

GOAL: Section 125.05, Florida Statutes specifically empowers the Board of County Commissioners (the "Board") with the authority to attract and retain business enterprises. The goals of the Board relative to economic development are to: enhance and expand economic activity in Bay County by attracting and retaining manufacturing development, business enterprise management, and other activities conducive to economic promotion, in order to provide a stronger, more balanced, and stable economy in the County; enhance and preserve purchasing power and employment opportunities for County residents; improve the general welfare and competitive position of Bay County, and; to promote and further the laws of the State relative to economic development.

Vision: We will attract, support, and expand targeted industries by developing and maintaining a positive business environment.

GENERAL STRATEGY

The general strategy for this element is for the Board to focus upon those programs and activities that are under their jurisdiction and control. These include:

- Zoning an adequate supply of land for commercial and industrial purposes;
- Protecting industrial or commerce parks from potentially incompatible adjacent land uses;
- Providing expedited planning and permitting procedures;
- Promoting commercial and industrial growth in existing or underutilized industrial or commercial parks;
- Maintaining public/private partnerships for economic development, and;
- Retaining and increasing the existing tourism, defense, manufacturing and industrial economic base.

Objective 2.1: Ensure an adequate supply of land designated for commercial and industrial use on the Future Land Use Map (FLUM).

Public Purpose: Making lands available for the attraction, retention and expansion of business and industry (s.125.045, F.S.).

Performance Measure: Designation of areas for industrial and commercial land uses on the FLUM.

Policy 2.1.1: The County will designate land for industrial and commercial uses on the FLUM.

Policy 2.1.2: General criteria for the designation of industrial land uses on the FLUM include:

- (1) Existing industrial or commerce parks;

- (2) Availability of public or private utilities;
- (3) Proximity to major highway access and/or rail access, including existing and future electric power generation and transmission systems;
- (4) Potential to create nuisances such as fumes, noise, odor, dust, traffic, etc;
- (5) For water-dependent industry, access to deepwater channels, and;
- (6) Minimal impact on locally significant environmental resources.

Policy 2.1.3: General criteria for the designation of commercial land uses on the FLUM include:

- (1) Existing businesses classified as commercial on the tax roll provided there is minimal potential for public nuisances;
- (2) Location outside of primarily residential areas unless part of a planned unit development, mixed use development, or a neighborhood commercial use;
- (3) Location in areas that are used primarily for commercial purposes;
- (4) Generally fronting upon a paved collector or arterial roadway not designated as an "Access Control Corridor", and;
- (5) Minimal impact upon locally significant environmental resources.

Policy 2.1.4: Industrial or commerce parks may be located in urban, suburban, or rural service areas when level of service standards are met.

Policy 2.1.5: Outside the Beaches Special Treatment Zone, residential uses shall be prohibited on all lands designated for commercial or industrial uses on the FLUM.

Objective 2.2: Protect industrial or commerce parks from incompatible adjacent land uses.

Public Purpose: To protect substantial public or private investment in industrial or commerce parks from potential conflicts.

Performance Measure: The extent to which industrial or commerce parks are protected from incompatible land uses.

Policy 2.2.1: Where possible, areas adjacent to industrial or commerce parks will not be designated for residential use on the FLUM unless such residential use is ancillary to the industrial or commerce park.

Policy 2.2.2: The Board shall support and encourage planned mixed use "flex-parks" that may include a functional, self-sustaining mix of public facilities, commercial, industrial, and institutional land uses.

Objective 2.3: Facilitate the creation or expansion of business enterprise and renewable energy through pre-planning, pre-permitting, and expedited permitting.

Public Purpose: To attract, retain, and expand business enterprise (s.125.045, 187.201(22), 403.973 F.S.).

Performance Measure: Number of new or expanded business enterprises using the facilitation measures specified.

Policy 2.3.1: For new or expanded business enterprises that create 50 or more new jobs or involve the manufacture of renewable energy devices or the development of renewable energy resources, the Board may:

- (1) Use its Permit Coordination Task Force to coordinate project permitting;
- (2) Pre-permit sites within industrial or commerce parks subject to compliance with applicable regulations;
- (3) Expedite County development review and permitting in accordance with the *Streamlined Permitting for Development Projects* contained in the Land Development Regulations;
- (4) Waive development review fees, and;
- (5) Continue ad valorem millage exemptions as determined desirable, consistent with applicable law.

Objective 2.4: Promote the growth and development of existing industrial or commerce parks.

Public Purpose: Fully utilize existing facilities and resources, and promote return on public investment (s.125.045, F.S.).

Performance Measure: Number of new businesses locating in existing industrial or commerce parks.

Policy 2.4.1: New industrial growth shall be encouraged to use existing or underutilized industrial or commerce parks unless circumstances exist that would preclude such location.

Policy 2.4.2: Where possible, new industrial growth should occur in publicly-funded industrial or commerce parks in order to recapture public investment.

Policy 2.4.3: The Board shall not approve amendments to the FLUM that will create industrial land uses outside of existing industrial or commerce parks unless it can be demonstrated that a bona fide need exists for such industrial land use.

Objective 2.5: Provide certainty to developers of phased or multi-year industrial or commercial development projects, assuring them that such development can continue as permitted through time.

Public Purpose: Assurance to developers that they may proceed with development in accordance with existing laws or policies (s.163.3220, F.S.).

Performance Measure: Number of Development Agreements entered into.

Policy 2.5.1: The Board may offer a "Development Agreement" to developers of acceptable industrial or commercial projects that will guarantee development rights through time.

Objective 2.6: Maintain effective public/private sector partnerships to enhance economic development opportunities in Bay County.

Public Purpose: Enhance economic development opportunities in the County (s.125.045, F.S.).

Performance Measure: Continuing participation in economic development activities.

Policy 2.6.1: The Board shall work with the Chambers of Commerce and the Economic Development Council toward enhancing economic development in Bay County.

Objective 2.7: Maintain and improve the County's tourism and "eco-tourism" industry.

Public Purpose: Provide for the continuation of the County's natural resource-based tourism industry (s.403.021, F.S.).

Performance Measure: Maintenance of high-quality natural resources.

Policy 2.7.1: The Board shall use 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 the tourist industry.

Policy 2.7.2: Improve the appearance of designated "Tourist Corridors" as described in the Transportation Element of this Plan.

Performance Measure: Number of code enforcement actions and landscaping projects that contribute to improving the appearance of tourism corridors.

Objective 2.8: Retain and increase Department of Defense presence in Bay County.

Public Purpose: Maintain the defense-related component of the Bay County economy (s.288.971, F.S.).

Performance Measure: Continuation of the missions of installations for the Air Force, Navy, Coast Guard, National Guard and related contractors.

Policy 2.8.1: The Board shall work with the Chamber of Commerce or other applicable entities to maintain or increase Department of Defense-related industry in Bay County.

Policy 2.8.2: The Board shall use the "Air Installation Compatibility Use Zone" (AICUZ) provisions of the Future Land Use Element to support Tyndall AFB continuing mission.

Policy 2.8.3: The Board shall implement the recommendations of any Joint Land Use Study undertaken between Bay County and any military installation through amendments to this Plan and the Land Development Regulations.

Performance Measure: Creation of an AICUZ designation on the FLUM.

Objective 2.9: Maintain the paper products and timber-related components of the Bay County economy.

Public Purpose: Maintenance of a basic component of the County's economy (s.125.045, F.S.).

Performance Measure: Maintenance of silviculture lands on the FLUM.

Policy 2.9.1: The Board shall maintain an adequate amount of land designated on the FLUM for silviculture purposes.

Objective 2.10: Increase the number and diversity of industries involved in the manufacturing of products for national and international distribution and sale.

Public Purpose: Increase the economic health of the County through value-added industry (s.125.05, F.S.).

Performance Measure (PM): Response to requests for expert participation.

Policy 2.10.1: The Board shall encourage and promote attraction of new, clean, manufacturing industry by providing staff expertise on planning, permitting and infrastructure issues when requested by the EDC.

Objective 2.11: Establish a procedure to "fast-track" large scale land use plan amendments to this Plan that will be instrumental to the attraction, retention, or expansion of business enterprise.

Public Measure: To enhance and expand economic activity in Bay County, facilitate the growth and creation of business enterprise, and improve the welfare and competitive position of the State (s.125.045, F.S.).

Performance Measure: Number of businesses attracted, expanded, or retained through expedited permitting.

Policy 2.11.1: The attraction, expansion, or retention of businesses that create new jobs is hereby declared to be in the public interest of Bay County. As a means of furthering this interest the Board will participate in the "expedited permitting" process as described in Chapter 97-28, Laws of Florida.