

Goal: Section 125.01, Florida Statutes, specifically empowers the Board of County Commissioners with the authority to prepare and enforce comprehensive plans for the development of the county and to establish, coordinate and enforce zoning as may be necessary for the protection of the public. The goals of the Board relative to land development and future land use are: to prepare and maintain accurate and reliable maps depicting the existing and future uses of land; to promote an orderly and efficient pattern of growth and development; to promote the efficient and effective delivery of public facilities and services; to promote compatibility between land uses and reduce the potential for nuisances; to protect viable neighborhoods and property values; to maintain a healthy property tax base; to protect valuable natural resources, and; to generally promote, protect and improve the public health, safety, comfort, good order, appearance and general welfare of the community.

Vision: We will create effective and efficient Bay County government that consolidates the provision of key public services in a manner most responsive to the needs and desires of the citizens.

We will develop efficient and effective infrastructure that promotes economic development and enhances the environment, quality of life, and aesthetics.

General Strategy

The general strategy for this element involves the following concepts and activities.

- Preparation and continuous update of an accurate and reliable Existing Land Use Map.
- Prepare an accurate and reliable Future Land Use Map based on specified criteria.
- Identify and designate "Special Treatment Zones" (STZs) in areas that exhibit special or unique circumstances.
- Provide guidelines for planned unit or mixed use development projects.
- Provide general criteria for the maintenance of development regulations.
- Provide specific criteria for compatible development for military installations
- Maintain and enforce a zoning code.
- Establish a school siting policy.
- Establish and use best development practices to promote quality development projects.

Objective 3.1: Maintain a GIS-based Existing Land Use Map.

Policy 3.1.1: County staff will maintain an accurate and reliable Existing Land Use Map (ELUM). When maintaining the ELUM the following data sources will be used:

- (1) Most recent aerial photographs;
- (2) Windshield surveys for ground-truthing; and
- (3) Correlation to ad valorem tax land use codes from the Department of Revenue.

Policy 3.1.2: The ELUM will be continuously updated using development order and building permit information.

Objective 3.2: Maintain an accurate and reliable Future Land Use Map (FLUM) in order to preserve existing advantages and guide future growth. The designation of FLUM categories shall be coordinated with appropriate site conditions, the availability of facilities and services, protection of natural or historic resources, and the criteria specified in Policy 3.2.1.

Policy 3.2.1: The FLUM and any subsequent FLUM amendments shall be maintained based on the following criteria to the greatest extent possible:

- (1) Potential for threat to the health, safety, and welfare of the general public;
- (2) Potential to create public nuisance(s);
- (3) Appropriate site conditions;
- (4) Compatibility between land uses;
- (5) Consistency with this Comprehensive Plan;
- (6) Availability of infrastructure facilities and services;
- (7) Protection of natural and historic resources, and;
- (8) Criteria specified in Tables 3A and 12A.
- (9) Promote energy efficient land use patterns and reduce greenhouse gas emissions.

Policy 3.2.2: The Official Future Land Use Map shall be used to guide and direct growth and development in the unincorporated area. The Official Future Land Use Map shall take precedent over any other copies or representations of the FLUM, and shall be used for final determinations or interpretations concerning allowable land uses and development. The Official Future Land Use Map shall be filed with and maintained in the Planning Division, and may be amended from time to time as prescribed by this Plan and applicable law.

Policy 3.2.3: For growth management and service delivery purposes the County shall be divided into "Service Areas" which will include:

- (1) Urban Service Area;
- (2) Suburban Service Area; and,
- (3) Rural Service Area.

These service areas will be designated on the Official Future Land Use Map Series to promote "Wide Open Spaces."

Policy 3.2.3.1: Amendments to the County's Urban, Suburban, or Rural Service Area boundaries, as depicted on Map 3.1, Service Areas Map, may be considered only if all of the following standards are affirmatively met:

- (1) Demonstration of need:
 - a. Are additional urban or suburban lands needed to accommodate population, housing, or employment projected for the horizon year of the Plan?; or
 - b. Are additional lands required to support affordable housing?; or
 - c. Are additional lands required to support the economic development goals of the County? or
 - d. Is the property within a sector plan under Section 163.3245, F.S. and thus exempt from the need requirement? (Amended. Ord. No. 15-18. 05/05/15.)
- (2) Locational analysis of Amendments:
 - a. Availability of facilities and services, and the orderly, efficient, and cost effective provision of service;
 - b. Fiscal capacity to provided adopted levels of service;
 - c. Protection of environmental and natural resources;
 - d. Avoidance of sprawl; and,
 - e. Adequate transition and connectivity with adjacent, existing communities.
- (3) Mandatory consistency with the Goals, Objectives, and Policies of this Plan.

Policy 3.2.4: Land use categories depicted on the Official Future Land Use Map within designated service areas shall include:

- (1) Conservation;
- (2) Recreation;
- (3) Agriculture;
- (4) Public / Institutional;
- (5) Seasonal Resort;
- (6) Residential;
- (7) Commercial;
- (8) Industrial;
- (9) Mixed Use

Policy 3.2.5: In addition to the land use categories identified in Policy 3.2.4 the following "Special Treatment Zones" shall be designated as overlays on the Official Future Land Use Map Series, and are shown on the Special Treatment Zone Map 3.2 found in this Element:

- (1) Air Installation Compatibility Use Zones;
- (2) Coastal Planning Area;
- (3) Beaches Area Special Treatment Zone;
- (4) Rural Communities;
- (5) Ecosystem Management Areas;
- (6) Bay Point Development of Regional Impact (DRI) Area,
- (7) Deer Point Reservoir Protection Zone, and;
- (8) Southport Neighborhood Planning Area;
- (9) Military Influence Overlay District (these are found on Maps 3.3-3.8).

Policy 3.2.6: The Official Future Land Use Map Series shall illustrate the location of all dredge spoil disposal sites.

Objective 3.3: Establish and maintain criteria for the designation of land use categories identified in Policy 3.2.4.

Policy 3.3.1: Criteria for designating land use categories on the FLUM and attendant standards for development shall be as shown on Tables 3A and 12A.

Policy 3.3.2: Hydraulic fracturing is a prohibited use in all land use categories listed in Table 3A and 12A of this Plan. Hydraulic fracturing is the process in which fractures in rocks below the earth's surface are forced open and widened by injecting chemicals and liquids at high pressure and typically used to extract natural gas or oil.

Table 3A

Land Use Categories

CONSERVATION

Conservation/Preservation

<u>Purpose:</u>	To preserve and maintain identified natural resources at existing levels or better.
<u>Service Area:</u>	All
<u>Designation Criteria:</u>	Outstanding Florida Waters, Class I and II waters, major tributaries to estuaries, Sand Hills Lakes, government lands used for preservation purposes, sea-grass beds, Pine Islands.
<u>Allowable Uses:</u>	In-water structures such as docks, piers, seawalls, jetties, groins, buoys, boathouses and other similar uses, and public utilities.
<u>Density:</u>	Not applicable; residential uses prohibited.
<u>Intensity:</u>	No more than 5% impervious area.
<u>Development Restrictions:</u>	No development allowed that can be reasonably expected to degrade water quality standards.

Conservation/Habitation

<u>Purpose:</u>	To provide for conservation with appropriate use through regulation and innovative development techniques intended to avoid or minimize damage to natural resources.
<u>Service Area:</u>	Urban, Suburban, Rural
<u>Designation Criteria:</u>	Ecosystem Management Areas, Habitat Conservation Areas, government lands used for conservation purposes.
<u>Allowable Uses:</u>	Agriculture (when BMP's are used), Recreation, Public/Institutional, Residential, Planned Unit Development, Optional Sector Plans, docks, piers, seawalls, etc., public utilities, and other similar uses.
<u>Density Housing:</u>	Urban, Suburban - No more than one (1) dwelling unit per one-half (1/2) acre. Rural - No more than one (1) dwelling unit per ten (10) acres.
<u>Intensity:</u>	No more than 50% impervious coverage. No more than 50-feet in height.
<u>Open Space:</u>	At least 50% in natural or landscaped areas.
<u>Development Restrictions:</u>	All development to be designed and constructed so as to avoid or minimize damage to locally significant environmental resources (See Conservation Element for details). Clustering or density transfers may be used as described in the Conservation Element.

Table 3A (Cont.)	Land Use Categories
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Conservation/Recreation

<u>Purpose:</u>	To provide areas that are used jointly for both conservation and recreation purposes.
<u>Service Area:</u>	All
<u>Designation Criteria:</u>	St. Andrews State Recreation Area and Aquatic Preserve, Pine Log State Forest, Econfina Creek Water Management Area, Shell Island, Class III waters.
<u>Allowable Uses:</u>	Agriculture (when BMP's are used), Recreation, Public/ Institutional, Residential and Commercial on upland areas when used in conjunction with the overall recreation function (e.g. ranger quarters, concessionaires, etc.), docks, piers, seawalls, groins, buoys, "eco-parks" and other similar uses, and public utilities.
<u>Density:</u>	No more than one (1) dwelling per twenty (20) acres.
<u>Intensity:</u>	No more than 10% impervious area. No more than 50-feet in height.
<u>Development Restrictions:</u>	Development is limited to that which supports conservation/recreation purposes.

RECREATION

<u>Purpose:</u>	To provide areas for the location of private and public recreation land uses including active and passive recreation activities.
<u>Service Area:</u>	All
<u>Designation Criteria:</u>	Existing or planned public parks or recreation areas, public golf courses, ball fields, walking or jogging tracks, public exhibition areas, picnic areas, playgrounds, public marinas, public boat ramps, public beach access, multi-use fields, public utilities and other similar uses.
<u>Allowable Uses:</u>	Public parks, playgrounds, exhibition halls, tracks, fields, picnic areas, courts, golf courses, marinas, gymnasiums, and other recreation uses.
<u>Density:</u>	Not Applicable.
<u>Intensity:</u>	No more than 75% impervious area. No more than 50-feet in height.
<u>Development Restrictions:</u>	Development is limited to that customarily associated with public recreation sites and facilities.

Table 3A (Cont.)	Land Use Categories
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AGRICULTURE

Agriculture/Timberland

- Purpose: To provide areas for the ongoing growing and harvesting of trees for silviculture purposes.
- Service Area: All
- Designation Criteria: Areas owned by paper companies or other large landholders that are engaged in the operation of timber tracts or farms for the purpose of selling standing timber.
- Allowable Uses: Timberland; tree farms, tree nurseries, forestry services, and similar related activities, recreation, conservation, logging, sawmills and planing mills, borrow pits, public/institutional, public utilities including wind farms and photo-voltaic arrays, communications towers, temporary special purpose plants (e.g. asphalt, pipe yard, etc.), and very low density residential.
- Density Housing: No more than one (1) dwelling per twenty (20) acres.
- Intensity: No more than 10% impervious area. No more than 50-feet in height except for silos, barns, storage buildings, and communications towers.
- Development Restrictions: Logging road clearing and timber cutting activities to be conducted in strict compliance with Silviculture Best Management Practices, Dept. of Agriculture and Consumer Services, 1993.

Agriculture

- Purpose: To provide areas for customary ongoing agricultural production and undeveloped lands that could be used for agricultural purposes.
- Service Area: All
- Designation Criteria: Areas used primarily for agricultural activities such as farms, ranches, feed lots, crop services, sod farms and other similar uses, and adjacent undeveloped or vacant lands that could be used for agriculture.
- Allowable Uses: Agriculture and related uses, recreation, conservation, public/institutional, very low density residential, neighborhood commercial, borrow pits, communications towers, self-contained industrial, temporary special purpose plants (e.g. asphalt, pipe yard), self-sustaining planned unit development, and public utilities including wind farms and photo-voltaic arrays.
- Density Housing: No more than one (1) dwelling unit per ten (10) acres.
- Intensity: No more than 25% impervious area. No more than 50-feet in height except for silos, barns, storage buildings, and communications towers.
- Development Restrictions: Agricultural activities must be conducted in strict compliance with "best management practices." Planned Unit Developments must be self-sustaining and will be reviewed and approved on a case-by-case basis.

Table 3A (Cont.)

Land Use Categories

PUBLIC/INSTITUTIONAL

<u>Purpose:</u>	To provide areas for the location of public and institutional buildings, grounds, and facilities.
<u>Service Area:</u>	All
<u>Designation Criteria:</u>	Existing public/institutional land uses and educational facilities (Policy 3.9.1). Public/Institutional uses may be allowed in all land use districts under conditions set forth in the Land Development Regulations.
<u>Allowable Uses:</u>	Existing and planned public buildings and grounds, educational facilities, colleges and universities, military installations, hospitals, prisons, places of worship, nursing homes, group homes, clubs, lodges halls, exhibition centers, fairgrounds, civic center, public utilities, communications towers, solid waste facilities, public commerce or industrial parks owned by a governmental entity, and other similar uses.
<u>Density:</u>	Not applicable.
<u>Intensity:</u>	No more than 75% impervious area. No more than 60-feet in height.
<u>Development Restrictions:</u>	Not allowed in residential subdivisions unless planned as part of the subdivision.

SEASONAL/RESORT

<u>Purpose:</u>	To provide areas for a functional mix of compatible seasonal/resort land uses where the clientele are predominately seasonal or temporary visitors and tourists.
<u>Service Area:</u>	Urban
<u>Designation Criteria:</u>	Areas with concentrations of accommodations and businesses that are used for non-residential, tourist-oriented purposes.
<u>Allowable Uses:</u>	Beach houses, cottages, condominiums, townhouses, apartments or other similar multi-family structures, motels, hotels, lodges, restaurants, convenience stores, retreats, and lounges, bars, and other similar uses and public utilities.
<u>Density Housing:</u>	No more than fifteen (15) dwelling units per acre.
<u>Intensity:</u>	No more than 75% impervious area. No more than 230-feet in height.
<u>Development Restrictions:</u>	Year-round, permanent residences should not be located in this area. Lounges and bars are permitted only as an accessory use to multi-family structures, motels, hotels, or restaurants.

Table 3A (Cont.)	Land Use Categories
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RESIDENTIAL

- Purpose: To provide areas for a functional, compatible mix of residential land uses, and to protect property values in viable residential neighborhoods.
- Service Area: Urban, Suburban.
- Designation Criteria: Existing residential areas, residential subdivisions recorded with the Clerk of Court prior to adoption of this Plan, areas adjacent to existing residential areas, "in-fill" of vacant areas otherwise surrounded by development.
- Allowable Uses: Those land uses typically associated with residential occupancy including single-family, duplex, triplex, quadraplex, condominium, townhouse, apartments, cooperative, manufactured housing and public facilities. Public utilities, recreation, conservation. Limited public institutional uses and educational facilities (Policy 3.10.1) may also be allowed.
- Density Housing: Urban/Coastal - no more than fifteen (15) dwelling units per acre
Other Urban - up to twenty-five (25) dwelling units per acre contingent upon availability of facilities and services
Suburban - no more than five (5) dwelling units per acre contingent upon availability of facilities and services.
(See Map 3.1, Service Areas Map.)
- Intensity: No more than 75% impervious area.

RURAL RESIDENTIAL

- Purpose: To provide areas for limited residential development in the rural area in designated locations.
- Service Area: Rural (Rural Community STZ only).
- Designation Criteria: Inside Rural Community STZ only, existing residential areas, areas adjacent to residential areas, "in-fill" between residential areas, areas suitable for residential development.
- Allowable Uses: Single-family, duplex, triplex, quadraplex, mobile homes, manufactured housing, public utilities, recreation, conservation, and public facilities.
- Density Housing: No more than one (1) dwelling unit per three (3) acres on an unpaved road or one (1) dwelling unit per one (1) acre adjacent to paved roads. Residential development may be permitted up to a density of four dwelling units per acre in the Sand Hills Rural Community where central water and sewer are available and specific restrictions are met. These restrictions are defined in Policy 3.4.10.
- Intensity: No more than 50% impervious area.

Table 3A (Cont.)	Land Use Categories
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COMMERCIAL

Neighborhood Commercial

- Purpose: To provide areas for the convenience of residential neighborhoods so as to generate a functional mix of land uses and reduce traffic congestion.
- Service Area: Urban, Suburban, Rural Community
- Designation Criteria: Areas for low-intensity commercial uses that will be compatible with adjacent or surrounding residential uses provided there is minimal potential for public nuisances, located outside subdivisions on a collector or arterial roadway unless intended to be included in the subdivision, or included as part of mixed use or planned unit development project.
- Allowable Uses: Supermarket centers less than 50,000 square feet in building area, convenience store, gasoline service station, barber/beauty shops, personal services, professional offices, restaurants, drug store, laundromat, day-care centers, public utilities, public facilities, and other similar uses as may be described in the Land Development Regulations.
- Density: Same as for residential category within the Beaches Special Treatment Zone only (see Policy 2.1.5).
- Intensity: No more than 60% impervious area. No more than 50-feet in height. No more than 1:1 Floor Area Ratio.
- Development Restrictions: All neighborhood commercial uses must be located on a collector or arterial roadway unless planned as part of an overall residential development. Other restrictions may be required to promote compatibility with adjacent or nearby residential areas.

Table 3A (Cont.)	Land Use Categories
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General Commercial

<u>Purpose:</u>	Provide areas for the continuation, expansion, and creation of business enterprise.
<u>Service Area:</u>	Urban, Suburban, Rural (Rural Community STZ only).
<u>Designation Criteria:</u>	General criteria for the location of commercial land uses include existing businesses, new commercial uses must be located outside residential areas unless planned as part of the residential, mixed use, or planned unit development area, located in areas that are used primarily for commercial purposes.
<u>Allowable Uses:</u>	Neighborhood commercial, commerce parks, recreation, conservation, public/institutional, educational facilities (Policy 3.8.1), public utilities, communications towers, mini-storage warehousing, recreational vehicle campgrounds, public facilities, and other similar uses to be described in the Land Development Regulations.
<u>Density:</u>	Same as for residential category within the Beaches Special Treatment Zone only (see Policy 2.1.5).
<u>Intensity:</u>	No more than 75% impervious area. No more than 230-feet in height. No more than 2:1 Floor Area Ratio.
<u>Development Restrictions:</u>	All new commercial development must be situated and constructed so as to minimize the potential for nuisances to adjacent or nearby residential areas. Fences, buffers, berms or other mitigation measures may be required.

Table 3A (Cont.)	Land Use Categories
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MIXED USE

<u>Purpose:</u>	To provide areas for mixed use developments that contains a functional, compatible mix of housing, professional offices, commercial and recreation uses. Mixed-use developments provide for the locating of residential and non-residential uses within close proximity to each other and encourage non-motorized travel between uses, thus further reducing motorized traffic on the circulation system.
<u>Service Area:</u>	Urban, Suburban, Rural Community.
<u>Designation Criteria:</u>	Areas for low-intensity commercial uses that will be compatible with adjacent or surrounding residential uses provided there is minimal potential for public nuisances, located outside subdivisions on a collector or arterial roadway unless intended to be included in the subdivision, or included as part of mixed use or planned unit development project.
<u>Allowable Uses:</u>	Residential land uses including single-family, duplex, triplex, quadraplex, condominium, townhouse, apartments. Commercial land uses such as supermarket centers less than 50,000 square feet in building area, convenience stores, barber/beauty shops, personal services, professional offices, financial institutions, restaurants, drug stores, laundromats, public lodging establishments, day-care centers, public utilities, public facilities, civic uses, and other similar uses as may be described in the Land Development Regulations. Recreation and conservation when part of a large plan of development.
<u>Density Housing:</u>	Urban/Coastal - no more than fifteen (15) dwelling units per acre Other Urban - up to twenty-five (25) dwelling units per acre contingent upon availability of facilities and services Suburban - no more than five (5) dwelling units per acre contingent upon availability of facilities and services. (See Map 3.1, Service Areas Map.)
<u>Intensity:</u>	No more than 75% impervious area.
<u>Mixture of Uses:</u>	Properties in this category are required to be developed with at least 2 land use types listed within the Residential and Commercial land uses of the land use types listed in the Allowable Use section of this policy. All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, "properties" refers to the overall parent parcel of land that is assigned the Mixed Use future land use category and not individual pods, units, tracts, or lots within the parent parcel of land. Residential development over commercial or office uses shall be considered part of the commercial or office use.
<u>Development Restrictions:</u>	All mixed use developments should be located on a collector or arterial roadway unless planned as part of an overall residential development. Nonresidential portions of the mixed-use development should be appropriately scaled and of a nature to provide support for the development and surrounding community. Other restrictions may be required to promote compatibility with adjacent or nearby residential areas. (Amended. Ord. No. 13-13, 05-21-13.)

Table 3A (Cont.)	Land Use Categories
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INDUSTRIAL

<u>Purpose:</u>	Provide areas for the continuation, expansion, and creation of industrial land uses. Including commerce parks and multi-use "flex parks."
<u>Service Area:</u>	All
<u>Designation Criteria:</u>	Existing industrial or commerce parks, proximity to major highway access and/or rail access, availability of public or private utilities, potential to create nuisances such as fumes, noise, odor, vibration, dust, traffic, etc., for water-dependent industry access to deep-water channels, minimal impact on locally significant environmental resources.
<u>Allowable Uses:</u>	Industrial parks, commerce parks, multi-use "flex parks", commercial, office, conservation, public/institutional, renewable energy facilities, and other similar uses as may be described in the Land Development Regulations.
<u>Density:</u>	No more than one (1) dwelling unit per acre when accessory to an allowed use.
<u>Intensity:</u>	No more than 80% impervious area. No more than 230-feet in height. No more than 1.5:1 Floor Area Ratio.
<u>Development Restrictions:</u>	Should not be located near residential areas. New industrial development to be located in existing industrial or commerce parks unless otherwise determined necessary by the Board.

Category Boundaries

The boundary lines for the land use categories described in this table will be drawn on the Future Land Use Map in consideration of the criteria specified herein.

- (1) Public roads and highways will be considered public/institutional even if not so shown on the FLUM, the boundaries of which shall be rights-of-way lines.
- (2) Category boundary lines will generally follow property lines except where parcel depths are in excess of 660-feet, in which case a parcel may be divided into two or more categories.
- (3) Boundaries for water bodies will follow mean high water or ordinary high water lines, as may be applicable.
- (4) Boundary lines drawn along physical features will be presumed to follow any such feature.
- (5) Boundary lines will generally "front" upon a roadway unless a parcel is bounded by two or more roadways in which case frontage will be determined by the higher functional class of roadway.

Objective 3.4: Identify and designate overlays on the FLUM to be used as "Special Treatment Zones" (STZ) for purposes of dealing with unique or desirable circumstances.

Policy 3.4.1: Airfield Installation Compatibility Use Special Treatment Zones shall be the Clear Zones (CZ) and Accident Potential Zones (APZ) for Tyndall Air Force Base.

The AICUZ area for Tyndall AFB shall include the lands and waters described in the Tyndall AFB 2008 AICUZ Study. Development restrictions described in that Study shall apply within the AICUZ area.

In addition, any applications for development over fifty feet in height to be located in T4S, R13W, Sections 22, 25, 26, and 35 will be transmitted to Tyndall AFB for review and comment. Any development that would threaten the integrity and mission of Tyndall AFB shall be prohibited.

Policy 3.4.2: The Coastal Area shall as described in the Coastal Management Element.

Policy 3.4.3: The Beaches Area Special Treatment Zone shall be the land and water area between the Walton County line and the western terminus of the Hathaway Bridge, and between the Intracoastal Waterway and the Gulf of Mexico. Within this zone the County will strive to coordinate ordinances and regulations to the maximum extent practicable, and may impose special regulations as considered necessary.

Policy 3.4.4: Rural Communities Special Treatment Zones. The County shall discourage urban sprawl and promote compact development and conservation of working landscapes through techniques such as the designation of appropriate agricultural areas with suitable densities to preserve agricultural activities, including timber production, and the rural character of these areas. One technique is the designation of the "Rural Communities" Special Treatment Zones, consistent with the Wide Open Spaces Strategy, to promote infill development into existing rural developed areas that will allow residents to work, shop, live, and recreate within one relatively compact area while preserving the rural and low density land uses in the designated and surrounding areas. The County may also create "rural villages" to recognize existing commercial development within the rural parts of the County and promote compact, higher density residential development in these areas.

Policies to establish the rural villages development option shall require a plan amendment.

The Rural Community STZ shall be special planning districts designed to achieve the following criteria:

- (1) Uses allowed: Rural residential, public, civic, and commercial uses. Public uses include parks, playgrounds, greenway trails, outdoor recreation uses such as golf courses, campgrounds, riding arenas, and similar facilities. Civic uses include schools, religious buildings, libraries, post offices, meeting halls, club houses, recreational facilities, county buildings, and similar facilities. Commercial and industrial uses are limited to neighborhood-scale businesses, including professional offices, restaurants, retail stores and services, lodging, warehousing, and industrial or commerce parks, provided that these non-residential

uses are compatible in scale and intensity with the character of the surrounding residential areas. Planned and mixed use development shall be allowable within this overlay district.

- (2) Density allowed: Maximum of one (1) unit per three gross acres or one (1) unit per acre on a paved road.
- (3) Intensity allowed: The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).
- (4) Mixture of Uses: Rural residential uses shall account no more than sixty percent (60%) of the total land area. Civic and public uses shall account for no less than five percent (5%) of the total land area. Commercial and industrial uses shall account for no more than twenty percent (20%) of the total land area, except for commerce or industrial parks. Open space and agricultural uses shall account for no less than twenty-five percent (25%) of the total land area.
- (5) Buffers: To ensure a compatible mix of uses, buffers shall be required between residential uses and non-residential uses. The County shall include in the Land Development Regulations additional standards for land coverage and building placement.
- (6) Commercial Uses: Commercial and industrial uses shall not occupy more than twenty percent (20%) of any area designated as a rural community. Such uses shall be limited to collector and arterial intersections, intersections of subdivision collectors and arterial or collector roads, and areas that are specifically designated and platted for neighborhood commercial uses.

Commerce or industrial parks may be allowed on a case-by-case basis and shall not count toward the 20% mixture described in paragraph (d).

- (7) Land Development Regulations: The County shall maintain LDRs to implement this objective and associated policies. These LDRs will include a means to monitor development to ensure the mixture of uses, through such techniques as requiring a Planned Unit Development (PUD) for projects over 40 acres, and shall include a provision that allows the clustering or transfer of development from environmentally sensitive lands, agricultural lands, and silvicultural lands within a development site to the residentially designated portion of a development site.

Policy 3.4.5: The Bay Point Development of Regional Impact (DRI) Special Treatment Zone shall be established in order to ensure compatibility and consistency between the Bay Point DRI Development Order and the FLUM. Development in this area shall be governed by the most current DRI Development Order. The DRI Master Plan (Map H) shall be the Future Land Use Map for the DRI. All conditions and restrictions of the DRI Development Order and Map H are incorporated herein by reference. If the DRI is terminated, expires, or is rescinded, the DO in effect on the date of termination, expiration, or recession shall remain in full force and effect and shall continue to govern development in the DRI. The Bay County FLUM shall include a notation that development of the Bay Point DRI site shall be governed by Policy 3.4.5.

Policy 3.4.6: Ecosystem Management Area Special Treatment Zones shall be as shown on Conservation Element Map 6.1. Development standards in these areas shall be as specified in Conservation Element Policy 6.7.4.

Policy 3.4.7: The Deer Point Reservoir Special Treatment Zone shall be as described in Bay County Ordinance No. 94-12 and shown on Map 3.2. All activities within this zone shall be governed by the provisions and requirements of Ordinance No. 94-12.

Policy 3.4.8: The Southport Neighborhood Planning Area. The County shall encourage a functional mix of uses to provide for a self-sustaining community subject to the review and approval of amendments to the Future Land Use Map in accordance with Chapter 163 of the Florida Statutes.

- (1) Uses allowed. All residential uses, neighborhood commercial, professional offices, restaurants, financial institutions, parks, public and private schools, child care facilities, government buildings, and accommodations and food services.
- (2) The maximum residential density shall be fifteen (15) dwelling units per acre provided all new development is served by central water and sewer.
- (3) Intensity. Not more than 75% impervious coverage.
- (4) Establish an activity node when County Road (CR) 388 is realigned at its intersection with State Road (SR) 77 and allow for a high concentration of commercial uses, retail centers less than 50,000 square feet in building area, professional offices, restaurants, financial institutions, and other similar complementary uses. These uses shall be located within a one-half (1/2) mile radius of the new intersection. Uses in the activity node are limited to not more than 75% impervious coverage, 200% floor area ratio, and 100-feet in height.

Nothing in this policy shall be interpreted as changing the land use category of any parcel on the Future Land Use Map.

Policy 3.4.9: The Naval Support Activity Panama City Military Influence Overlay District shall be established to ensure that the continually changing missions of the local military installations are facilitated to the greatest extent possible. The County shall support the U.S. Navy in its operation of Naval Support Activity Panama City (NSA-PC) so that the facilities remain viable and able to fulfill their missions. Three Military Influence Areas (MIA), shall also be established to encourage compatible land use patterns, protect the public health, safety and general welfare, and help prevent encroachment from incompatible development.

- (1) The NSA-PC Military Influence Overlay District (NSA-PC MIOD) shall be the area located on Map 3.3. The NSA-PC MIOD includes the following Military Influence Areas: The NSA-PC Land Use and Anti Terrorism Force Protection Military Influence Area are depicted on Map 3.4. The NSA-PC Land Use Water Interface Military Influence Area is depicted on Map 3.5. The NSA-PC Frequency Military Influence Area is depicted on Map 3.6.

- (2) In order to ensure that the County's long range land use plans are consistent with the operations of its military installations, the County shall create an ex-officio non-voting member position on its Local Planning Agency (aka Planning Commission) for each military installation in the County. The County shall notify the commanding officer (or their appointed representatives) of Naval Support Activity Panama City of any proposed Comprehensive Plan amendments (map or text), re-zoning applications, variances, conditional use permits, applications for development orders, and amendment to the Bay County Land Development Regulations which are proposed in or affect any area found to be in the NSA-PC MIOD on Map 3.3. The County shall consider NSA-PC's input and concerns during its review of such planning, regulatory and development proposals. The County shall also assess the compatibility of such planning, regulatory and development proposal as provided in the following criteria:
- a. Whether such proposal is compatible with the findings of the Naval Support Activity Panama City Joint Land Use Study JLUS adopted in October 2009.
 - b. Whether the military installation's mission will be adversely affected by the proposal.
 - c. Whether such proposal creates any frequency interferences that are incompatible with the current mission of Naval Support Activity Panama City. To implement this provision, the County shall ensure that all existing and future commercial and industrial development located inside the NSA-PC Frequency Military Influence Area (Map 3.6) shall register with the Planning and Zoning Department and specifically describe any frequency spectrum that is generated or emitted by the proposal.
 - d. Whether such proposal is compatible with the Naval Support Activity Panama City's water based activities. To implement this provision, the County shall ensure that all applications for development orders, including docks, piers, boat slips, boat launches, and marinas located within the unincorporated areas and within the NSA-PC Land Use Water Interface Military Influence Area (Map 3.5) shall be submitted to the Bay County Planning and Zoning Department to review for compliance with this provision.
 - e. Whether such proposal is compatible with the mission of the NSA-PC based on the NSA-PC Land Use and Anti Terrorism Force Protection Military Influence Area (Map 3.4).
- (3) Joint Review. All development applications which, if approved, would affect the intensity, density, or use of land and/or would affect height of construction within the portion of the unincorporated area that lies within the established NSA-PC AT/FP MIA Zone shall be jointly reviewed by the Bay County Planning and Zoning Division and NSA-PC prior to final action.
- (4) Transfer of Development Rights. The transfer of development rights program described in Chapter 6 will not be applicable to increase building heights over allowable standards prescribed in the NSA-PC Anti-Terrorism/Force Protection Military Influence Area (MIA) Zone.
- (5) Microwave Tower Corridors Sub-Area. The Microwave Tower Corridors Sub-Area is established to prevent vertical obstructions and ensure non-interference with signal

pathways, critical communication lines, and radar system sites. The Microwave Tower Corridors Sub-Area is geographically depicted on Map 3.4 and consists of the following three Microwave Tower Corridors: West Microwave Tower Corridor, Center Microwave Tower Corridor, and East Microwave Tower Corridor.

- a. West and East Microwave Tower Corridors.
 - i. Height limitation. 230-foot height limitation for any building or structure, including chimneys; water, fire, radio, and television towers; smokestacks; flagpoles; and similar structures and their necessary mechanical appurtenances, such as elevator shafts, and ventilation equipment.
 - b. Center Microwave Tower Corridor.
 - i. Height limitation. Any new building or structure, including chimneys; water, fire, radio and television towers; smokestacks; flagpoles; and similar structures and their necessary mechanical appurtenances, such as elevator shafts, and ventilation equipment that exceeds a height of 30 feet will be required to submit detail site plans. The detail site plan must show the location and height of all proposed building or structure exceeding 30 feet in height and undergo additional review prior to the granting of any development approval. The detail site plan review will be conducted jointly with the Bay County Planning and Zoning Division and NSA-PC to determine if the placement of any proposed building or structure within the Corridor will have negative signal interference. If a determination is made during the joint review that the proposed placement of the building or structure would result in signal interference the proposed site plan will be required to be modified and re-submitted for review.
 - ii. Line of Sight Security Zones Sub-Area. The Line of Sight Security Zones Sub-Area is established to prevent direct line-of-sight into the NSA-PC military installation. The following three Security Zones have been created surrounding the installation and represent height restrictions that correspond to the heights at which line-of-sight is considered a threat to national security. This Sub-Area is geographically depicted on Map 3.7 and consists of the following three Security Zones: (i) 60-foot Security Zone, (ii) 160-foot Security Zone, and (iii) 230-foot Security Zone.
- (6) 60-Foot Security Zone.
- a. Height. 60-foot building height limitation shall be applied within this Security Zone as identified on Map 3.7.
 - b. Intensity. To offset the development restriction within the R-5, C-3, and C-4 zoning districts caused by the 60-foot building height limitation, the following increase in development intensity shall be granted only to parcels located within the R-5, C-3, and C-4 zoning districts located within the 60 foot security zone:

Floor Area Ratio	300%
Impervious Surface Ratio	85%

- c. Buffering plan. A buffering plan shall be required for all new development or redevelopment on parcels located immediately adjacent to the military installation and share a common boundary. Prior to the Development Review Process, the buffering plan shall be jointly reviewed by the Bay County Planning and Zoning Division and NSA-PC.

The buffering plan shall consist of visual screening through fences and/or walls that serve several functions including land use buffering and noise attenuation, privacy, and security. These structures shall be designed to provide a unifying element and to be aesthetically pleasing. The exact design, height, and location shall be determined during the processing of site-specific development plans. Earth berms shall not be allowed as part of the buffering plan.

- d. Outdoor balconies and roof decks. Development on parcels located immediately adjacent to the NSA-PC military installation shall not be permitted to have outdoor balconies or roof decks that face directly upon the military installation.

(7) 160-Foot Security Zone.

- a. Height limitation. 160-foot building height limitation shall be applied within this Security Zone as identified on Map 3.7.
- b. Intensity. To offset the development restriction within the R-5, C-3, and C-4 zoning districts caused by the 160-foot building height limitation, the following increase in development intensity shall be granted only to parcels located within the R-5, C-3, and C-4 zoning districts located within the 160-foot security zone:

Floor Area Ratio	250%
Impervious Surface Ratio	80%

- c. Outdoor balconies and roof decks. Development on parcels located in the 160-foot Security Zone shall not be permitted to have outdoor balconies or roof decks that face directly upon the military installation.

(8). 230-Foot Security Zone.

- a. Height limitation. 230-foot building height limitation shall be applied within this Security Zone as identified on Map 3.7.
- b. Outdoor balconies and roof decks. Development on parcels located in the 230-foot Security Zone shall not be permitted to have outdoor balconies or roof decks that face directly upon the military installation.

- (9) Policy 3.4.9(2) or any other provision of the Bay County Comprehensive Plan shall not be construed to limit the ability of the U.S. Navy to request a review of land use amendments, rezonings, variances, conditional use permit applications, or development proposals when such proposals may, in the opinion of the U.S. Navy, present a potential conflict in land use compatibility.

Policy 3.4.10: Sand Hills Rural Community Special Treatment Zone.

The Sand Hills Area is an established and continually evolving community with unique character and environmental assets that warrant a special planning approach to ensure the preservation and protection of its distinctive qualities. Due to its beautiful natural landscapes, picturesque areas, and its strategic location east of the West Bay Area Sector Plan (Centered around the Northwest Florida Beaches International Airport) and nearby major transportation corridors – SR 77, CR 388, and SR 20, development and growth will continue to occur in the Sand Hills Rural Community,

The Sand Hills Rural Community Special Treatment Zone is an overlay area that has been established to maintain the area's character while protecting its significant natural resources and advancing Bay County's Wide Open Spaces strategy. The Sand Hills Rural Community Special Treatment Zone encourages efficient development and infill within an area that has the capacity to service future growth. The County will provide for the protection of environmental assets and guidance of future growth through Comprehensive Plan policies and Land Development Regulations that address characteristics such as development patterns, natural resources, development form, infrastructure, and economic sustainability for the Sand Hills Rural Community Special Treatment Zone.

This policy and its sub-policies describe the development criteria associated with the Sand Hills Rural Community Special Treatment Zone. The following guiding principles express, in part, the overall vision of this special planning district as established in the Comprehensive Plan. These guiding principles explain the basis for the development patterns described in the following sub-policies. Application of these development patterns in combination with each other is expected to achieve the following guiding principles of the Sand Hills Rural Community Special Treatment Zone:

- (1) Protect important recharge areas from the effects of irresponsible development.
- (2) Create a sense of place by implementing design and landscaping standards.
- (3) Promoting civic and community uses, and providing interconnections between uses, community parks, and open space that protect and enhance the character of the Sand Hills Rural Community.
- (4) Provide for sustainable development and environmentally responsible design.
- (5) Maintain the character of the Sand Hills Rural Community while providing for neighborhood commercial, retail, office, and civic uses located within designated commercial areas and corridors, appropriately scaled to meet the needs of the Sand Hills Rural Community.

- (6) Promote an integrated network of local streets, pedestrian paths, and bicycle and equestrian trails.
- (7) Access management policies that promote development patterns which reduce automobile trip length.
- (8) Provide for a range of housing types for all ages, incomes, and lifestyles.
- (9) Provide centralized utilities for all new developments in a planned, coordinated and efficient manner.

Policy 3.4.10.1: Sand Hills Rural Community Residential Development Pattern: The intent of the Sand Hills Rural Community residential development pattern is to provide for a wide range of housing types. It is also intended that community facilities (public utilities, recreation, and conservation), limited public institutional uses, and educational facilities may also be allowed. Certain areas with the Sand Hills Rural Community may be restricted to limited density zoning due to existing development patterns or environmental constraints. In 2009, Bay County completed a groundwater study on the Deer Point Lake Watershed titled *Deer Point Lake Hydrologic Analysis – Deer Point Lake Watershed*, prepared by Applied Technology and Management, Inc.. This study provided data and research on how to best protect groundwater resources by identifying and mapping all Areas of High Aquifer Recharge Potential to the Floridan Aquifer in Bay County. The results of the study helped provide the area with researched density limitations, open space requirements, highly efficient Best Management Practices, and encourage the mixing of land use categories.

Density: A maximum of one (1) unit per three gross acres or one (1) unit per acre on a paved road. A density of four (4) dwelling units per acre may be permitted only where central water and sewer are available and the restrictions in Sub-Policy 3.4.10.4 are met. Decreasing the number of existing and potential septic tanks in the Sand Hills Rural Community is a Best Management Practice that will help to preserve water quality.

Policy 3.4.10.2: Sand Hills Rural Community Commercial Development Pattern: The intent of the Sand Hills Rural Community commercial development pattern is to provide for commercial, retail, civic, and office uses which provide goods and services in close proximity to each other. Commercial development patterns within the Sand Hills Rural Community are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum development pattern size. It is also intended that community facilities (recreation, civic, community services, and light infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.

Intensity: The intensity of non-residential uses shall not exceed a floor area ratio of 30 percent (0.3 FAR). Certain areas with the Sand Hills Rural Community may be restricted to limited development potential due to existing development patterns or environmental constraints. Planned and mixed use development shall be allowed and are encouraged within this development pattern.

- (1) Commercial Uses: Commercial uses shall not occupy more than twenty percent (20%) of the area designated as the Sand Hills Rural Community Special Treatment Zone. The General Commercial Land Use Category should strive to only occur in areas designated as Commercial Node within the Sand Hill Community Special Treatment Overlay on the Future Land Use Map. The intent of the Commercial Node shall be to direct commercial development to specific areas to create a nucleus for the development of the Community. These Commercial Nodes shall be designated as follows:
 - a. South Commercial Node: The intent of this commercial node is to accommodate the convenient shopping needs of nearby residents of the Community and to discourage strip commercial uses along the roadway. This commercial node is located at the intersection of SR 77 and Skunk Valley Road.
 - b. Center Neighborhood Commercial Node: The intent of this commercial node is to provide for a mix of uses that serve a larger population and service area of the community. This commercial node is located at the intersection of Crooked Lane and SR 77 and contains existing commercial, civic and public uses. The Commercial Node shall extend 1,320 feet to the north and south of this intersection.
 - c. North Neighborhood Commercial Node: The intent of this commercial node is to accommodate the convenient shopping needs of nearby residents of the Community and to discourage strip commercial uses along the roadway. This commercial node is located at the intersection of SR 20 and SR 77. The Commercial Node shall extend 1,500 feet to the north, south, east and west of this intersection.

South of these three nodes is a fourth commercial node located at the intersection of CR 388 and SR 77. This commercial node is found in 3.4.8(4) as part of the Southport Neighborhood Planning Area.

In order to encourage innovative and sustainable developments, neighborhood serving commercial uses may be permitted as a part of a Planned Unit Development (PUD) and located outside of the above defined Commercial Nodes. Provided that the commercial use serves residents of the PUD and is located interior to the PUD with no single primary structure exceeding 8,000 square feet.

Policy 3.4.10.3: Sand Hills Rural Community Agriculture Development Pattern: The intent of the Sand Hills Rural Community agriculture development pattern is to provide for agricultural areas used primarily for ongoing activities such as farms, ranches, feed lots, crop services, sod farms, and other similar uses; and adjacent undeveloped or vacant lands that could be used for agriculture.

- (1) Density: No more than one (1) dwelling unit per ten (10) acres.
- (2) Intensity: No more than 25 percent impervious surface area.

Policy 3.4.10.4: Sand Hills Rural Community Restrictions: The following restrictions are required for new developments located within the Sand Hills Rural Community Special Treatment Zone.

Site Analysis

For any new development that increases density or intensity of use, a site analysis of soil conditions, geologic characteristics, topographic relief, and other pertinent site characteristics shall be required to identify the impacts of the proposed development. The required site analysis shall also include an assessment of the development impacts on recharge volume and groundwater quality, with emphasis on nitrogen, to assess whether additional measures are needed and can be provided to mitigate potential impacts. The site analysis shall be prepared and certified by a licensed Professional Engineer or Geologist with expertise in ground water.

Water Quality Protection

- (1) The Floridan Aquifer Vulnerability map shows the majority of the Sand Hills Rural STZ being 'More Vulnerable.' Despite this designation, development and development pressures continue to increase in this area. The Sand Hills Rural Relative Aquifer Vulnerability Map, site analyses, and other environmental data, as appropriate, will be used to identify and avoid the areas of highest aquifer vulnerability.
- (2) All karst features with a connection to the aquifer, as identified by the site analysis, shall have a 50-foot, naturally vegetated buffer. No karst features shall be used to retain or treat stormwater.
- (3) When considering sewer expansion plans, the County shall take into consideration and give priority to the presence of already existing development within the areas of highest aquifer vulnerability. These units should be connected to central sewer facilities as soon as feasible.
- (4) The following irrigation and fertilizer restrictions apply to development throughout the Sand Hills Rural Special Treatment Zone:
 - a. A minimum of 35 percent of the developable area shall be maintained in native vegetation through preservation and/ or restoration and can be achieved through clustering. Clustering shall mean that the built area of the development site is well defined and compact, thereby providing for the creation of contiguous expanses of open space and the protection of environmentally sensitive areas.
 - b. Spray irrigation and broadcast chemicals, including fertilizers and pesticides, will be prohibited on 25 percent of the developable area.
 - c. Broadcast chemicals, including fertilizers and pesticides, will be prohibited on all common open space areas.

Stormwater Requirements

- (1) Minimize the amount of impervious surfaces permitted. Porous pavements and grass parking spaces shall be required to minimize the amount of impervious surface.

- (2) Treat stormwater to meet Outstanding Florida Waters criteria.
- (3) Utilize additional stormwater collection and protection measures such as requiring more pre-treatment, shallow drainage retention areas, grass-lined swales, and other low-impact development techniques that enhance nutrient removal. These techniques may include:
 - a. Bioretention areas or rain gardens;
 - b. Permeable pavements;
 - c. Redirecting rooftop runoff to functional landscape areas, rain barrels, or cisterns;
 - d. Narrowing streets to the minimum width required to support traffic and emergency vehicle access;
 - e. Elimination of curb and gutter, where appropriate;
 - f. Minimization of impervious surfaces through use of shared driveways and parking lots;
 - g. Limitations on the amount of turf allowed and standards for implementation of Best Management Practices for such turf, including minimum fertilizer applications;
 - h. Reuse of stormwater;
 - i. Use of 'Florida Friendly' plant species and/or native species for landscaping; and
 - j. Use of low-volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation

Sanitary Sewer Requirements

- (1) Within the Sand Hills Rural Community, connection to a centralized advanced wastewater treatment facility shall be required to achieve densities greater than one (1) dwelling unit per one acre and is the preferred method of wastewater treatment for all developments. Package plants shall not be allowed.
- (2) All new developments, regardless of density, shall be required to connect to a centralized advanced wastewater treatment facility if service lines are located within 1,000 feet and sufficient capacity exists to serve the development.

Infrastructure

- (1) The County's long-range infrastructure plan is to provide centralized water and advanced wastewater treatment to the Sand Hills Rural Community. Map 5.1 Utility Service Area Map shows the areas to which the County currently has infrastructure and the areas in which the County plans to extend water and sewer facilities in the future.
- (2) Consistent with Infrastructure Policy 5B.4, within 2 years (by January, 2012) the County will update its Water and Sewer Master Plan, which will demonstrate where water and sewer facilities will be expanded throughout the Sand Hills Rural Community. This Water and Sewer Master Plan will be updated every two years to keep abreast of development pressures and trends.

Policy 3.4.10.5: Sand Hills Infrastructure (Policy 5B.4): Beginning with the 2009-10 fiscal year, the County will begin the process of developing a Master Plan for the expansion of water and sewer facilities through the Sand Hills Rural Community. This plan shall contain approximate

expansion areas for both the short- and long-term planning horizons, as well as funding sources for each expansion. The plan shall be completed no later than January, 2012.

Bay County Utility Services (BCUS) currently has water and wastewater infrastructure extending 6 miles to the north of west CR 388 at the SR 77 intersection. The infrastructure serves as the core to provide utility service in the northern portion of Bay County. Bay County has identified its desire to make centralized water and wastewater service available in areas where it is financially feasible. Bay County also recognized the need to reserve capacity in its facilities to provide centralized water and wastewater service to existing developments currently served by private wells and septic tanks. The process of providing service to existing homes and businesses is financially challenging. To meet this challenge the County has adopted a policy to use Federal, State, and regional grants, loans, (such as Clean Water Act SRF loans, Septic Tank Replacement Grants, and CDBG funds), appropriations and/or any other appropriate means to fund water/wastewater infrastructure improvement projects. It is the policy of Bay County that developers are required to extend utilities from their proposed development to available utility infrastructure. These developer-funded extensions usually present an opportunity for existing well and/or septic tank users to connect to the centralized services upon completion.

Bay County will initiate a program to work with existing property owners to transfer off of well and septic systems to water and sewer utilities within the next 5 years. This program will focus on the current high aquifer recharge areas for Deer Point Lake, Econfina Creek, and the karst topography for the area provided in Map 3.8. The following restrictions will be enforced for this area:

- (1) Construction and Demolition Landfills are prohibited.
- (2) Spray irrigation and broadcast chemicals, including fertilizers and pesticides, will be prohibited on all of the developable area.
- (3) Broadcast chemicals, including fertilizers and pesticides, will be prohibited on all common open space areas.
- (4) No Industrial land uses are allowed.

Policy 3.4.10.6: Sand Hills Rural Community Access Management

The purpose for access management includes improved safety of vehicular travel, preservation of roadway level of service, and enhanced community character. Bay County has adopted FDOT access management requirements for SR 77 that reinforce these policies and guidelines that support access management. To insure access to land development while protecting traffic flow on surrounding roadways in terms of safety, capacity, and speed, the following guidelines apply:

- (1) Through the development review process, service roads or shared access driveways will be required as a condition of development adjacent to SR 77. Roads and driveways shall be consistent with the Florida Department of Transportation (FDOT) and Bay County design criteria.

- (2) Existing lots unable to meet the access spacing standards for SR 77 must obtain access from platted side streets, parallel streets, service roads, joint and cross access, or the provision of easements.
- (3) New lots/parcels may not be created on SR 77 unless they meet the access spacing standards.
- (4) Property in residential subdivisions must obtain access from internal subdivision streets, and shall not be permitted access to SR 77.
- (5) Allow temporary access where necessary until such time that alternative access can be obtained. Exceptions should not be granted unless the property owner provides for shared access by easement. Require properties to obtain side street access as an alternative to direct highway access where it is available.
- (6) Establish redevelopment or retrofit requirements for nonconforming access situations. Existing access is allowed to continue, but must be upgraded to the maximum extent feasible in accordance with these policies, when there is a change in use, expansion or reconstruction of the site.
- (7) Reduce reliance on SR 77 for access by providing alternatives, including parallel roadways, interparcel connections, and side streets, for local circulation.
- (8) Enforce minimum corner clearance requirements for SR 77 and crossroad intersections with SR 77 that conform with FDOT corner clearance requirements.
- (9) Enforce driveway and intersection design requirements to assure that they provide adequate geometrics for turning vehicles and do not result in traffic conflicts at the entrance.
- (10) Increased building setbacks to help preserve land for open space, landscaped/natural buffers, pedestrian ways, and on site circulation systems, public safety, development flexibility, and minimize property damage if the highway is widened in the future.

Policy 3.4.11: The following sub-area policies shall apply to a 165-acre parcel, located along Highway 98, west of and adjacent to the City of Mexico Beach incorporated City Limits, referenced in the comprehensive plan amendment which was adopted by the County through Ordinance #15-04 on January 20, 2015:

- 1) The property shall be limited to a maximum of 400 residential dwelling units and 200,000 square feet of non-residential uses and a maximum height limitation of 48 feet. (Amended Ord. 19-04, 07/02/19)
- 2) All construction within the Property shall incorporate noise level reduction construction practices found in Chapter 31, Section 3113, Airport Noise of the Florida Building Code. At minimum, a noise level reduction standard of 25dB is required.

- 3) The developer shall provide a disclosure to its customers, both in the contract of sale and in the recorded covenants, which describes the locality of Tyndall Air Force Base to the property and notifies the customers that resulting affects from potential noise and vibration from the operations of Tyndall Air Force Base may affect their enjoyment of the property. This disclosure will also detail possible radio frequency interference.
- 4) All residential and non-residential development, with the exception of beach access walkovers and similar structures, will occur landward of the Florida Department of Environmental Protection Coastal Construction Control Line.
- 5) Beach access walkovers and similar structures shall be compliant with State and Federal agency standards to protect the structural integrity of the coastal dune system and to conserve dune habitat.
- 6) Development adjacent to and in line-of-sight of sea turtle nesting beaches shall utilize best available technology for all lighting, including long wavelength light sources, low mounting heights, and shielding as appropriate. Such development shall be compliant with Florida's Marine Turtle Protection Act (Florida Statute 370.12 (2)), Florida Administrative Code Rule 62B-34.070 (4). All exterior lighting within the development will be full cut-off and be compliant with Section 1917 of the Bay County Land Development Regulations.
- 7) Existing native vegetation in areas south of U.S. Highway 98 shall be retained and incorporated into the community landscape pallet to the extent possible to provide habitat for coastal upland animal species and to reduce the need for irrigation. Removal of existing native vegetation shall be limited to the area required for any building or construction activities that are permitted by the applicable governmental agencies.
- 8) To the extent that state-listed shorebird species (including snowy plovers, piping plovers, American oystercatchers, black skimmers, and least terns) are wintering consistently on the property and shorebirds are nesting during the summer months in an established area over a substantial period of time, then the developer shall act to minimize activities which could interfere with the species, including placing restrictions on homeowners to allow their cats to range in such areas.
- 9) Impacts to the habitat of the St. Andrews beach mouse shall be minimized through clustering of dwelling units and the establishment of buffers of existing native vegetation within the habitat area; minimization of building footprints; utilization of elevated boardwalk access to the beach; reduced roadway width where feasible; retention of existing native vegetation; and minimization of turf grasses, hardscape features, and other similar community design practices. In addition, restoration of beach mouse habitat with native vegetation shall be conducted where practical and restrictions placed on the ability of homeowners to allow their cats to range in such areas.
- 10) The Planned Unit Development process shall provide standards for development in or near habitat areas. These regulations shall address provisions for buffers around habitat areas and creation of defined connection areas between them.

- 11) The development shall retain sufficient habitat to support the maintenance, management, mitigation, or recovery of threatened or endangered flora and fauna species.
- 12) The developer will provide an educational pamphlet to homeowners on the importance of the natural resources within the Property. This pamphlet shall emphasize appropriate measures to be taken to prevent human disturbance of environmentally sensitive areas and to minimize passive harassment of wildlife. This pamphlet will also detail native landscaping requirements, wildlife resistant trash receptacles, and leash requirements for pets.
- 13) The developer shall coordinate with Tyndall Air Force Base the construction of any communications towers and any other communications facilities that may adversely impact the operations of the Base.
- 14) Any proposal to amend the density, height, lighting restrictions, or noise abatement standards listed in this policy shall be provided to Tyndall Air Force Base for comment and review.

Objective 3.5: To provide for and establish general guidelines for planned unit or mixed use developments.

Policy 3.5.1: Planned unit or mixed use developments may be created as a floating zone in all service area districts. Any such developments created in suburban or rural service areas must be basically self-sustaining with no demands generated for public facilities and services, including schools.

Policy 3.5.2: Planned unit development (PUD) is a device which allows a development to be planned and built as a unit and which, as a result, permits variations in many of the traditional controls related to density, land use, setbacks, open space, and other design elements, and the timing and sequencing of the development. A PUD, therefore, is both a type of development and a regulatory process. As a development type, PUD permits: flexibility in site design that allows buildings to be clustered; mixtures of housing types such as detached houses, townhouses, or garden apartments; combining housing with such other ancillary uses as neighborhood shopping centers; better design and arrangement of open space; and retention of such natural features as flood plains or wetlands. It offers greater opportunities for providing lower-cost housing along with conventional housing.

Policy 3.5.3: Planned unit or mixed use developments will be reviewed and approved on a case-by-case basis based on criteria specified in the Land Development Regulations.

Objective 3.6: To maintain development regulations necessary to ensure the orderly, compact, and efficient development of land.

Policy 3.6.1: Land development regulations shall contain specific and detailed provisions necessary or desirable to implement this Plan, or to otherwise protect the public health, safety and general welfare as it relates to the use and development of land. These regulations shall include, but may not be limited to, the following.

- (1) Regulate the subdivision of land;

- (2) Regulate the use of land and water for those land use categories included in this element and ensure the compatibility of adjacent uses and provide for open space;
- (3) Provide for protection of potable water sources;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Ensure the protection of environmentally sensitive lands designated in the comprehensive plan;
- (6) Regulate signage;
- (7) Provide that public facilities and services meet or exceed the standards established in the capital improvements element required by section 163.3177 and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development; and,
- (8) Ensure safe and convenient on-site traffic flow, considering needed vehicle parking.

Objective 3.7: Maintain a zoning code to further the intent, and implement the objectives and policies of this Plan.

Policy 3.7.1: The County will maintain and administer a zoning code that will identify and delineate zoning districts. These districts may further classify uses of land within the land use categories shown on the FLUM (e.g. R-1, R-2, C-1, C-2, etc.).

Policy 3.7.2: Zoning districts shall be shown on an Official Zoning District Map which will be housed in the Planning Division. Zoning districts shown on this map will be assigned using the following general criteria:

- (1) Zoning districts must be consistent with the land use designation shown on the FLUM (e.g. Residential - R-1, R-2, etc.).
- (2) The district must be in conformity with surrounding land uses and the general character of the area and may require less density, intensity, height or other standard found in this Plan when considered necessary to preserve the integrity of the district.
- (3) Zoning restrictions shall be uniform throughout each district, however, the provisions of a more restrictive district may be allowed within a less restrictive district (e.g. residential may be allowed in commercial).
- (4) District boundaries will be drawn so as to follow property lines, road rights-of way, geographic features, section lines, or other readily identifiable features.

- (5) Where possible, districts will be drawn to preserve the integrity and property values of viable residential neighborhoods.
- (6) Where possible, district boundaries will be drawn so as to create buffers between potentially incompatible land uses.
- (7) District boundary lines shall be drawn so as to minimize the potential for nuisances caused by incompatible land uses.

Policy 3.7.3: The zoning code shall contain specific provisions relative to allowable uses, lot areas, height, bulk, setbacks, and other similar requirements typically found in a zoning code.

Policy 3.7.4: The zoning code shall be amended to be consistent with and reflect the changes made in this Plan.

Objective 3.8: Establish a maximum allowable residential density in the coastal planning area consistent with the population to be evacuated during hurricane emergencies (See Coastal Management Element).

Policy 3.8.1: Residential density in the coastal planning area shall be limited to fifteen (15) dwelling units per acre (15du/acre) or less.

Objective 3.9: All proposed land uses shall be compatible with adjacent conforming land uses.

Policy 3.9.1: For purposes of this Plan, "compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition (Rule 9J5-5.003(23), F.A.C.)

Policy 3.9.2: The County shall adopt land development regulations to provide additional criteria to ensure the compatibility of adjacent land uses.

School Siting

Objective 3.10: Establish a procedure to coordinate planning between the Bay District School Board and the Board of County Commissioners to ensure that plans for the construction and opening of public educational facilities are facilitated and coordinated in time and place with plans for residential development, concurrency with other necessary services.

Policy 3.10.1: "Educational facilities" means the buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve primarily educational purposes and secondarily the social and recreational purposes of the community. The term includes public schools, colleges, universities, and vocational-technical schools, including elementary, middle and high schools and associated facilities.

Policy 3.10.2: Coordination, planning, and site selection for land to be used for new educational facilities shall comply with the provisions of Chapter 235, Florida Statutes, as well as the policies set forth herein.

Policy 3.10.3: Existing educational facilities shall be considered consistent with this Plan. When an existing school is to be expanded the County may impose reasonable development restrictions on the expansion only, and only to the extent that such restrictions do not conflict with Chapter 235, Florida Statutes, and/or the State Uniform Building Code.

Policy 3.10.4: County review and approval is not required for: 1) the placement of temporary or portable classroom facilities, or; 2) renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, results in a greater than 5 percent increase in student capacity, or as mutually agreed.

Policy 3.10.5: Educational facilities are allowable uses within the following land use categories:

- (1) Residential;
- (2) Commercial; and,
- (3) Public/Institutional.

Policy 3.10.6: Educational Facilities shall be encouraged within the Rural Community Special Treatment Zones for the purpose of promoting these areas as self-sustaining communities consistent with related objective and policies found in this Plan.

Policy 3.10.7: Educational facilities located in land use categories identified in Policy 3.10.5 must comply with the following criteria.

- (1) Educational facilities must be located on, adjacent, or in close proximity to paved collector or arterial roadways.
- (2) Educational facilities shall not be located in platted subdivisions unless a school site is specifically shown on a plat.
- (3) The proposed location is compatible with the existing and planned uses in the area.
- (4) The site area of the proposed location shall be adequate for its intended use based on State requirements for educational facilities. Sufficient area shall be provided to accommodate all utilities and support facilities. Adequate buffering of surrounding land uses shall be provided.
- (5) Based on the 5-year Capital Improvement Program of the County's Comprehensive Plan, there will be adequate public services and facilities to support the public school and comply with the County's concurrency management requirements.
- (6) There are no significant environmental constraints that would preclude development of an education facility on the site.

- (7) There will be no adverse impact on archaeological or historical sites listed in the National Register of Historic Places or designated by the County as a locally significant historic or archaeological resource.
- (8) The proposed location is well drained and soils are suitable for development and outdoor educational purposes with drainage improvements.
- (9) The proposed location is not in conflict with the County's Stormwater Management Plan.
- (10) The location of a new public education facility is not in a velocity flood zone or a floodway, or a Coastal High Hazard Area.
- (11) The proposed location can accommodate the required parking and anticipated queuing of vehicles on site.
- (12) The proposed location lies outside the area regulated by section 333.03 (3), Florida Statutes, regarding the construction of public education facilities in the vicinity of an airport.
- (13) Stadiums, outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.
- (14) All new public education facilities shall comply with the public shelter construction requirement of section 235.26 (9)(a) and (b), Florida Statutes.

Policy 3.10.8: Before a significant change of program at a public education facility is implemented, the School Board and the County shall review the facility's on-site and off-site impacts. The School Board and the County will work cooperatively to mitigate on-site and off-site impacts identified through the review, including impacts to public facilities.

Policy 3.10.9: Bay County will coordinate with the School Board to identify sufficient land proximate or within residential development areas to meet projected needs for schools.

Policy 3.10.10: When choosing between various school sites, preference should be given to lands contiguous to existing schools to the maximum extent possible.

Policy 3.10.11: Bay County will coordinate with the School Board on the planning and siting of educational facilities by:

- (1) Compliance with the coordination requirements of section 235.193, Florida Statutes;
- (2) Including a School Board representative as part of the County's Technical Review Committee;
- (3) Evaluating the impact of residential development on school enrollment as part of the development review process, and;

- (4) Reviewing and commenting on the School Board's physical plant plan on an annual basis.

Policy 3.10.12: Bay County shall maintain and implement the Interlocal Agreement for Public School Facility Planning and Concurrency entered into between the County and the Bay County School District.

Best Development Practices

Objective 3.11: Use established "Best Management Practices" in the formulation of land development regulations, for development review purposes, and for promoting quality development projects and energy efficient land use patterns in Bay County.

Policy 3.11.1: The County will use the concepts and recommendations found in Best Development Practices-Doing the Right Thing and Making Money at the Same Time, DCA, 1995 to promote quality development projects.

Policy 3.11.2: The concepts and recommendations put forth in the Best Development Practices publication will be evaluated as to applicability for use in the Land Development Regulations and will be included in the Code where applicable.

Policy 3.11.3: County staff will obtain model site plans for quality development projects described in the Best Development Practices publication and will promote those development practices as part of the pre-application and development review process.

Policy 3.11.4: The County shall encourage energy efficient land use patterns, promote energy conservation, efficient design, encourage renewable energy recourses, and reduce greenhouse gas emissions by applying Best Development Practices when reviewing applications for development.

Policy 3.11.5: The Bay County Quality Development Program is hereby established as a means to provide incentives for quality development projects. The Board of County Commissioners may designate quality development projects after review and favorable recommendation of the Planning Commission. General criteria to be considered in designating a quality development project are as follows, however, the Planning Commission may establish additional or more detailed criteria at its discretion.

Best Land Use Practices

- (1) Keep vehicle miles of travel (VMT) below the area average.
- (2) Contribute to the area's jobs-housing balance.
- (3) Mix land uses at the finest grain the market will bear and include civic uses in the mix.
- (4) Develop in clusters and keep the clusters small.

- (5) Place high density housing near commercial centers, transit lines, and parks.
- (6) Phase convenience shopping and recreational opportunities to keep pace with housing.
- (7) Make subdivisions into neighborhoods with well-defined centers and edges.
- (8) Reserve school sites and donate them if necessary to attract new schools.
- (9) Concentrate commercial development in compact centers or districts (rather than letting it spread out in strips).
- (10) Make shopping centers and business parks into all-purpose activity centers.
- (11) Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses.

Best Transportation Practices

- (1) Design the street network with multiple connections and relatively direct routes.
- (2) Space through-streets no more than a half mile apart or the equivalent route density in a curvilinear network.
- (3) Use traffic calming measures liberally.
- (4) Keep speeds on local streets down to 20 mph.
- (5) Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
- (6) Keep all streets as narrow as possible and never more than four traffic lanes wide.
- (7) Align streets to give buildings energy-efficient orientations.
- (8) Avoid using traffic signals wherever possible and always space them for good traffic progression.
- (9) Provide networks for pedestrians and bicyclists as good as the network for motorists.
- (10) Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
- (11) Incorporate transit-oriented design features.
- (11) Establish Travel Demand Management (TDM) programs for local employees.

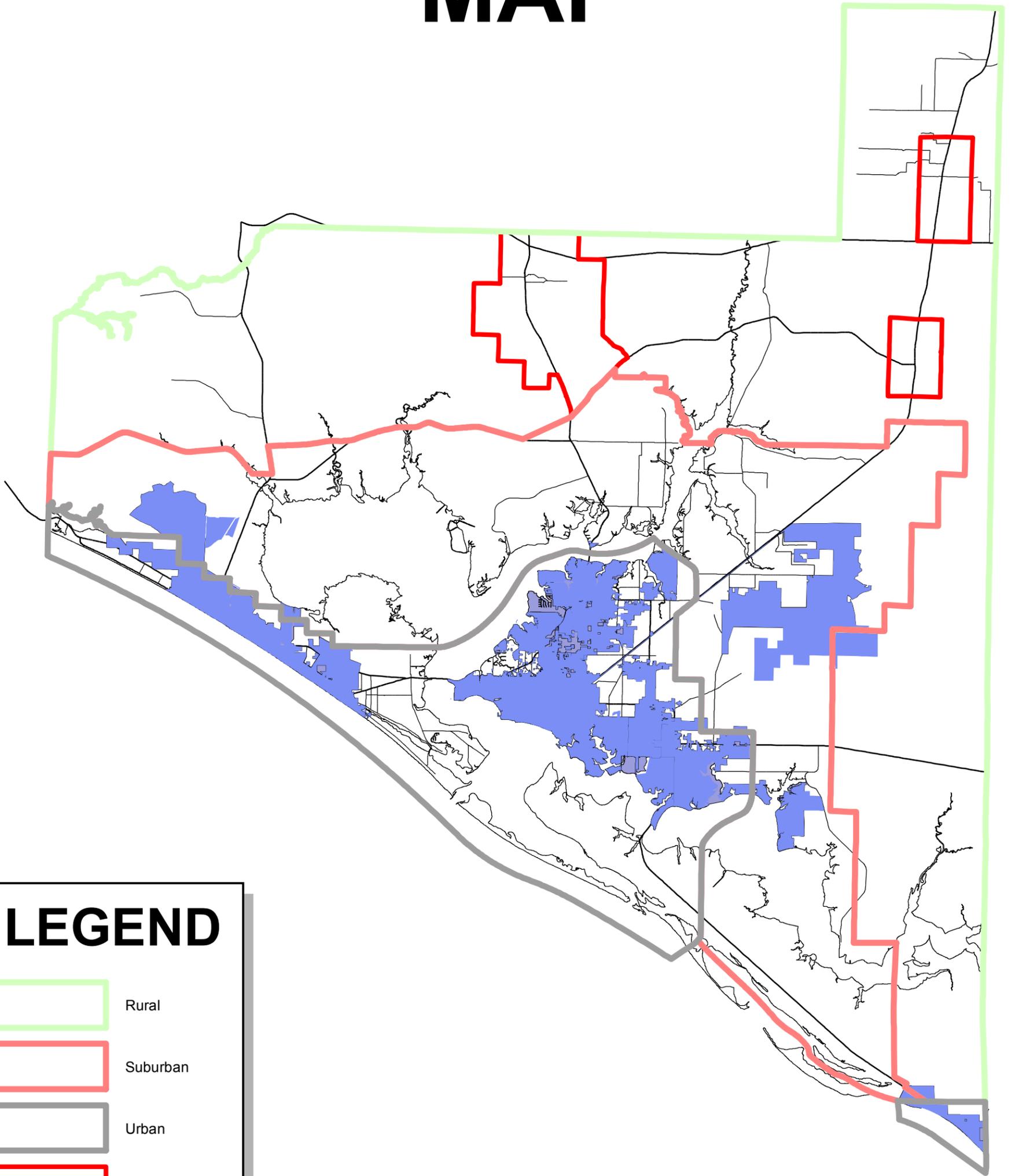
Best Environmental Practices

- (1) Use a systems approach to environmental planning.
- (2) Channel development into areas that are already disturbed.
- (3) Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges, and connected by wildlife corridors.
- (4) Design around significant wetlands.
- (5) Establish upland buffers around all retained wetlands and natural water bodies.
- (6) Preserve significant uplands, too.
- (7) Restore and enhance ecological functions damaged by prior site activities.
- (8) Minimize runoff by clustering development on the least porous soils and using infiltration facilities.
- (9) Detain runoff with open, natural drainage systems.
- (10) Design man-made lakes and stormwater ponds for maximum environmental value.
- (11) Use reclaimed water and integrated pest management on large landscaped areas.
- (12) Use and require the use of Xeriscape™ landscaping.

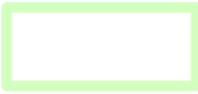
Best Housing Practices

- (1) Offer "life cycle" housing.
- (2) Achieve an average net residential density of six to seven units per acre (without the appearance of crowding).
- (3) Use cost-effective site development and construction practices.
- (4) Design in energy-saving features.
- (5) Supply affordable single-family homes for moderate-income households.
- (6) Supply affordable multifamily and accessory housing for low income households.
- (7) Tap government housing programs to broaden and deepen the housing/income mix.
- (8) Mix housing to the extent the market will bear.

SERVICE AREAS MAP

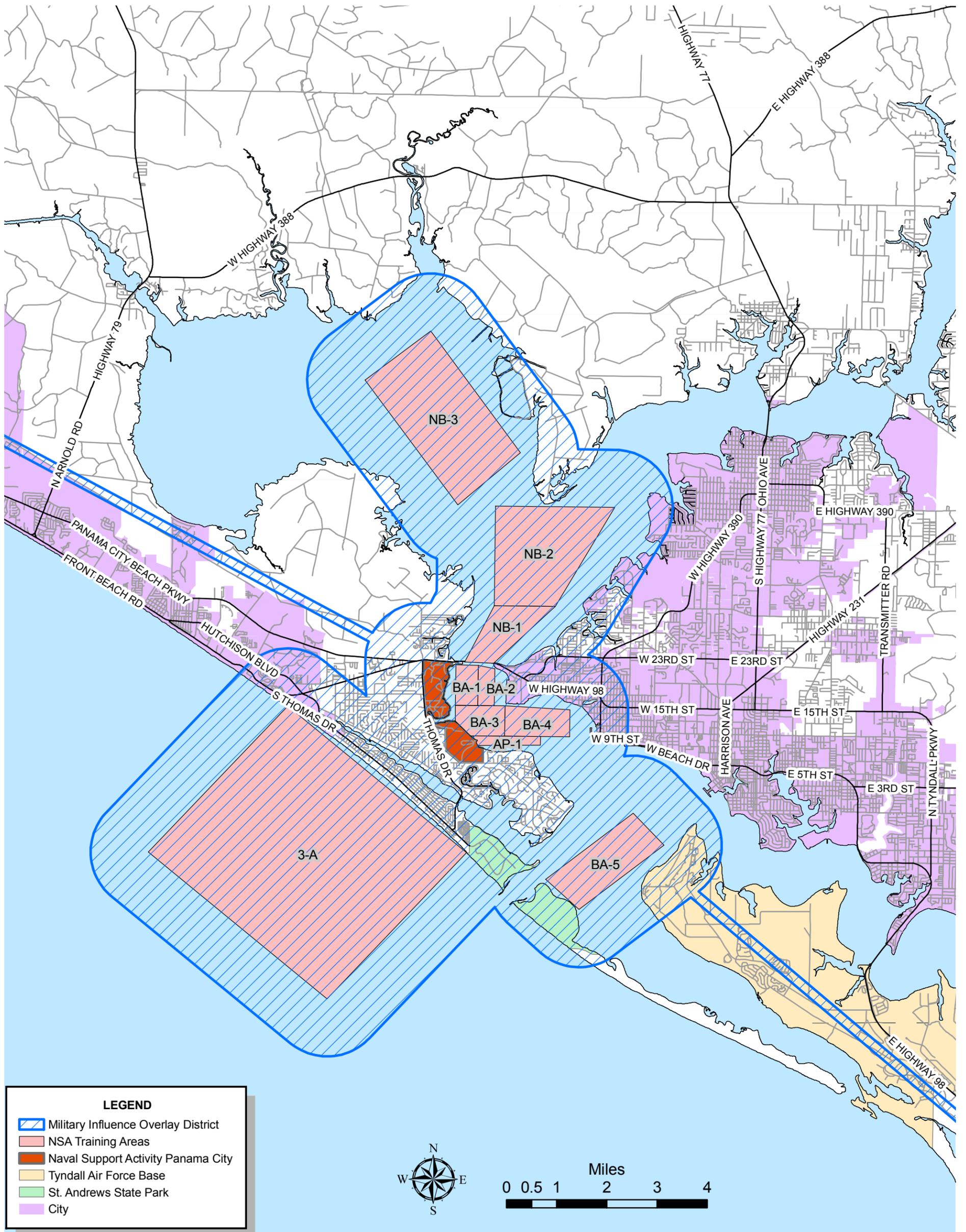


LEGEND

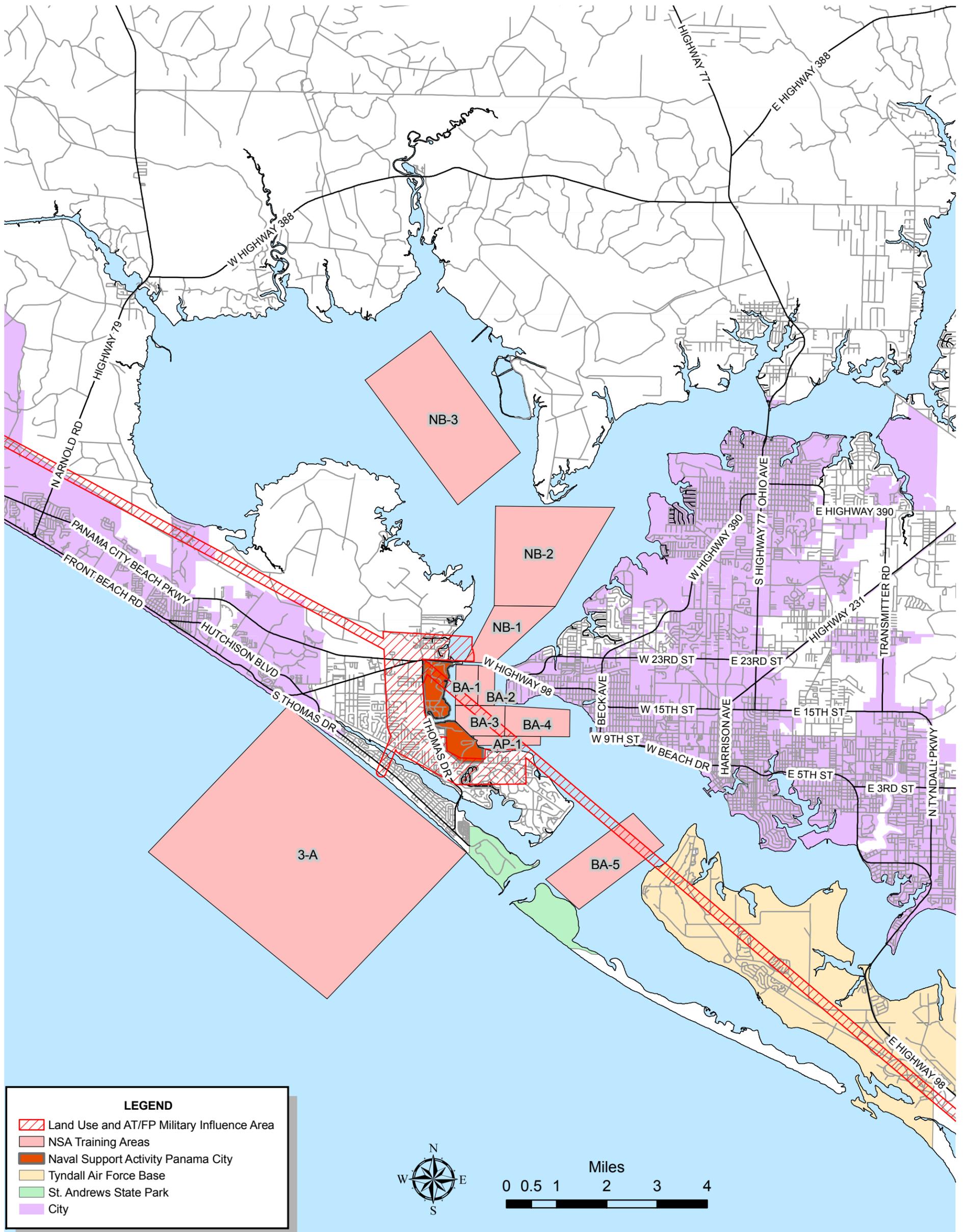
-  Rural
-  Suburban
-  Urban
-  Rural Community
-  Cities



MILITARY INFLUENCE OVERLAY DISTRICT MAP



LAND USE AND AT/FP MILITARY INFLUENCE AREA MAP



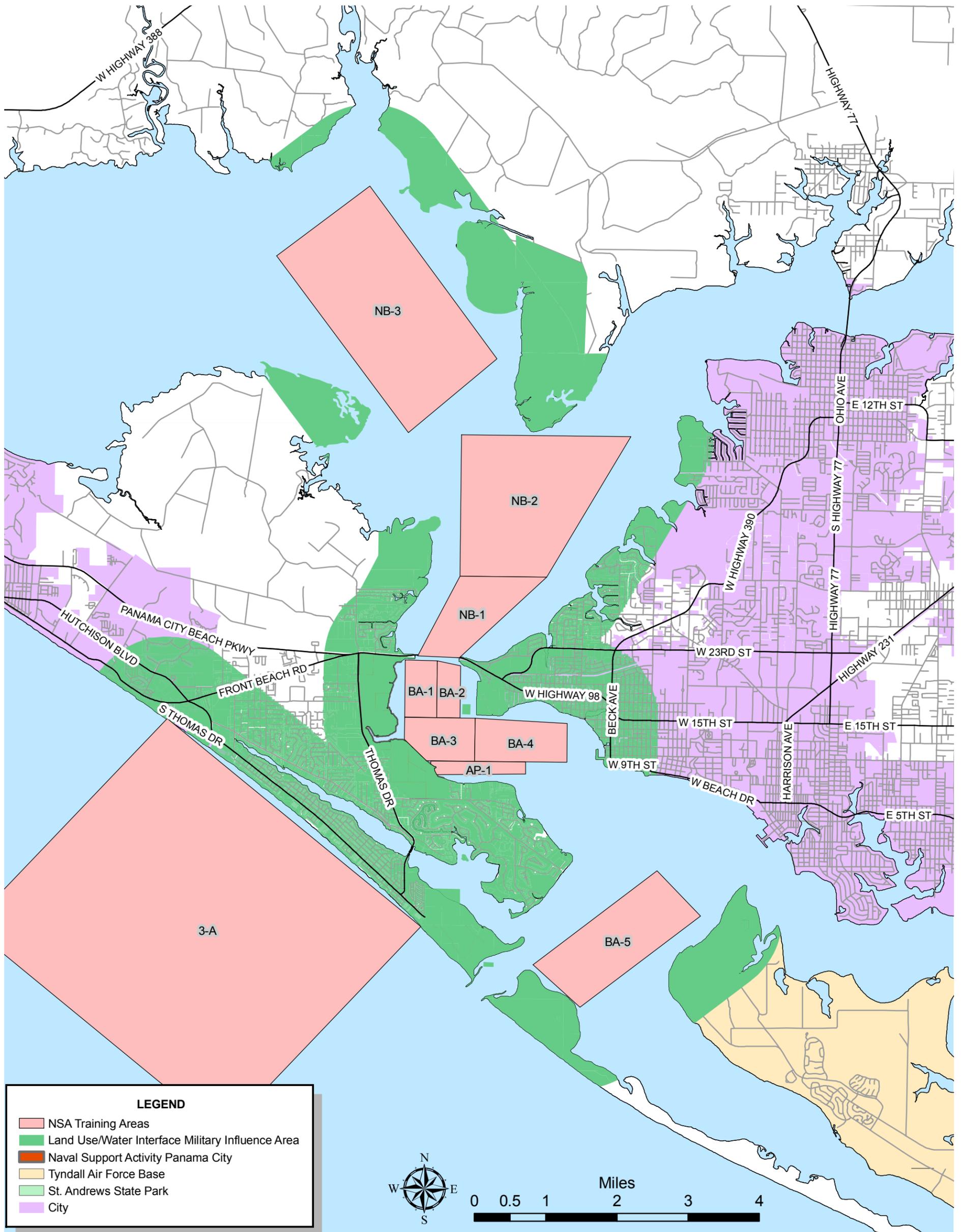
MAP 3.4

**LAND USE AND AT/FP
MILITARY INFLUENCE AREA MAP**

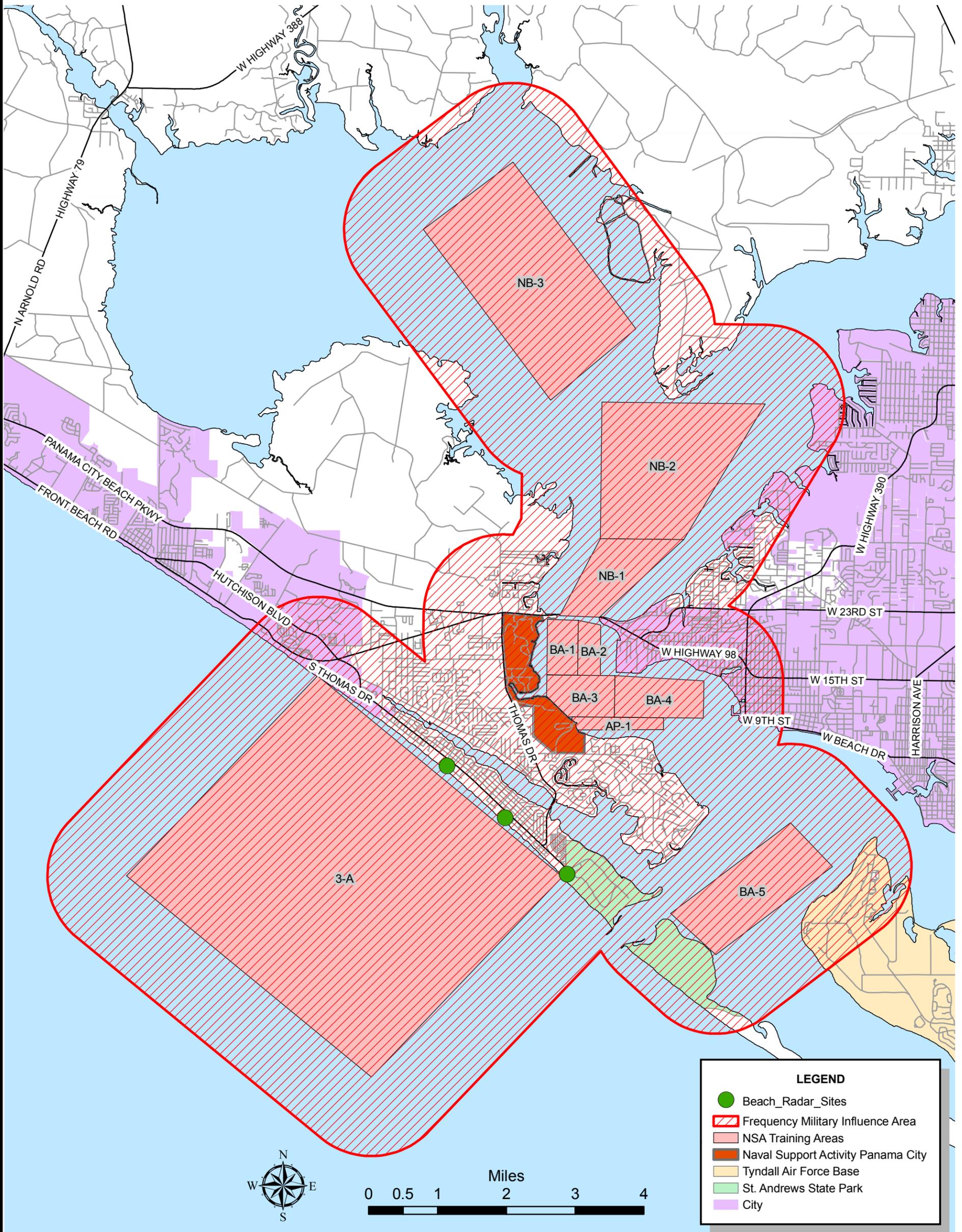
DATE: MARCH 2010
SOURCE: Bay County Planning and Zoning Division

Charting Our Course to 2020
BAY COUNTY COMP PLAN

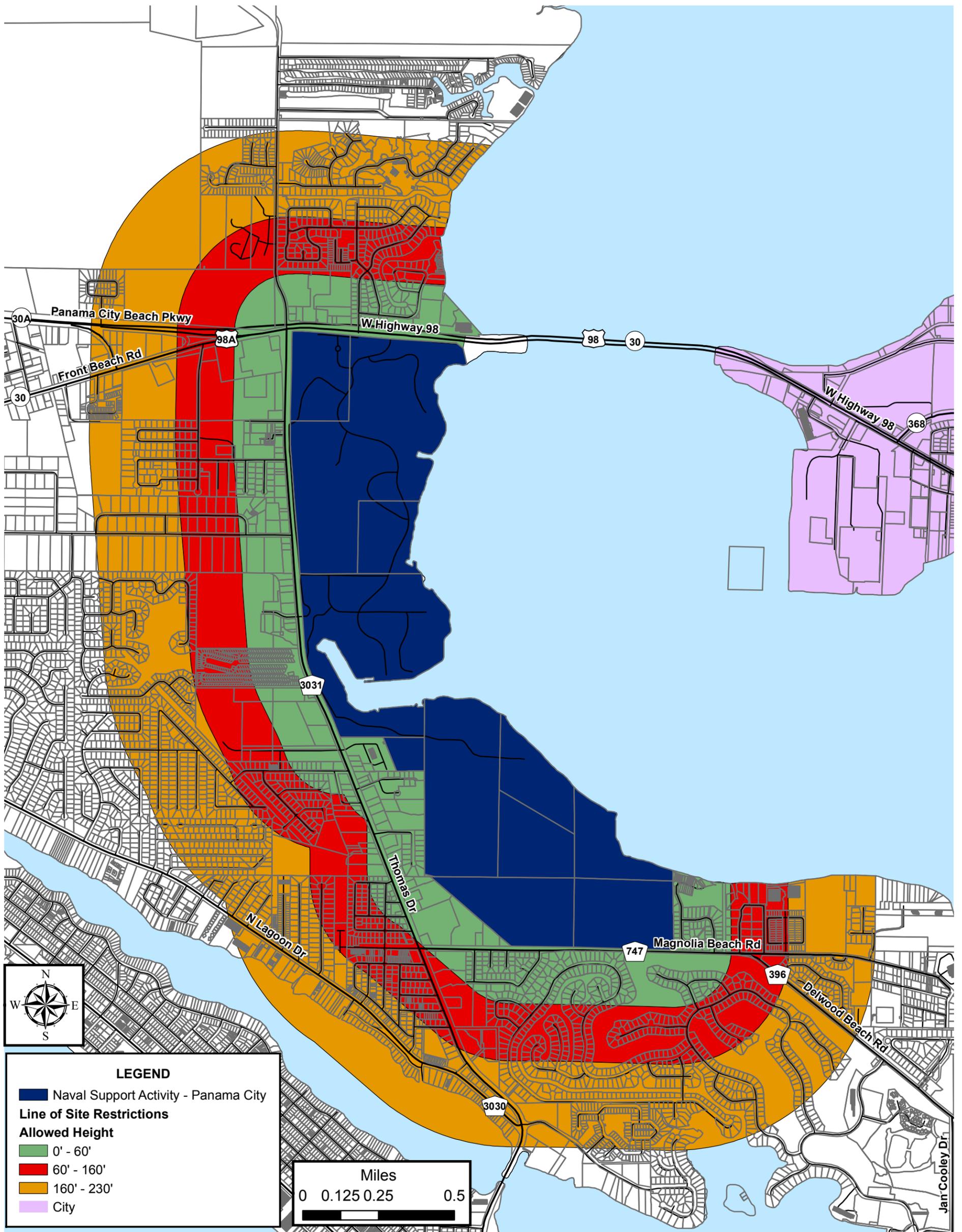
LAND USE/WATER INTERFACE MILITARY INFLUENCE AREA MAP



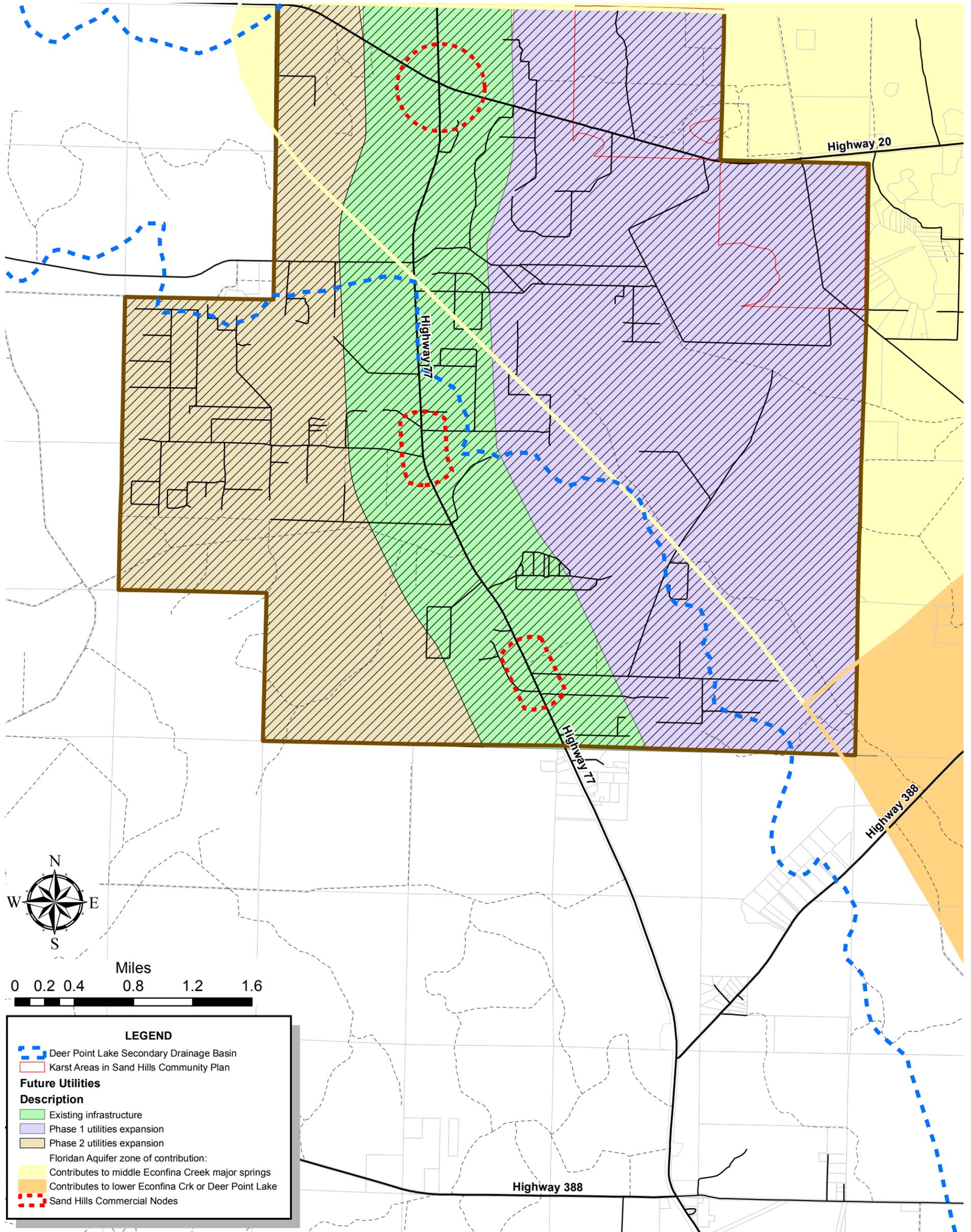
FREQUENCY MILITARY INFLUENCE AREA MAP



LINE OF SIGHT SECURITY ZONES SUB AREA MAP



FUTURE UTILITIES PLAN MAP



LEGEND

- Deer Point Lake Secondary Drainage Basin
- Karst Areas in Sand Hills Community Plan
- Future Utilities**
- Description**
- Existing infrastructure
- Phase 1 utilities expansion
- Phase 2 utilities expansion
- Floridan Aquifer zone of contribution:**
- Contributes to middle Econfina Creek major springs
- Contributes to lower Econfina Crk or Deer Point Lake
- Sand Hills Commercial Nodes