above:

(a) Projects cannot be removed, delayed, or deferred from the Schedule of Capital Improvements unless level of service standards will continue to be maintained;

(b) Projects other than roads and mass transit cannot be eliminated, deferred, or delayed once relied upon for purposes of maintaining level of service standards; and

(c) Development orders or permits that will result in a reduction in the level of service below the adopted standard for any public facility or service shall not be issued.

policy 9.4.6:

The City shall, on an annual basis, issue a development and level of service monitoring report that summarizes land development and land use decisions, fiscal resources, capital facilities, and growth. The monitoring report shall identify capital improvements needed to maintain level of service standards for public facilities and to meet future growth needs.

**table 9.2
Capital Improvements Table**

PROJECT	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
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Public Safety

Police Annex Renovation	10,000	80k			
Central Station Office Expansion		150k			
Restore training tower & burn bldg			200k		
Remodel Fire Station 4	200k				
Remodel Central Fire Station		400k			
Remodel Fire Station 5				200k	
Storage facility			150k		
Land Purchase PC North					500k

Transportation

Project	FY18	FY19	FY20	FY21	FY22
Land Purchase drainage		250k			
Dredge Massalina Bayou		300k			
Mast arm traffic 17th @ Lisenby		200k			
Multi-site dredging		477k	477k		
Airport Rd	192.5k				
Restructure Jimmy's holding pond		90k			
Stormwater pond 4th at Cove		250k			
Watershed Master plan		250k			
Paving low/mod areas	100k				
Pavement evaluation study	150k				

Culture/Recreation

PROJECT	FY18	FY19	FY20	FY21	FY22
Asbell Park Upgrade		60k			
Woods Field Land Acquisition		250k			
McKenzie Park Renovations		150k			
Woods Field multi-purpose facility		2M			
Daffin Park Lighting			150k		
Oak Grove Pk Repurpose		250k			
Oakland Terrace Community Center		400k			
Oakland Terrace Field renovations	100k				
Oakland Tce - Playgrnd Equipment	82k				

Oakland Terrace Splash Pad/ Parking, Etc.		45k	750k		
Oakland Terrace Storage Bldg		80k			
Skate Park	250k				
Sudduth Park Upgrade		250k			

Source: City of Panama City 2011 Budget

*Developer Contribution

**may be subsidized by developer contributions

policy 9.4.7:

The City Manager and the City Commission shall be responsible for implementation of this element.

policy 9.4.8:

Programs or procedures that shall be used to ensure that the goals, objectives, and policies of this element are met or exceeded are as follows.

1. The City shall evaluate needs and priorities for capital improvements, based on levels of service, on an annual basis. The guidelines described in the City's Land Development Regulations shall be used as a basis of evaluation. Such evaluation shall be undertaken prior to adoption of the annual budget. At a minimum, the following criteria shall also be considered:

- (a) Changes in anticipated costs and/or revenue sources;
- (b) Changes in priorities for projects;
- (c) The extent to which identified project needs have been completed to correct existing deficiencies;
- (d) Changes, or the need for changes, to anticipated project completion dates;
- (e) Changes to level of service standards;
- (f) Availability of, or applications for, grant funds;
- (g) Any emergency improvements which occurred during the year;
- (h) Major development projects, or potential projects, which would have significant impact on public facilities; and

(i) Availability of funds for completing projects identified for implementation during the coming budget year.

2. The City shall require that adequate public facility capacity be available for proposed development no later than the time of issuance of a certificate of occupancy, or its functional equivalent. This Policy does not apply to public school capacity which is determined in accordance with Policy 10.6.12 of the Public Schools Facilities Element.

3. The City shall require developers of property to provide public facilities such as street, water and sewer lines, and drainage. These facilities shall be designed and constructed according to City standards.

4. The City shall periodically evaluate its fees, assessments, and exactions to promote an equitable balance between capital improvements needs and revenue sources.

5. The City shall evaluate, on an annual basis, its capability to provide facilities and services for the types and densities of land use shown on the Future Land Use Map.

This element shall be specifically reviewed on an annual basis as part of the annual budget preparation process.

objective 9.5:

Manage the timing of residential subdivision approvals, site plans, and their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

policy 9.5.1:

Consistent with the Interlocal Agreement, the School Board and the City agree to the following standards for school concurrency in Bay County:

**table 9.3
Student Generation Rates by Dwelling Unit Type**

Single-Family Homes	0.3047
Multi-Family Homes / Apartments	0.2706
Multi-Family Homes / Condominiums	0.0106
Mobile Homes	0.5053

**Table 9.4
Level of Service Standards**

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

FISH - Florida Inventory of School Houses

policy 9.5.2:

The City shall ensure that future development pays its proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via legally available and appropriate fee methods in development conditions.

policy 9.5.3:

The City hereby incorporates by reference the 2010/2011 Bay County School District Tentative Facilities Work Program that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools. This schedule will be updated each year, as part of the annual update to the 5-year capital improvements program.

As provided in the Interlocal Agreement for Public School Facility Planning and Concurrence, incorporation of the School Board's Facilities Work Plan does not obligate the City to fund the improvements included in said Facilities Work Plan. The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards shall continue to be achieved and maintained during the five-year planning period.

policy 9.5.4:

The 5-year schedule of capital improvements ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements,

annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

policy 9.5.5:

The City shall update its capital improvements schedule on an annual basis by December 1st, to incorporate the upcoming 5 years of the School Board's Capital Improvement Program. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrence, incorporation of the School Board's 5-Year Capital Improvements Program does not obligate the City to fund the improvements included therein. The City and the School Board shall coordinate during updates or amendments to the Plan and updates or amendments for long-range plans for School Board facilities.

policy 9.5.6:

The City shall ensure maintenance of the capital improvements program, and shall ensure level of service standards shall continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

policy 9.5.7:

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;
2. Identification of adequate sites for funded and planned schools; and
3. Establishment of a Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements.

goal 10.A:

THROUGH COORDINATION, PROVIDE ADEQUATE EDUCATIONAL PUBLIC FACILITIES TO SCHOOL-AGED CHILDREN IN BAY COUNTY BASED ON DISTRICT-WIDE CONSISTENT MEASURES.

objective 10.1:

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

1. Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with 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 or rehabilitation of existing schools so as to support neighborhoods.
5. As specified in policy 9.5.3 of the Capital Improvements Element, the City and the School Board will coordinate annual updates to the capital improvement schedules and comprehensive plan updates and amendments for School Board facilities to address necessary projects that achieve and maintain adopted level of services standards.

policy 10.1.1:

Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a change, and the developer is unable to provide adequate mitigation, the City may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development.

policy 10.1.2:

In reviewing petitions for future land use, rezoning, or Planned Unit Developments (PUD) for residential development that may affect student

enrollment or school facilities, the City will consider the following:

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 consistent with Policy 1.1.6 of the Future Land Use Element.
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. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turn-arounds in new developments;
8. Innovative solutions proposed by the private sector;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
10. Available school capacity or planned improvements to increase school capacity; and
11. Whether the proposed location is consistent with school design and planning policies.

policy 10.1.3:

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

policy 10.1.4:

The City shall coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans consistent with

the Interlocal Agreement for Public School Facility Planning and Concurrency and the Intergovernmental Coordination Element as provided in the Interlocal Agreement.

objective 10.2:

Support the School Board in its effort to provide for appropriate school facility locations.

policy 10.2.1:

Panama City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning and concurrency standards.

policy 10.2.2:

Consistent with policy 1.4.3 of the Future Land Use Element, public schools are an allowable use within Urban Residential, Urban Community, Residential, Mixed Use, General Commercial, and Public / Institutional land use categories.

policy 10.2.3:

Consistent with policy 1.4.4 of the Future Land Use Element, the City shall coordinate with the Bay District School Board to encourage the location of schools in proximity to residential and mixed use areas and consistent with the goal of the Recreation and Open Space Element, shall seek through joint ventures to meet recreational needs by co-location of public facilities such as parks, libraries, and community centers, with schools to the extent possible.

policy 10.2.4:

Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

policy 10.2.5:

The City and 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, as provided for in the Interlocal Agreement.

policy 10.2.6:

The City and the School Board, in conjunction with the Bay County Transportation Planning

Organization, will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

objective 10.3:

Encourage school facilities to serve as community focal points.

policy 10.3.1:

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

policy 10.3.2:

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

policy 10.3.3:

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

policy 10.3.4:

The City and School Board will continue to coordinate efforts to design and build new school facilities, and facility rehabilitation and expansions, to serve as emergency shelters. Panama City will continue to allow new educational facilities to serve as public shelters for emergency management purposes where appropriate and shall coordinate with the School Board regarding emergency preparedness issues and plans.

objective 10.4:

The City shall promote Safe Ways to Schools.

policy 10.4.1:

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

policy 10.4.2:

The policy of the City is to reduce hazardous

walking conditions, consistent with Florida's Safe Ways to School program and 1006.23, Florida Statutes.

policy 10.4.3:

New developments and redevelopment adjacent to school properties, or adjacent to pedestrian facilities which connect to a school's pedestrian network, shall be required to include within the development publicly accessible pedestrian facilities designed and constructed to City specifications, which shall connect to the neighborhood's existing pedestrian network.

policy 10.4.4:

For new development and redevelopment within 2 miles of an existing or planned school that will serve students, the City shall require the installation of sidewalks within or adjacent to (as determined by the City engineer) the rights-of-way of any public or private road so that a complete, unobstructed, continuous route with a minimum of 5 feet width, is provided along the corridor that directly serves the school. If a road with a speed limit exceeding 50 mph exists within route to the school facility, then a 3-foot separation between the sidewalk and the road is required.

policy 10.4.5:

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

policy 10.4.6:

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

policy 10.4.7:

Coordinate with the TPO Long Range Transpor-

tation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

policy 10.4.8:

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

objective 10.5:

Encourage sustainable design and development for educational facilities such as green building.

policy 10.5.1:

Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

objective 10.6:

Coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity to ensure adequate school capacity is available to residential development consistent with adopted level of service standards for public school concurrency. The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

- a. Implementation of a 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.
- b. Identification of adequate sites for funded and planned schools; and
- c. The establishment of a Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements.

policy 10.6.1:

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

Bay County school system.

policy 10.6.2:

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 amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes and the existing Interlocal Agreement.

policy 10.6.3:

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

policy 10.6.4:

Where capacity will not be available to serve students from the property seeking a Future Land Use Map Amendment or zone change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plan over the 5-, 10- and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

policy 10.6.5:

Consistent with the Interlocal Agreement, the City and the School Board agree to use common standards for school concurrency in Panama City.

policy 10.6.6:

The level of service standards by type of school shall be as depicted in Table 10.1. Amendments to the level of service standards shall:

- a. Be considered at least annually at the staff working group meeting to take place no later than April 15 of each year.
- b. If proposed by the School Board, shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and

the adoption of amendments to the respective comprehensive plans.

c. Not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

d. Not be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first 5-years of the Capital Facilities Plan.

e. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements and add a new 5th year, updating the public schools facility program to coordinate with the 5- year district work plan (October 1) and the capital improvements program (December 1).

f. Coordinate with the 5-year district facilities program updates and the financially feasible capital improvements program assuring that level of service will continue to be achieved and maintained.

table 10.1
Level of Service Standards

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

FISH - Florida Inventory of School Houses

policy 10.6.7:

The concurrency service areas are depicted in Map 10-1. Consistent with 163.3180, Florida Statutes, potential amendments to the concurrency service areas shall:

- a. Be considered annually at the staff working group meeting to take place each year no later than April 15.
- b. Be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the respective comprehensive plans, if proposed by the School Board.

- c. Not be effective until all plan amendments and the amended Interlocal Agreement are fully executed.
- d. Not be amended without a showing that the amended concurrency service area boundaries are financially feasible by the School Board.

policy 10.6.8:

Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access to schools, including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability, diversity and geographic or man-made constraints to travel.

policy 10.6.9:

The following student generation rates, as noted in table 10.2, shall be utilized when determining school concurrency:

table 10.2
Student Generation Rates by Dwelling Unit Type

Single Family Homes	.3047
Multi-Family Homes / Apartments	.2706
Multi-Family Homes / Condominiums	.0106
Mobile Homes	.5053

policy 10.6.10:

The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables shall not be considered permanent capacity.

policy 10.6.11:

School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

policy 10.6.12:

The City shall amend the concurrency manage-

ment system in the Land Development Regulations to require that all new residential units be reviewed for school concurrency at the time of the issuance of the development order. The City shall not deny the issuance of a development order for residential development due to failure to achieve and maintain the adopted level of service for public school capacity where:

- a. Adequate school facilities will be in place or under construction within 3 years after the issuance of the development order; or
- b. Adequate school facilities are available in a contiguous service area and the impacts of development can be shifted to that area; or,
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the development order (or functional equivalent) as provided in an Interlocal Agreement.

However, for the purposes of urban infill, the impact of one home on an existing single family lot of record at the time of this regulation, shall not be subject to school concurrency. In addition, this policy shall not apply to development that is exempt from concurrency review as provided in the Interlocal Agreement for Public School Facility Planning and Concurrency as may be amended.

policy 10.6.13:

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

- a. the developer must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation prior to the issuance of the development order; or
- b. the development must be delayed or phased to a date when capacity enhancement and level of service can be assured; or
- c. a condition of approval of the development order shall be that the project's development plan and / or building permits shall be delayed to a date when capacity enhancement and level

of service can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Bay County.

policy 10.6.14:

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

policy 10.6.15:

Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include at least one of the following:

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

policy 10.6.16:

Mitigation shall be directed to projects on the School Board's 5-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the School Board agrees to the mitigation, the School board must commit in the agreement to placing the improvement required

for mitigation on its 5-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement until all impacts for public school facilities created by the actual development of the property are mitigated.

policy 10.6.17:

The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying the local costs per student station for each school type applicable to Bay County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

objective 10.7:

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

policy 10.7.1:

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

policy 10.7.2:

The City shall provide to the School Board, at least 2 weeks prior to the annual meeting, the following information as available, to facilitate adequate monitoring of this Element:

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

policy 10.7.3:

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

- a. the type, number, and location of residential units which have received development order approval;

b. the identification of any development orders issued which contain a provision for school siting; and

c. any additional information related to number of residential dwelling building permits for the preceding year, future land use map amendments, and population projections.

Map Series:

This element shall include future conditions maps showing existing and anticipated schools over the 5-year and long-term planning periods. The maps may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.

goal 11A:

PROMOTE AN ECONOMIC CLIMATE WHICH PROVIDES ECONOMIC STABILITY, MAXIMIZES JOB OPPORTUNITIES, AND INCREASES PER CAPITA INCOME FOR CITY RESIDENTS.

objective 11.1:

Create new and expand existing business sites that are compatible with the City's land use plans and policies.

policy 11.1.1:

The City shall work with the Chamber of Commerce and the Economic Development Alliance to develop and retain businesses consistent with land use plans, mobility plans, and infrastructure availability.

policy 11.1.2:

Create a coordinated economic development program with the Chamber of Commerce and the Economic Development Alliance and include the following strategic actions:

- a. Identify the types of businesses that will meet the City's economic development goals.
- b. Recruit these businesses to locate within the City.
- c. Assist target businesses with start-up or expansion efforts.
- d. Provide the public infrastructure necessary to support economic development.
- e. Provide incentives or remove disincentives to attract companies.
- f. Forge partnerships to identify and develop needed workforce skills and innovations.

policy 11.1.3:

When evaluating economic development proposals, the City shall work with the Chamber of Commerce to analyze the impacts on existing and proposed neighborhoods, and environmental protection, as well as job and tax base growth.

policy 11.1.4:

The City shall support efforts to expand tourism activities, particularly within each of the established Community Redevelopment Areas.

policy 11.1.5:

The City shall continue to apply for Community Development Block Grants to assist with economic development projects in the Community Redevel-

opment Area.

policy 11.1.6:

The City, in conjunction with the Regional Planning Council, shall assist interested parties in using and understanding brownfields redevelopment programs and grants available to encourage redevelopment of areas with real and / or perceived environmental contamination.

policy 11.1.7:

The City shall investigate the use of incentives to promote infill development and redevelopment, as well as business growth within Panama City.

policy 11.1.8:

The City shall assist in the development of industrial and commercial locations and business parks.

policy 11.1.9:

The City shall coordinate its comprehensive planning and land development activities with the Panama City Port Authority so as to expand deep water trade at Port Panama City.

policy 11.1.10:

The City shall pursue and maintain effective public / private sector partnerships to enhance economic development opportunities within the City.

policy 11.1.11:

The City shall support and promote educational, vocational, and technical training to meet the needs of existing and new employers. In addition, the City will collaborate with local agencies and institutions to provide and expand on vocational and entrepreneurial skill training opportunities.

objective 11.2:

The utilization of natural resources is an integral component of the local economy, particularly those that are water-dependent and water-related. The ecology of Panama City's natural areas can support these activities if conducted in a non-destructive and environmentally responsible manner.

policy 11.2.1:

The City shall support and encourage the utilization of its natural resources in a non-destructive and environmentally responsible manner to promote economic development activity.

policy 11.2.2:

The City shall evaluate and ensure that new or expanding business will contribute to or maintain a clean environment.

policy 11.2.3:

The City shall enforce the policies set forth in the Coastal Management and Conservation Elements of this Plan to conserve and protect those natural resources that form the basis of water-related and water-dependent businesses and activities in Panama City.