

**Objective 12A.1:** To provide improved aviation infrastructure and eliminate the physical constraints to commercial air service and aviation related industrial development in Bay County.

**Policy 12A.1.1:** Promote regional economic development and ensure the economic success of the Northwest Florida Beaches International Airport.

**Policy 12A.1.2:** The County shall implement the following to assist the long-term viability of the airport:

- (1) The Airport/Industrial land use category and the Airport Special Treatment Zones (Section 1003.8. of the Bay County Land Development Regulations), shall be maintained as an integral part of the Bay-Walton Sector Plan to avoid land use conflicts while meeting Federal Aviation Administration guidelines, standards, or regulations.
- (2) Land uses that are not compatible with airport operations shall be located outside of the Airport Special Treatment Zones. Such development shall be designed and located so as not to violate FAA standards or regulations.
- (3) The airport site shall include industrial, commercial, retail, services and office uses and facilities to serve the needs of the community.

**Policy 12A.1.3:** Land uses within the 10,000-foot Airport Special Treatment Zones may include the Regional Employment Center, Airport/Industrial, and Business Center, all of which shall be compatible with the airport use and the day-to-day operations of the airport. Other uses shall be compatible with any applicable height, noise and safety restrictions including airport zoning regulations. Consistent with Table 12A, no residential development is allowed in the Regional Employment Center or Business Center Future Land Use categories.

**Policy 12A.1.4:** Limit land uses within this zone to state statutory regulations and any FAA guidelines regarding height of structures, open water ponds, and wildlife attractants.

**Policy 12A.1.5:** After 2023, the Panama City-Bay County Airport and Industrial District shall amend this Chapter to include the proposed 20-year development program. This analysis shall be prepared in accordance with applicable state and local regulations.

**Policy 12A.1.6:** The airport shall use the following requirements in development of the airport site:

- (1) The airport and ancillary facilities shall employ potable water flow reduction fixtures in all public rest room facilities.
- (2) The airport shall use recycled water for the rental car wash facility. Reclaimed water shall be used for irrigation of landscaped areas, when sufficient volume becomes available and financially feasible.
- (3) The Panama City-Bay County Airport and Industrial District shall landscape common and public areas with Florida Friendly landscaping to reduce irrigation water use.

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### Natural Resources

**Policy 12A.1.7:** To comply with Section 163.3245, Florida Statutes, and Chapter 9J-2, FAC, regarding regionally significant natural resources, the Panama City-Bay County Airport and Industrial District shall consider regionally significant natural resources and other natural resources as required by the Bay County Comprehensive Plan and land development regulations in planning for the development of the airport and the mitigation of unavoidable impacts to wetlands and protected species habitat.

**Policy 12A.1.8:** Upland and wetland communities within the airport site that are not scheduled for development for up to 20 years shall be managed in their current state.

**Policy 12A.1.9:** Timberlands currently planted in commercial pine plantations on the airport site, and proposed for similar management in the future, shall incorporate state forestry best management practices or better.

**Policy 12A.1.10:** The Airport Mitigation Management Plan shall be maintained to allow flexibility to permit reasonable activities necessary for plant community restoration and timber management with a landscape level management focus necessary for species such as black bear.

**Policy 12A.1.11:** The County may issue development orders for the remainder of the Airport in a manner consistent with all applicable local, regional, state and federal requirements.

### Transportation / Infrastructure

**Policy 12A.1.12:** The Panama City-Bay County Airport and Industrial District shall provide and maintain all facilities and services necessary to operate the airport until regional facilities are available.

**Policy 12A.1.13:** All required infrastructure shall be in place concurrent with the impacts of the development of the airport.

**Policy 12A.1.14:** The Northwest Florida Beaches International Airport and Industrial District shall maintain facilities and services for fire protection, security and law enforcement, and emergency medical services within the Airport.

**Policy 12A.1.15:** The Panama City-Bay County Airport and Industrial District shall maintain public facilities including wastewater collection, treatment and disposal and potable water distribution to serve all land uses inside the airport.

**Policy 12A.1.16:** At the time public wastewater facilities are available, the airport shall connect to these regional facilities supplied by Bay County and discontinue wastewater treatment and disposal unless said treatment is required to meet Bay County's pretreatment requirements.

**Policy 12A.1.17:** The temporary wastewater disposal system shall not have a surface water discharge.

**Policy 12A.1.18:** The Panama City-Bay County Airport and Industrial District shall pay a fair share of the Bay County wastewater treatment facility based on the wastewater generation rate at the time financing is required.

**Policy 12A.1.19:** The airport stormwater management system shall be maintained to avoid and minimize hydrologic impacts to offsite receiving waterbodies. Hydrologic impacts include both high flow and low flow conditions, as applicable.

**Policy 12A.1.20:** The stormwater management plan will maintain pre- and post-development flows to off-site receiving waters.

**Policy 12A.1.21:** The airport shall maintain a multi-modal link between surface and air transportation, accomplished through the entrance drive between SR 388 and provisions for future ground transit connections.

**Policy 12A.1.22:** Monitoring of peak hour traffic generated by the airport shall be conducted on an annual basis and reported to the local government. This report shall also include information on capital improvements necessary to maintain level of services standards through the next five years.

**Policy 12A.1.23:** If peak hour traffic volumes associated with the airport reach 90 percent of the assumed peak hour trips, a detailed traffic analyses shall be conducted to evaluate the impacts of the continued development of the airport in accordance with state and local regulations.

**Policy 12A.1.24:** If any roadway deficiencies are identified, a program for addressing these deficiencies must be developed. This may be accomplished through the FDOT work program, local government CIP plans or the airport capital improvement program. This analysis shall be done in coordination with Bay County and the Florida Department of Transportation. This report shall be presented to the Bay County Board of County Commissioners.

**Policy 12A.1.25:** The Airport and Industrial District shall pay its fair share of roadway improvements to support the development and continuing activities of the airport in accordance with FAA regulations.

### **Economic Development**

**Policy 12A.1.26:** To promote regional economic development, the Northwest Florida Beaches International Airport in conjunction with the Regional Employment Center and Business Center shall provide land uses for a wide range of commercial, transportation, office and service-related uses in support of Bay County and the regional economy.

**Policy 12A.1.27:** To stimulate economic development and attract new, clean industrial and commercial businesses to Bay County, the airport shall include dedicated lease areas, with access to runways for aviation and general industrial and commercial tenants during the development review and approval process.