

FUTURE LAND USE ELEMENT

GOAL: Provide the resources and regulations necessary to protect property rights, health, safety and welfare of the citizens of Callaway while enabling continued growth through a defined and predictable pattern of land use which has the requisite infrastructure.

OBJECTIVE 1: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

POLICY 1.1: Land development regulations shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum;

- (1) Regulate the subdivision of land;
- (2) Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- (3) Protect conservation lands designated on the Future Land Use Exhibit or map series and in the Conservation element;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
- (7) Provide that development orders and permits shall not be issued which result in the reduction of the level of services for the affected public services below the level of service standards adopted in this Comprehensive Plan.
- (8) The Land Development Regulations shall be updated to provide more consistency with the land use categories as defined in this section by December 1, 2010.

POLICY 1.2: Land Development Regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and intensities as indicated below:

- (1) Residential-Conservation/Habitation Density: no more than 2 units per gross acre;

Intensity: no more than 50% impervious coverage.
- (2) Low Density Residential Density: no more than 6.99 residential units per gross acre;

Intensity: no more than 50% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.

- (3) Medium Density Residential Density: seven (7) units per acre to eight and ninety-nine one-hundredths (8.99) units per acre.

Intensity: no more than 50% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.

- (4) High Density Residential Density: no more than 20 units per gross acre;

Intensity: no more than 50% lot coverage as determined by the size of the lot compared to the amount of the impervious roof and driveway/parking lot surface.

POLICY 1.3: Land Development Regulations shall address non-residential land uses in accordance with the Future Land Use Exhibit and the intensities below:

- (1) Commercial Intensity: no more than 90% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot and no more than 50 feet in building height.
- (2) Industrial Intensity: no more than 90% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot and no more than 50 feet in building height.
- (3) Public Facilities Intensity: no more than 90% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.
- (4) Recreation Intensity: no more than 90% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.
- (5) Conservation Intensity: there shall be no construction in the conservation areas defined by wetlands, seagrass beds, or water bodies, except as provided by law.
- (6) Agriculture Density: no more than one dwelling unit per ten acres.

POLICY 1.4: Land Development Regulations shall contain performance standards which,

- (1) Address buffering and open space requirements; and
- (2) Address historically significant properties meriting protection.

POLICY 1.5: Land Development Regulations shall establish standards for commercial development to include parameters for residential, commercial, strip-commercial and shopping centers.

POLICY 1.6: Special Area Plan (SAP) #1 is located west of Polecat Bayou Road and is the property contained in City of Callaway Amendment 04-01, and more specifically identified as amendment 03-01F, adopted on August 24, 2004, are identified as SAP #1 on the City of Callaway Future Land Use Map (FLUM) and is subject to the following additional requirements (if conflicts with existing laws and regulations, the strictest shall apply):

- (1) The area of the subject property that is located in the Coastal High Hazard Area (CHHA), which is the Category 1 hurricane evacuation area, as established in the Northwest Florida Hurricane Evacuation Study, 1999 shall be limited to a maximum density of two (2) dwelling units per acre, as allowed under the current land use designation. The area of the subject property that is located outside of the CHHA shall be allowed a maximum density of 6.99 dwelling units per acre.
- (2) All stormwater runoff shall be treated to Outstanding Florida Waters (OFW) standards or greater.
- (3) Any new point source discharges of sewage effluent are prohibited.
- (4) It is the intent of the City of Callaway to provide municipal water and sewer services to this SAP. In the event that municipal water and sewer services are not provided, septic tank systems shall be allowed on an interim basis until municipal water and sewer services are provided. In such event, the following septic tank systems standard shall apply: All septic tanks shall be located a minimum of 100' upland of the Mean High Water Line (MHWL), Ordinary Water Line (OWL), and FDEP wetland jurisdiction line.
- (5) The requirements of this policy shall not apply to bona fide agricultural or silvicultural activities whenever established "Best Management Practices" are used.
- (6) Development projects may be clustered to avoid or preserve significant natural resources.

POLICY 1.7: Special Area Plan (SAP) #2 is located south of Poston Road and west of County Road 2297 and is the property contained in City of Callaway Amendment 04-1, and more specifically identified as amendment 03-01G, adopted on August 24, 2004, are identified as SAP #2 on the City of Callaway Future Land Use Map (FLUM) and is subject to the following additional requirements (if conflicts with existing laws and regulations, the strictest shall apply):

- (1) The area of the subject property that is located in the Coastal High Hazard Area (CHHA), which is the Category 1 hurricane evacuation area, as established in the Northwest Florida Hurricane Evacuation Study, 1999 shall be limited to a maximum density of two (2) dwelling units per acre, as allowed under the current future land use designation. The area of the subject property that is located outside of the CHHA shall be allowed a maximum density of 6.99 dwelling units per acre.
- (2) All stormwater runoff shall be treated to Outstanding Florida Water (OFW) standards or greater.
- (3) Any new point source discharges of sewage effluent are prohibited.
- (4) It is the intent of the City of Callaway to provide municipal water and sewer services to this SAP. In the event that municipal water and sewer services are not provided, septic tank systems shall be allowed on an interim basis until municipal water and sewer services are provided. In such event, the following septic tank system standards shall apply:

All septic tanks shall be located a minimum of 100' upland of the Mean High Water Line (MHWL), Ordinary Water Line (OWL), and FDEP wetland jurisdiction line.
- (5) The requirements of this policy shall not apply to bona fide agricultural or silvicultural activities whenever established "Best Management Practices" are used.
- (6) Development projects may be clustered to avoid or preserve significant natural resources.

POLICY 1.8: Special Area Plan (SAP) #3 is located south of SR 22 and is the property contained in the City of Callaway Amendment 04-01, and more specifically identified as amendment 03-01E, adopted on August 24, 2004, are identified as SAP #3 on the City of Callaway Future Land Use Map (FLUM) and is subject to the following additional requirements (if conflicts with existing laws and regulations, the strictest shall apply):

- (1) All stormwater runoff shall be treated to Outstanding Florida Waters (OFW) standards or greater
- (2) Any new point source discharges of sewage effluent are prohibited.
- (3) It is the intent of the City of Callaway to provide municipal water and sewer services to this SAP. In the event that municipal water and sewer services are not provided, septic tank systems shall be allowed on an interim basis until municipal water and sewer services are provided. In such event, all septic tanks shall be located a minimum of 100' upland of the Mean High

Water Line, Ordinary Water Line (OWL), and FDEP wetland jurisdiction line.

- (4) The requirements of this policy shall not apply to bona fide agricultural or silvicultural activities whenever established "Best Management Practices" are used.
- (5) Development projects may be clustered to avoid or preserve significant natural resources.

POLICY 1.9: Special Area Plan (SAP) #4 is located generally south of Boat Race Road and east of South Berthe Avenue as more specifically identified on the FLUM by footnote. SPA #4 is subject to the following additional requirements (if conflicts with existing laws and regulations exist, the strictest shall apply):

- (1) Total density of in SAP #4 shall be limited to a maximum of 575 units of which no more that 150 units, as consistent with density reduction on other parcels, will be authorized within the Coastal High Hazard Area ("CHHA"). However, if sufficient density reductions from other properties are not obtained, the actual number of units allowed in the CHHA may be less than 150 dwelling units.
- (2) Development within the 100-year floodplain will be restricted such that no decrease in basin storage volume will result from development that would result in on-site or off-site flooding. Wildlife habitat with the 100-year floodplain will be protected through avoidance and minimization of impacts and the use of vegetated buffers adjacent to wetlands and shorelines.
- (3) No residential development will be allowed within the Category 1 storm surge areas as defined in the 1999 Northwest Florida Hurricane Evacuation Study.
- (4) A 100-foot shoreline setback will be maintained adjacent to Callaway Bayou. No residential development will be allowed within the zone.
- (5) Development may be clustered to avoid and preserve significant natural resources.
- (6) All storm water runoff from the parcel will be treated of OFW standards.
- (7) No new sewage effluent point source discharges will be allowed.
- (8) All development within the parcel will be served by central water and sewer service furnished by the City of Callaway.

- (9) Landscaping with the parcel will utilize native plant species suitable for the area to support native fauna and prevent migration of undesirable species into preserved natural areas.

POLICY 1.10: Property subject to SAP #4 as reflected on the FLUM as more particularly described herein shall be subject to the density reductions as reflected in the chart herein. The dwelling units reduced from the parcels listed herein are transferred to SAP #4 created in Policy 1.10.

CHHA Density Reduction Parcels

| Parcel ID | FLU District | Area (Acres) | CHHA Area (Acres) | Density Rate (DU/Acre) | CHHA (DU) | Retained (DU) | Transferred to SAP #4 (DU) |
|---------------|--------------|--------------|-------------------|------------------------|-----------|---------------|----------------------------|
| 07227-003-000 | RLD | 2.761 | 2.761 | 6.99 | 19.3 | 7 | 12.3 |
| 07225-190-000 | RHD | 1.088 | 0.695 | 20 | 13.9 | 4 | 9.9 |
| 07227-008-030 | RHD | 0.17 | 0.17 | 20 | 3.4 | 1 | 2.4 |
| 07226-010-000 | RHD | 0.865 | 0.865 | 20 | 17.3 | 12 | 5.3 |
| 07227-008-040 | RHD | 0.21 | 0.21 | 20 | 4.2 | 1 | 3.2 |
| 07379-000-000 | RLD | 1.125 | 1.125 | 6.99 | 7.9 | 1 | 6.9 |
| 07379-000-010 | RLD | 0.125 | 0.125 | 6.99 | 0.9 | 0 | 0.9 |
| 07379-850-020 | RLD | 0.411 | 0.411 | 6.99 | 2.9 | 1 | 1.9 |
| 07379-850-030 | RLD | 0.559 | 0.559 | 6.99 | 3.9 | 1 | 2.9 |
| 07227-005-000 | RHD | 1.128 | 1.128 | 20 | 22.6 | 1 | 21.6 |
| Total | | 8.442 | 8.049 | | 96.3 | 29 | 67.3 |

POLICY 1.11*: Mixed Use Future Land Use Category

Category Intent: The general intent of the Mixed Use future land use category is to provide a flexible, alternative land use category to encourage imaginative and innovative design for the unified development of tracts of land, within overall density and use guidelines established herein. This category is characterized by a mixture of functionally integrated land uses.

The Mixed Use future land use category is specifically intended to:

- a. Promote more efficient and economic uses of land.
- b. Provide design flexibility to meet changing needs, technologies, economics, and consumer preferences.
- c. Promote efficient and integrated networks of vehicular and pedestrian roadways, paths, and connections.
- d. Encourage retention of environmentally sensitive features by using techniques such as clustering development on the least environmentally sensitive portions of the site.
- e. Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economically building types and shared facilities.

- f. Permit the combining and coordinating of land uses, residential types, building types, and building relationships within a planned development.
- g. Promote compatibility with surrounding residential land uses.
- h. Coordinate the timing and sequencing of development with the availability of public facilities.
- i. Encourage the use of sound planning and design techniques to achieve overall coordinated development, eliminating the negative impacts of unplanned and piecemeal development.

Permitted Land Uses: Permitted land uses shall consist of the following land uses, as defined in the definition section of the City of Callaway Land Development Regulations (Section 15.205) or as used throughout the Land Development Regulations: Residential (residential single-family, residential multi-family), Commercial uses, Office building or complex, Facilities (recreational uses, public facilities or improvements), Institutional (churches, schools), and Light Industrial uses. Light industrial uses is defined as the use of land for the finishing of products composed of previously manufactured component parts; and any manufacturing, storage, or distribution of products unlikely to cause objectionable impacts, such as odor, noise, fumes or dispersion of waste, or radiation to be detected off-site.

Mixture of Land Uses: Properties in this category are required to be developed with at least 2 of the land use types listed in the Permitted Land Uses section of this policy, none of which may be less than 25% of the total land area. If the Facilities or Institutional Land Uses are to be used, the required mix of uses increases to 3 land use types, none of which may be less than 10%. 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.

Density/Intensity: Density for Residential Land Uses: Residential densities shall not exceed a gross density of 20 dwelling units per acre. The base density for the category shall be 15 units per acre. If a minimum of 25% of dwelling units are provided as affordable housing, as defined in Housing Element Policy 8.1, an additional three dwelling units per acre shall be allowed. If transit friendly development or multi-modal transportation features are incorporated into the development plan, an additional two dwelling units per acre shall be allowed. Intensity for Non-Residential Land Uses: Non-residential land uses shall not exceed a Floor Area Ratio of 0.5. Zoning districts that implement the Mixed Use future land use category may impose stricter density or intensity standards. Clustering is encouraged to minimize impacts to environmentally sensitive lands.

Development Standards and Techniques: The Mixed Use District is intended to permit flexibility in development without an increase in overall density or intensity of development while promoting compatibility with adjoining development. Innovative development standards and principles are encouraged. At a minimum, development standards will include, but not be limited to the following:

- a. Preserve roadway capacity, reduce trip lengths, and promote walking and cycling through the use of access management best practices and interconnections. When feasible, provide for vehicular and pedestrian interconnections between compatible uses internal and external to the Mixed Use future land use category. Feasibility shall be determined by the reviewing agency at the time of site plan and/or subdivision review.
- b. Protect adjoining residential areas from incompatible development through the provision of buffers. Provide a minimum 25 foot landscape buffer around those segments of the perimeter of the Mixed Use future land use district that adjoin an existing residential area. Environmentally sensitive lands and their buffers and/or opaque fences and walls may be used to comply with all or portions of this requirement. Walls and fences seen from the public right-of-way shall meet standards for durability and aesthetics. Specific standards of the buffer shall be determined by the reviewing agency at the time of site plan and/or subdivision review. Buffering internal to the Mixed Use future land use category shall not be required by this policy if the implementation of the Mixed Use future land use category is through the "Planned Development" zoning district.
- c. Provide flexibility in site design to preserve environmentally sensitive lands. This flexibility may include, but is not limited to clustering development away from environmentally sensitive lands and allowing gross densities or intensities to be calculated on the overall site.
- d. Help preserve the local ecology by maximizing the use of native vegetation in landscaping plans.
- e. Help promote energy conservation by incorporating energy saving principles as part of site planning and building design.

Transit Friendly Development and Multimodal Facilities: Transit Friendly Development should include a transit stop coupled with a core commercial area with residential and/or employment uses within walking distance. To support a feeder bus line, a Transit Friendly Development should have a minimum residential density of 8 units per acre or a jobs density of 25 jobs per acre. A development that contains multimodal facilities should have continuously linked walkways, pedestrian-oriented design, access to transit, be of a walkable scale, have bicycle lanes, and secure storage for bicycles. Aspects of Transit Friendly Development and Multimodal facilities are not limited to the features listed above. Granting the density bonus related to Transit Friendly Development and multimodal facilities shall be at the discretion of the City Planning Department and City Commission.

Unified Ownership: A property must be under single ownership or under unified control at the time the Mixed Use future land use category is assigned.

Zoning Implementation: The Mixed Use future land use category may be implemented through the "Planned Development" zoning district or any other zoning district or combination of zoning districts found to be consistent with the Mixed Use future land use category.

* Referred to as Policy 1.6 in Ord. 679

POLICY 1.12: The property legally described in Ordinance 796 and consisting of approximately 3.00 acres shall be subject to all of the applicable regulations of the City of Callaway, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of fifteen (15) dwelling units per acre.

OBJECTIVE 2: All new and existing land uses shall be adequately served by facilities and services at the level of service established in this Comprehensive Plan.

POLICY 2.1: All development orders shall be conditioned upon the availability of services and facilities at the adopted level of service.

POLICY 2.2: The development approval process shall:

- (1) Require the applicant to provide necessary information concerning the service and facility requirements in the form of a project impact analysis and a determination of the availability of such facilities and services.
- (2) Require phasing of projects contingent upon the availability of facilities and services.
- (3) Establish uniform standards for the developer exactions to provide necessary facilities and service. Exactions may include mandatory dedications or fees in lieu of dedications for street right-of-way, utility right-of-way, or park and open space areas.
- (4) Incorporate the City's concurrency management system.

OBJECTIVE 3: Ensure the availability of suitable land for utility facilities necessary to support proposed development.

POLICY 3.1: The City shall coordinate with other service providers to establish criteria for facilities siting and planning for location of future sites.

POLICY 3.2: Provide in adopted land use regulations, provisions for adequate utilities within individual developments.

POLICY 3.3: The City reserves the right to place utility facilities in any land use designation.

OBJECTIVE 4: Provide flexibility in the on-going approval process so as to encourage the redevelopment or renewal of blighted or unsightly areas.

POLICY 4.1: The City shall use code enforcement and its land development regulations to reduce eye sores, junk, sub-standard housing or unsafe buildings.

POLICY 4.2: The City may use incentives to encourage redevelopment or renewal of blighted or unsightly areas.

POLICY 4.3: The City will use the Callaway Community Redevelopment Plan, May 2007, to direct redevelopment efforts within the City. The May 2007 Callaway Community Redevelopment Plan is hereby incorporated by reference.

OBJECTIVE 5: The City of Callaway shall continually promote the recruitment of new businesses and industries and encourage the expansion and retention of existing businesses and industries.

POLICY 5.1: The City of Callaway may establish an Expedited Review Process for businesses and industries that create jobs and offer high wages, strengthen and diversify the economy, and take into consideration the protection of the state's environment (Section 403.973, Florida Statutes).

POLICY 5.2: The City of Callaway will study economic incentives utilized by other Florida cities and counties that may also be utilized by Callaway to place themselves in a competitive position to attract new businesses.

POLICY 5.3: The City of Callaway may consider economic incentives designed to attract new businesses, specifically in the retail and eco-tourism industries.

OBJECTIVE 6: Utilize procedures for evaluating historically and archaeologically significant sites and structures within the City.

POLICY 6.1: The City shall maintain a current listing of historically and archaeologically significant sites and structures as identified by the Department of State on its Master Site File and other appropriate agencies.

POLICY 6.2: As a part of the land development review process, each site will be evaluated for the presence of historical and archaeological artifacts.

POLICY 6.3: Any request to the City for a permit to demolish or renovate existing structures that are at least 50 years old shall be evaluated as to its possible historical significance.

OBJECTIVE 7: Scrutinize proposed developments within the coastal high hazard areas to ensure that the development of the high hazard densities do not exceed the capacity for hurricane evacuation or shelter.

POLICY 7.1: The City shall limit the density of dwelling units in the coastal area so as not to exceed hurricane evacuation capabilities.

POLICY 7.2: The City shall prohibit the location of hospitals, nursing homes, convalescent homes or other similar high density institutions in the Coastal High Hazard Area.

POLICY 7.3: The City shall use the Bay County Peace Time Emergency Operation plans for evacuating upon emergency evacuation determination of the City Commission.

OBJECTIVE 8: Future development will be directed into urban service areas shown on the Service Area Exhibit to discourage the proliferation of urban sprawl.

POLICY 8.1: The City shall maintain land use districts and densities as appropriate to promote in-fill of vacant areas.

POLICY 8.2: New development shall be permitted only when central water and sewer systems are available or will be provided concurrent with the impacts of development, and existing development shall be required to connect to central water and central sewer systems when such services are available. Septic tank systems are allowable only in areas with favorable soil conditions and where City water and sewer services are unavailable.

POLICY 8.3: Development review procedures shall evaluate the compatibility of proposed developments with adjacent lands and require screening or buffers for all construction except single family and two-family residential uses on individually platted lots.

OBJECTIVE 9: Future development and redevelopment activities shall be directed in appropriate areas consistent with sound planning principals, minimal natural limitations and the desired community character.

POLICY 9.1: Innovative land use development patterns, including plan unit developments (PUD) and cluster zoning shall be permitted and encouraged.

POLICY 9.2: Development of larger tracts of land may be planned as neighborhoods which may include non-residential uses such as schools, recreation, public facilities and neighborhood commercial uses.

POLICY 9.3: Neighborhood commercial uses may be permitted within areas designated for residential development provided these activities are compatible with the adjacent land uses and adequately buffered.

POLICY 9.4: All commercial development shall include adequate off-street parking and loading facilities.

POLICY 9.5: Subdivisions shall be designed so that all individual lots have access to the internal street system.

POLICY 9.6: Land Development Regulations shall provide for flexible land use management techniques, such as transfer of development rights, to encourage the protection of historic and natural resources from the impacts of development or redevelopment.

OBJECTIVE 10: Future development/redevelopment activities will be designed and constructed to conform with detailed and specific standards to be established in the Land Development Regulations.

POLICY 10.1: The City will develop and maintain an on-going program for stormwater management, including capital improvements.

POLICY 10.2: The City will coordinate with Bay County and adjacent municipalities to establish a basin-wide inter-jurisdictional approach to stormwater management.

POLICY 10.3: The City will undertake measures to reduce stormwater pollution in the surface waters. At a minimum, these measures shall include:

- (1) Requiring the developers to obtain stormwater permits pursuant to applicable Florida Statutes and the Florida Administrative Code;
- (2) Reducing the potential for soil erosion sedimentation; and
- (3) Undertake drainage projects to be determined as the result of a revised master drainage plan.

OBJECTIVE 11: Provide reasonable measures to protect the rights of property owners as guaranteed by law.

POLICY 11.1: Upon adoption of this plan, property owners' rights of development shall be vested when: (1) final development approval has been granted by the City; (2) a valid, unexpired building permit has been obtained from the City or the Bay County Building Department, as appropriate for development within the City; and, (3) the development authorized by the building permit has commenced and continued in good faith prior to the adoption of this Plan.

POLICY 11.2: Land uses or structures which do not conform to the provisions of this plan on the date of this plan adoption shall be considered as non-conforming. Such

land uses for structures shall be allowed to remain in a non-conforming condition, including ordinary repair and maintenance until: (1) the land use or structure is discontinued or abandoned for a period of six (6) months or more; (2) the land use is changed; (3) the structure is modified or expanded so that the burden of the nonconformance increases; or (4) the structure is damaged to the extent of 50% or more of its replacement cost.

POLICY 11.3: The City shall establish procedures for the consideration and granting or denying vested rights applications pursuant to the provisions of this Plan. Any order granting or denying such rights shall be considered a development order for purposes of Section 163.3215, Florida Statutes.

POLICY 11.4: Applications for vested rights permits must be made to the City within one year of the adoption of this Plan. After one (1) year of that date, vested rights applications will not be accepted, nor will vested rights permits be issued on applications which are not timely filed.

OBJECTIVE 12: Coordinate with the Bay County School Board to provide for and locate schools in a coordinated manner, ensuring that the planning and siting of educational facilities are compatible with the Comprehensive Plan.

POLICY 12.1: Encourage public schools in all future land use categories except in Conservation and Industrial Land Use Districts, proximate to urban residential areas, consistent with the following criteria:

- (1) The proposed location is compatible with present and projected uses of adjacent property as required by Chapter 1013, Florida Statutes.
- (2) Adequate public facilities and services are, or will be, available concurrent to support the proposed public school.
- (3) There are no significant environmental constraints that would preclude development of a public education facility on the site.
- (4) There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated as a locally significant historic or archaeological resource.
- (5) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- (6) The proposed location is not within a velocity flood zone or floodway.
- (7) The proposed site can accommodate the required parking and circulation of vehicles on site.

- (8) The proposed location lies outside the area regulated by Section 333.03(3), Fla. Stat., regarding the construction of public educational facilities in the vicinity of an airport.
- (9) The proposed site facilitates the location of adjacent parks, libraries or community centers.
- (10) The proposed site shall not be adjacent to or in the vicinity of any factory or other property from which noise exceeding 105 decibels at property lines, odors or other disturbances or conditions would interfere with school activities.
- (11) The road capacity in the vicinity of the proposal is or will be adequate for present and projected vehicular traffic and conditions will not be detrimental to ingress or egress. It is preferable to have two (2) separate access points to the site to maintain traffic flow in the event of an emergency.
- (12) Roads, sidewalks and bicycle paths in the immediate vicinity of the proposed site contain or will contain adequate safety and traffic control devices.
- (13) Fire, police and emergency vehicles are or will be available at the proposed site.

POLICY 12.2: Require the development of public school sites to be consistent with the following standards:

- (1) Middle schools and high schools shall be located on collector or arterial roadways which have sufficient capacity to carry student and parent traffic and are suitable for high volume traffic during evening and special events as determined by acceptable traffic engineering standards.
- (2) The location, arrangement and lighting of play fields and playgrounds shall be located and buffered to the extent possible in order to minimize impacts to adjacent residential property.
- (3) The site must contain at least the minimum useable acreage required by Chapter 1013, Florida Statutes, and Rule 6A-2, Florida Administrative Code.
- (4) All driveways and parking areas on public school sites shall adhere to the minimum setback requirements established for the zoning district in which the facility is located.

- (5) Access management to roadways from public school sites shall be governed by the City's Land Development Code.

POLICY 12.3: Any new school or existing school addition that increases the existing student capacity by more than 5% shall require full site plan submittal in conformance with Section 1013.33, Florida Statutes and consistent with the adopted Comprehensive Plan and Land Development Regulations. The School Board shall make a determination that the proposed site meets the criteria of State Requirements for Educational Facilities and the proposed facility is consistent with the District Educational Plant Survey and Five-Year Work Program. The City and the School Board shall adhere to the coordination of planning between the governing bodies as outlined in Section 1013.33, Florida Statutes, as follows:

- (1) The School Board shall provide written notice to the City at least 60 days prior to acquiring or leasing property that may be used for a new public educational facility. The City, upon receipt of this notice, shall notify the Board within 45 days if the site proposed for acquisition or lease is consistent with the land use categories and policies of the City's Comprehensive Plan.
- (2) As early in the design phase as feasible, but at least before commencing construction of a new public educational facility, the City shall determine within 90 days after receiving the necessary information and the School Board's request for a determination, whether a proposed public educational facility is consistent with the Comprehensive Plan and Land Development Regulations.

POLICY 12.4: As future development occurs, sufficient land will be provided proximate to areas of residential growth to meet the projected needs of school sites.

OBJECTIVE 13: The City shall coordinate with Tyndall Air Force Base on land use decisions that may affect the mission of the military installation.

POLICY 13.1: The City shall solicit comments from a designated representative of Tyndall Air Force Base. These comments will be considered when making comprehensive planning or land development regulation decisions. The comments will also be forwarded to the state planning agency.

POLICY 13.2: A representative member of Tyndall Air Force Base shall be included as an ex officio, non-voting member of the land planning board.

TRANSPORTATION ELEMENT

GOAL: Provide a safe and efficient transportation system to accommodate current and future land use patterns and to maintain an adopted traffic circulation level of service standards.

OBJECTIVE 1: With the adoption of this Plan, establish level of service (LOS) standards to be used in the processing of development and redevelopment orders in accordance with applicable land development regulations and concurrency requirements.

POLICY 1.1: With the adoption of this Plan, the following peak hour level of service standards for roads shall be established to evaluate the facility's capacity for issuance of development permits in accordance with applicable land development regulations and concurrency requirements.

| FACILITY TYPE | PEAK HOUR LEVEL OF SERVICE |
|----------------------|-----------------------------------|
| Principal Arterial | D |
| Minor Arterial | D |
| Collector | D |
| Local | E |

POLICY 1.2: The City will review, as appropriate, with Bay County and the DOT the roads within the City that should be considered for special designation as constrained, backlogged or special transportation areas. If those designations are approved by FDOT, the City will adopt revisions to the policies to include new level of service standards for these specially designated roads or road segments.

POLICY 1.3: Within one (1) year of the adoption of the Land Development Regulations, establish procedures for evaluating and reporting the level of service for each road segment within the City.

POLICY 1.4: The City shall review all proposed developments for consistency with the level of service standards adopted by this Plan.

POLICY 1.5: For roadways exceeding the adopted level of service, an applicant for development may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share under certain conditions, pursuant to Section 163.3180 (16) and as described in the land development regulations.

OBJECTIVE 2: Establish a procedure to protect existing and future rights-of-way for building encroachment.

POLICY 2.1: A 25' minimum front building set back from rights-of-way will be required of future development, unless reasons exist why such setback cannot be implemented on a particular parcel.

POLICY 2.2: The City shall establish minimum right-of-way requirements for each street classification.

OBJECTIVE 3: Traffic circulation and planning will be coordinated with the future land uses shown on the Future Land Use Map, DOT's five-year transportation plan, and plans of adjoining jurisdictions.

POLICY 3.1: The City shall review the traffic circulation plans of adjacent incorporated and unincorporated areas for compatibility with this Plan.

POLICY 3.2: The review of development orders for projects connecting to the State road system shall be reviewed for compatibility with DOT's five-year transportation plan.

POLICY 3.3: When appropriate, the City will control land use to meet level of service standards adopted as part of this Plan.

POLICY 3.4: The City shall coordinate with Bay County to assess the impacts of proposed land use amendments.

OBJECTIVE 4: Coordinate the traffic circulation system with the plans and programs of the Metropolitan Planning Organization (MPO) and DOT's five-year transportation plan.

POLICY 4.1: Support the MPO by designating a City representative to serve on a transportation technical advisory committee.

POLICY 4.2: Coordinate changes in this traffic plan with changes in DOT's five-year transportation plan.

POLICY 4.3: The City shall coordinate and schedule any major roadway improvements consistent with DOT's five year construction plan.

OBJECTIVE 5: Provide convenient and efficient movement of motorized and non-motorized traffic.

POLICY 5.1: Maintain requirements in the Land Development Regulations for the installation of sidewalks and bicycle paths.

POLICY 5.2: Require the Bay County Sheriff's Office to compile accident data by location involving motorized vehicles, bicycles and pedestrians. Utilize this data to improve safety conditions.

POLICY 5.3: Maintain standards in the Land Development Regulations for off-street parking. These standards shall consider the adequacy, convenience and safety of off-street parking for future development. Applications for development orders shall not be approved if adequate and safe parking is not provided.

POLICY 5.4: Cooperate with the MPO and Bay County in planning studies for a comprehensive bicycle plan. Callaway shall consider the establishment of bicycle and pedestrian ways upon completion of the studies. If necessary, Callaway shall amend the Plan in the future to address these considerations.

POLICY 5.5: Maintain an Access Management Plan and adopt and implement the recommendations of the plan to limit the number of curb cuts on arterial roads within the City.

POLICY 5.6: The City shall work with the Bay Town Trolley to increase bus routes and services within the City of Callaway.

POLICY 5.7: By July 1, 2010, the City shall prepare a detailed Multimodal Facilities Plan for the Community Redevelopment Area. The data and analysis of this plan shall include a multimodal quality of service assessment, as detailed in the Florida Department of Transportation's *Multimodal Transportation Districts and Area Quality of Service Handbook* (2003).

OBJECTIVE 6: The City will utilize innovative planning techniques to improve its transportation system.

POLICY 6.1: The City will work with Bay Town Trolley to expand routes and times within the City.

POLICY 6.2: The City will continue to work with adjacent land owners to annex the adjacent areas outside the incorporated limits along SR 22.

POLICY 6.3: The City will consider establishing an alternative roadway strategic plan to SR 22 and US 98.

POLICY 6.4: The City will establish SR 22 as a destination corridor.

HOUSING ELEMENT

GOAL: Provide adequate housing to meet the needs of the present and future residents of the City.

OBJECTIVE 1: Assist the private sector in ensuring that the housing needs of the City are met. These needs include adequate and affordable housing for the existing population, anticipated population growth, and households with special housing needs.

POLICY 1.1: Provide information, technical assistance, involvement and improved coordination among participants involved in housing production to maintain a housing production capacity sufficient to meet the required production.

POLICY 1.2: Review ordinances, codes, regulations and the permitting process for the purpose of improving the regulatory and permitting processes, if deemed necessary by the City Commission.

POLICY 1.3: The City will provide land use designations for multi-family housing structures which will allow construction of housing units for very low, low, and moderate income families with lower monthly costs than are associated with single family residential housing units.

POLICY 1.4: Multi-family residential land use districts shall be located in areas which are compatible with existing adjacent land uses.

POLICY 1.5: The City shall allow the construction of accessory dwelling units, where allowable under the density provisions of Policy 1.2 of the Future Land Use Element, to assist in the provision of affordable housing.

OBJECTIVE 2: Maintain the elimination of substandard housing.

POLICY 2.1: Increase code enforcement activities, through regular annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

POLICY 2.2: Seek federal, state, or local public funds for the demolition or rehabilitation of substandard housing.

POLICY 2.3: Assist neighborhood upgrading projects by providing code enforcement assistance.

POLICY 2.4: Utilize the 2010 U.S. Census to update substandard/dilapidated structure identification for purposes of rehabilitation or demolition of structures.

OBJECTIVE 3: There will be an adequate number of sites for mobile homes in mobile home parks or mobile home subdivisions.

POLICY 3.1: Maintain the designation of permitted use categories in the Land Development Regulations for mobile home parks and mobile home subdivisions sufficient to meet the future land requirements for mobile homes. Mobile home parks and subdivisions shall be located, if possible, near existing mobile home parks or mobile home subdivisions. Location of mobile home parks and mobile home subdivisions should be compatible with existing adjacent land uses.

POLICY 3.2: Ensure that infrastructure and public facilities for mobile home subdivisions and mobile home parks are completed prior to the impact of development.

OBJECTIVE 4: Sites for group homes will be available at suitable locations to ensure that the needs of persons requiring such housing are met.

POLICY 4.1: The City shall establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.

POLICY 4.2: The City shall review needs so that different classes of group homes are permitted in appropriate residential neighborhoods.

POLICY 4.3: Other community-based residential care facilities needed to serve group homes and the clients of other programs shall be provided at sites within the residential areas of the City.

POLICY 4.4: Ensure that infrastructure and public facilities for group homes and/or foster care homes are completed prior to the impact of development.

POLICY 4.5: Location of group homes and foster care facilities must be compatible with existing adjacent land uses.

OBJECTIVE 5: Historically significant housing, if any, will be preserved and protected for residential uses.

POLICY 5.1: Assist the rehabilitation and adaptive reuse of historically significant housing through technical assistance.

POLICY 5.2: The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

POLICY 5.3: Continue periodic historic resource survey in an effort to identify housing structures in need of preservation.

OBJECTIVE 6: The useful life of the existing housing stock will be conserved and extended, and neighborhood quality will be improved.

POLICY 6.1: Review the City housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

POLICY 6.2: Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

POLICY 6.3: Encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.

OBJECTIVE 7: Utilize federal, state, and local subsidy programs for the provision of adequate housing.

POLICY 7.1: Consider the utilization of federal, state, and local subsidy programs used for housing unit construction, demolition, rehabilitation and repair.

OBJECTIVE 8: The City shall support the provision of affordable housing.

POLICY 8.1: Affordable housing is defined as housing affordable to households with moderate, low, and very low incomes. Moderate, low, and very low incomes shall be defined as being 80 to 115% , 50 to 80%, and less than 50%, respectively, of the Area Median Income, as calculated annually by the U.S. Department of Housing and Urban Development.

POLICY 8.2: The City shall accept the donation of land for affordable housing. Land donated for affordable housing must have sufficient uplands to construct at least one housing unit, must not be in the Coastal High Hazard Area, and must have residential as an allowable use.

POLICY 8.3: The City may expedite permits for developments that contain a minimum of 20% affordable housing units, as defined in Policy 8.1.

POLICY 8.4: The City may waive certain review fees for developments that contain a minimum of 20% affordable housing units, as defined in Policy 8.1.

POLICY 8.5: The construction of accessory dwelling units or ‘Granny flats’ shall be permitted in all single family neighborhoods. The addition of an accessory unit shall not exceed the allowable density on the underlying land use.

RECREATION AND OPEN SPACE ELEMENT

GOAL: Avail Callaway citizens of adequate private and public recreational opportunities and open spaces.

OBJECTIVE 1: Ensure public access to identified recreation sites.

POLICY 1.1: The development review process shall consider impacts of development or redevelopment on publicly established access to recreational sites and open spaces. Developments which would preclude such access shall not be approved unless a comparable alternative access is provided as a condition of development, consistent with Callaway Land Development Regulations and Section 161.55(6), Fla. Stat.

POLICY 1.2: Maintain and update annually an inventory of public access facilities in the City including access to facilities and periodically survey and record conditions at those sites.

POLICY 1.3: Ensure that existing recreation access to saltwater and freshwater beaches and shores in the City will be maintained in the future.

POLICY 1.4: Callaway Recreational Complex, Veterans' Park, Callaway Men's Club Recreational Complex and Patterson Park are designated public recreation facilities.

OBJECTIVE 2: Coordinate public and private resources to meet recreation demands.

POLICY 2.1: Enforce existing ordinance requiring developers to provide recreation areas in subdivisions.

POLICY 2.2: Establish a Recreation Advisory Committee to coordinate public/private recreational opportunities.

OBJECTIVE 3: Provide open space and recreational facilities in a cost-effective manner.

POLICY 3.1: Consider development costs when determining the feasibility of recreational land acquisition. This analysis shall consider soil suitability, topography, and vegetation type, access, and other constraints to developing the site for its intended purpose.

POLICY 3.2: Reduce maintenance costs in developing new facilities and improving existing facilities, by including the installation of low-maintenance landscaping, facilities, and site design.

POLICY 3.3: All acquisitions of and physical improvements to park and recreation facilities shall be consistent with the Capital Improvements Element of this plan.

OBJECTIVE 4: Ensure adequate and efficient provision of recreation facilities and open spaces by public agencies and private enterprises.

POLICY 4.1: The following level of service standards shall be maintained:

| <u>CATEGORY</u> | <u>ACRES/1000 POPULATION</u> |
|-----------------------------|-------------------------------------|
| Local Parks and Open Spaces | 5.0 |

POLICY 4.2: Utilize the results of recreation participation demand surveys conducted by the Florida Department of Environmental Protection to identify recreation needs and to determine if the City is meeting the needs. Utilize the survey results to revise and amend the Recreation and Open Space Element and to establish priorities for funding of additional facilities or equipment.

POLICY 4.3: In selecting sites for future parks, give high priority to sites that can serve multiple uses such as recreation, wildlife habitat, water conservation and unique natural systems or communities, shorelines, open spaces within urban areas, and historic sites.

POLICY 4.4: Inventory all open spaces and recreational lands and facilities annually. Evaluate current and future land use patterns within the City and identify areas of the City where open space or recreational lands are needed.

POLICY 4.5: Correct or improve existing deficiencies, if any, in parks and recreation facilities.

POLICY 4.6: Where possible, the City shall coordinate with neighboring jurisdictions to share recreation and open space facilities.

OBJECTIVE 5: Lands designated as open space will be protected from incompatible land uses.

POLICY 5.1: Maintain a formal open space plan to include classifications for open space areas.

POLICY 5.2: Maintain land development regulations which include specific open space definitions and standards addressing protection of open space and addressing natural vegetation, landscaping, and signs as well as the provision and use of open space for buffering.

POLICY 5.3: Open spaces shall be classified as pastoral, utilitarian, and corridor. Pastoral open space is defined as the land preserved for the management and protection of natural resources present on that land. Utilitarian open spaces are lands not suitable for development because of hazardous conditions, i.e. lakes, streams,

floodplains and power line easements. Corridor open spaces are those areas through which people travel, such as rights-of-way.

POLICY 5.4: Waterways are included within the sites that should be addressed within the City's Recreation and Open Space plans. Callaway Bayou, Martin Lake, Lannie Rowe Lake, Bert Fox Pond, Rogers Pond, Dorothy Inlet, Baby Bayou, East Lake (Doty's Cove), and East Bay are designated Open Spaces.

OBJECTIVE 6: The City shall encourage the retention and improvement of existing public and commercial waterfront areas.

POLICY 6.1: The City may establish a maintenance reimbursement program whereby cooperating private waterfront property owners may have the City maintain the public access or be reimbursed for maintenance costs associated with the public recreational use of their property. Maintenance reimbursement shall be based upon actual recreational use of private property.

POLICY 6.2: The City may develop and implement a city-wide campaign to educate private property owners and the general public on the comprehensive program of incentives available, including maintenance reimbursement associated with public access and the Liability Waiver Statute (Florida Statute §375.251) which protects private property owners from liability for harm resulting from making their property available for recreational access.

INFRASTRUCTURE ELEMENT

Goal, Objectives, and Policies of the Sanitary Sewer - Sub-element

GOAL: Adequate sanitary sewer facilities shall be provided in the manner that protects water quality and promotes compact growth.

OBJECTIVE 1: Callaway shall implement procedures to ensure that improvements to the sanitary sewer system shall be made as needed to maintain the adopted level of service.

POLICY 1.1: Callaway hereby adopts 80 gallons per capita per day as the level of service for wastewater treatment.

POLICY 1.2: When the actual plus committed flow is 90% of its existing treatment capacity, Callaway will develop and implement an expansion program that will result in the expansion of plant facilities or construction to accommodate projected needs prior to the time designed capacity is reached.

POLICY 1.3: Callaway shall track existing and committed flows to the sewage treatment plant to ensure that capacity is available at the adopted level of service.

POLICY 1.4: In the event the volume of existing flow plus committed flow reaches 90% of the permitted design capacity of Callaway's allocation of the applicable treatment plant, Callaway shall amend the Capital Improvements Element to initiate funding for capacity improvements.

POLICY 1.5: Where sanitary sewer service is unavailable in a designated service area, septic systems may serve future development subject to the extent soil tests indicate soil suitability for the use of septic tanks until available public sanitary sewer service is available.

Goal, Objectives and Policies of the Solid Waste - Sub-element

GOAL: To provide a total solid waste management system that provides easily accessible means of waste collection, uses energy, space, and cost efficient disposal methods, and minimizes adverse impact on the environment.

OBJECTIVE 1: Callaway shall continue to attempt to reduce as economically feasible the amount of solid waste generated in Callaway.

POLICY 1.1: Callaway shall design and implement a recyclable materials program that includes a separation of the majority of aluminum cans, glass, various metals, papers, and plastics.

POLICY 1.2: Callaway will promote participation in the recycling program through implementation of a public education program designed to inform the public of the variability for the recycling program, benefits of the participation, and what waste parts are recyclable.

POLICY 1.3: Callaway will investigate and apply for available grants to partially offset expenses incurred in implementing the solid waste recycling program promoting recycling through public education.

OBJECTIVE 2: Callaway shall coordinate with Bay County to ensure the availability of solid waste disposal facilities based on the City's adopted level of service.

POLICY 2.1: Callaway hereby adopts the level of service capacity of 5.5 pounds of solid waste disposal per capita per day.

POLICY 2.2: Callaway shall coordinate with Bay County to participate in intergovernmental coordination for the handling and disposal of solid waste through the Bay County Incinerator and Steelfield Landfill.

Goals, Objectives and Policies of the Drainage Sub-element

GOAL: Provide adequate stormwater management including reasonable protection from flooding, protection of the quality of receiving waters, and protection of investments in existing facilities.

OBJECTIVE 1: By 2003, Callaway shall continue to implement the stormwater management plan for the City, based upon the study initiated in the 1982 drainage study.

POLICY 1.1: The City will evaluate the need to amend the Comprehensive Plan to include the findings and recommendations of the stormwater plan. Callaway shall prioritize the identified drainage needs and maintain a five year schedule for their construction, to be updated annually and in conformance with the review process of the Capital Improvements Element of this plan.

OBJECTIVE 2: The City shall achieve and maintain the adopted stormwater management level of service standards.

POLICY 2.1: Stormwater facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

- (1) Water Quantity: At a minimum, facilities shall be provided so the post development stormwater off-site peak discharge rate shall not be greater than predevelopment rate.

- (2) **Water Quality:** Treatment of stormwater runoff shall be required for all development, redevelopment and infill development in existing developed areas. A stormwater treatment system or systems can be project specific, serve several areas within the City or be a city-wide system.

At a minimum, facilities shall be provided to attenuate a 25-year frequency storm event of critical duration so the post development stormwater off-site peak discharge rate shall not be greater than predevelopment rate. Regardless of the area served and in accordance with Chapter 62-25, FAC, the stormwater treatment systems must provide a level of treatment for the runoff from the first (1st) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, the first one-half (½) inch of runoff, in order to meet receiving water quality standards.

POLICY 2.2: No approvals for development shall be issued for new development which would not comply with the adopted level of service.

Goal, Objectives, and Policies of the Potable Water Sub-element

GOAL: To provide high quality potable water in adequate quantity to meet the adopted level of service and in such a manner that encourages orderly and compact growth.

OBJECTIVE 1: Maintain procedures to ensure that potable water will be provided as needed and where needed to correct existing deficiencies and to serve future development occurring within potable water service areas. Adopted potable water service areas will be shown on the Future Land Use Map Series.

POLICY 1.1: Callaway adopts and will maintain the following as its level of service for the provision of potable water: Level of service: 120 gallons per capita per day.

POLICY 1.2: Proposed upgrades to the system, including extension of distribution lines, shall be prioritized according to the degree each alleviates existing deficiencies, promotes infill development, and promotes growth in accordance with the Future Land Use Map.

POLICY 1.3: Improvements to the potable water system shall be timed to ensure capacity is available to serve future development in accordance with the Future Land Use Element.

POLICY 1.4: Callaway shall adopt potable water service areas for the purposes of establishing a five year schedule of capital improvement needs for the water system. The adopted schedule will be updated annually.

POLICY 1.5: Callaway shall encourage, through expedited permitting or other means, private developers of projects within the urban service areas to install distribution lines to permit their development to be tied into the public water system whenever capacity is available.

POLICY 1.6: The City shall coordinate with the Northwest Florida Water Management District on alternative water supply projects, if needed, within the 10-year Water Supply Facilities Work Plan. This Plan is to be adopted by February 28, 2010.

OBJECTIVE 2: Callaway shall implement measures to conserve and to protect potable water resources and to reduce the per capita consumption rate of potable water.

POLICY 2.1: Improvements shall be included in the capital improvements plan as required to maintain efficiency of delivery of potable to the public water system.

POLICY 2.2: Callaway shall require the use of water conservation devices in all new development. Water conservation devices shall include water saving water closets and flow restricting showerheads and faucets.

CONSERVATION ELEMENT

GOAL: It is the goal of Callaway to establish and maintain procedures that protect and preserve the natural resources of the area.

OBJECTIVE 1: Protect and conserve the natural resources, wildlife and wildlife habitat of the area.

POLICY 1.1: Maintain air quality at existing levels, or as consistent with Chapter 17-2, Florida Administrative Code. The City shall prohibit development which causes degradation of air quality below existing levels, or as established.

OBJECTIVE 2: Maintain the quality and quantity of water sources.

POLICY 2.1: The City shall support efforts by Bay County which further the protection and conservation of the Deer Point Lake water source, which is under county jurisdiction.

POLICY 2.2: The City shall coordinate with the Northwest Florida Water Management District when the Regional Water Supply Plan is revised. The City's 10-Year Water Supply Facilities Work Plan will be adopted 18 months after the Regional Water Supply Plan is adopted.

POLICY 2.3: The Northwest Florida Water Management District adopted a Regional Water Supply Plan for Region III (Bay County) on August 28, 2008. The City will coordinate with the District in writing the City's required 10-year Water Supply Facilities Work Plan. This plan will be incorporated and adopted into the Comprehensive Plan by February 28, 2010.

OBJECTIVE 3: Upon adoption of this Plan, evaluate and identify possible sources of stormwater pollution in each drainage basin.

POLICY 3.1: The City shall identify possible stormwater pollution sources damaging adjacent water bodies, and shall undertake measures to reduce pollutant loads consistent with Chapter 17-25, Florida Administrative Code.

POLICY 3.2: The City shall coordinate with adjacent municipalities on measures intended to reduce stormwater pollution in estuaries adjacent to the City.

POLICY 3.3: The City shall reserve approval of development permits until stormwater discharge permits are obtained by developers pursuant to Chapter 17-25, Florida Administrative Code.

POLICY 3.4: The City shall protect the water quality of water bodies within the City by including requirements for treatment of stormwater, requiring buffers or setbacks in

areas adjacent to the shoreline, drainageways, or wetlands, and establishing other similar provisions to be included in the land development regulations.

OBJECTIVE 4: Maintain standards to protect native vegetation as part of its land development regulations.

POLICY 4.1: The City shall maintain standards for protection of native vegetation as part of its land development regulations. Such standards shall include types and size of vegetation to be protected, removal/replacement criteria, construction practices, and other similar provisions.

POLICY 4.2: The City shall cooperate with Bay County to protect vegetative communities located within more than one jurisdiction, through application of provisions within the land development regulations.

OBJECTIVE 5: Maintain procedures to reduce soil erosion and reduce sedimentation in water bodies.

POLICY 5.1: The City shall identify in its land development regulations specific standards for soil conservation in coordination with the Bay County Soil and Water Conservation District.

POLICY 5.2: At a minimum, land clearing or development activities which cause direct soil erosion or sedimentation of water bodies shall be undertaken in conformance with Chapter 17-25, Florida Administrative Code.

OBJECTIVE 6: Upon adoption of this Plan, include provisions for conservation and protection of fisheries, wildlife, wildlife habitat and marine habitat in the development review and approval process.

POLICY 6.1: The City shall evaluate impacts on fisheries, wildlife habitat and marine habitat as part of its development review and approval process. Development activities which will destroy identified wildlife or marine habitat shall be restricted through use of an enforceable development agreement, pursuant to §§163.3220-.3243, Florida Statutes, or appropriate mitigation measures pursuant to Rule 17-312, Florida Administrative Code. Development activities which cause destruction of endangered or threatened species shall be prohibited.

POLICY 6.2: The City shall protect and conserve the natural functions of existing soils, wetlands, marine resources, wildlife habitat, flood zones, and estuaries by using the following guidelines to establish standards in its land development regulations.

All grading, filling, excavation, storage or disposal of soil and earth materials associated with development activities shall be undertaken so as to reduce the potential for soil erosion and sedimentation of water bodies or drainageways. Erosion control

measures shall be required for all such activities. As part of the development review process, a developer shall include an "Erosion and Sediment Control Plan". Such plan shall include:

- (1) Calculations of maximum runoff based on the 25-year, critical duration storm event;
- (2) A description of, and specifications for, sediment retention devices;
- (3) A description of, and specifications for, surface runoff and erosion control devices;
- (4) A description of vegetative measures;
- (5) A map showing the location of all items listed in (1) through (4) in this paragraph.

A developer may propose the use of any erosion and sediment control techniques, provided such techniques represent better management practices and are certified by a registered professional engineer.

Once development activity begins the developer or owner shall maintain, in good order, all erosion and sediment control measures specified in the Erosion and Sediment Control Plan, regardless of whether the development project is completed or not.

OBJECTIVE 7: Callaway will protect and conserve wetlands, seagrasses and shorelines and ensure that there will be no net losses of wetlands and seagrass areas as they existed on January 1, 1990, or adequate mitigation is provided in accordance with federal, state and local laws and procedures.

POLICY 7.1: Wetlands and seagrass areas within the City shall be deemed environmentally sensitive in recognition of their many natural functions and values, and shall be protected from incompatible land uses. The City shall afford protection to all these resources regardless of size.

POLICY 7.2: The definition of wetlands to be used for regulatory purposes by the City shall be the most comprehensive definition of the definitions of wetlands used by the Northwest Florida Water Management District, DEP, and the U.S. Army Corps of Engineers. Representatives of these agencies will be contacted for assistance in identifying the location of all wetland areas within the City.

POLICY 7.3: The location of wetland areas on the site shall be accurately identified at the time of site development review. The City shall not issue a development order or permit for a parcel until all wetland areas on that parcel have been identified.

POLICY 7.4: Buffers will be created between development and environmentally sensitive areas, including surface water bodies, hydric hammocks, 100 year floodplains, wetlands and upland areas adjacent to these resources. The purpose of the buffer is to

protect natural resources from the activities and impacts of development. The buffer shall function to:

- (1) Provide protection to the water bodies, wetlands and 100 year floodplain and adjacent upland natural resources used by wildlife in association with the water bodies, wetlands, floodplains and hydric hammocks from intrusive activities and impacts of development such as trespass, pets, visual impacts, vehicles, noise, lights and stormwater. The negative impacts of the uses upon each other must be minimized or, preferably, eliminated by the buffer such that the long-term existence and viability of the natural resources, including wildlife populations, are not threatened by such impacts and activities. In other words, incompatibility between the uses is eliminated or minimized and the uses may be considered compatible (which means a condition in which land uses or conditions can co-exist 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).
- (2) Types of buffers: The buffer may be a landscaped natural barrier; a natural barrier; or, where the natural barrier has been altered or no longer exists because of past lawful activities, a landscaped or natural barrier supplemented with fencing or other manmade barriers, so long as the function of the buffer and intent of this policy are fulfilled.

POLICY 7.5: Uses and activities allowed in the wetland and shoreline protection zones are as follows:

- (1) Minor maintenance or emergency repair to existing structures or improved areas;
- (2) Walkways, piers and docks elevated on pilings, limited to four feet in width, in conjunction with a permit from the Florida Department of Environmental Protection, pursuant to the Florida Administrative Code;
- (3) Hook-and-line fishing, hunting and creation and maintenance of temporary blinds;
- (4) Special water-dependent uses shall be allowed waterward of the wetlands and shoreline protection zones as follows:
 - (a) Dockage and marinas are allowed provided that the facility for docking has a water depth of one foot below the lowest point in a boat, including the motor at mean low tide. The docking terminus shall not be located over submerged vegetation areas;
 - (b) Bulkheads and seawalls shall be permitted only to stabilize previously disturbed shorelines or to replace deteriorated existing bulkheads and seawalls. Riprap or similar material shall be placed at the toe of all replaced bulkheads and seawalls;
 - (c) Installation of buoys, aids to navigation and signs;

- (d) Performance of maintenance dredging.
- (e) Design standards for the special water-dependent uses shall include allowance for movement of aquatic life, maintenance of flood channel capacity and stability of disturbed or altered shoreline embankments; and
- (f) Compensatory wetland mitigation at a minimum ratio of replacement to destroyed wetlands of two (2) to one (1).
- (g) Roadway crossings necessary to connect upland areas, as authorized by applicable federal or state agencies with jurisdiction.

POLICY 7.6: The 100-year floodplain, wetlands, water bodies, and seagrass beds shall be known as Environmentally Sensitive Lands and shall be protected as established in the policies in the Land Use, Conservation, and Coastal Management Elements of this Plan.

POLICY 7.7: No development activities may be undertaken in areas containing marine seagrass beds or fisheries nursery areas when such development activity can reasonably be expected to damage or destroy seagrass beds unless:

- (1) Valid permits are obtained from jurisdictional agencies prior to development approval by the City;
- (2) Appropriate mitigation of destroyed or damaged seagrass beds is undertaken by the developer subject to the provisions of Chapter 17-312, Part III, Florida Administrative Code.

POLICY 7.8: No development or construction activity shall be permitted within 30' of the mean high tide line of any estuarine water body. Within this restricted area all natural shoreline vegetation shall be preserved for a distance of 20' landward from the mean high tide line, except for a cleared corridor, not to exceed 15' in width, to provide access to the water.

POLICY 7.9: All development undertaken within the City shall be in conformance with the provisions of Chapter 17-25, Florida Administrative Code. Stormwater permits must be obtained by developers prior to the City issuing final development approval. Under no circumstances shall a developer undertake any development activity which causes a reduction in water quality below the standards specified in Chapter 17-40, Florida Administrative Code.

POLICY 7.10: Development shall not be permitted which will significantly damage or destroy the habitat of species listed as endangered or threatened as specified by the United States Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, and the Florida Department of Agriculture and Consumer Services.

The developer of any areas identified as containing wildlife habitat shall be responsible for the conduct of an analysis to determine the value and extent of such

habitat. This habitat analysis shall form the basis of habitat conservation and preservation measures to be established, either as a condition of development approval or in an enforceable development agreement pursuant to §163.3220-3243, Florida Statutes.

POLICY 7.11: All development activity undertaken within special flood hazard areas as shown on the official Flood Insurance Rate Map for Callaway, Florida, published by the Federal Emergency Management Agency, shall be subject to the restrictions and standards of the Callaway Flood Plain Code.

POLICY 7.12: Locally determined environmentally sensitive resources are considered to be: jurisdictional wetlands, seagrass beds, flood zones and habitat for endangered or threatened species. Development activities which destroy these resources shall be restricted as outlined in this Plan.

POLICY 7.13: There shall be a 30 foot natural vegetated buffer from the landward boundary of jurisdictional wetlands identified by the Florida Department of Environmental Protection (FDEP) or the United States Army Corps of Engineers (USACOE), whichever is strictest. The natural vegetated buffer shall not apply to uses and activities allowed in Conservation Policy 7.5.

POLICY 7.14: There shall be a 50 foot building setback from the shore line of East Bay and its tributaries, as measured from the Mean High Water Line (MHWL). The building setback shall not apply to uses and activities allowed in Conservation Policy 7.5.

OBJECTIVE 8: Maintain procedures which will require that development activities which involve handling and storage of hazardous wastes be managed in a manner which will reduce threats to natural resources.

POLICY 8.1: Police and Fire Departments shall coordinate with the Bay County Department of Emergency Management as prescribed in the *Comprehensive Emergency Management Plan for Hazardous Materials* (dated 2-15-89 and approved 8-15-89) in the event of a hazardous materials emergency.

POLICY 8.2: The City shall require that all stationary above-ground and underground petroleum storage tanks conform to the provisions of Chapter 17-61, Florida Administrative Code, and that permits be obtained from the Florida Department of Environmental Protection prior to installation or removal of such tanks.

POLICY 8.3: The City shall require that all small quantity generators of hazardous waste register with Bay County Department of Emergency Management as specified under §403.7234 and §403.7236, Florida Statutes.

COASTAL MANAGEMENT ELEMENT

GOAL 1: Protect, conserve, and restore coastal area resources and plan for development activities.

OBJECTIVE 1.2: Restrict dredge and fill activities that disturb seagrass beds, oyster reefs and other marine nursery areas.

POLICY 1.2.1: Dredge and fill activities shall not be allowed that cause the permanent destruction of seagrass beds, oyster reefs and other marine nursery areas unless such action may be demonstrated to be in the public interest, in which case appropriate mitigation measures, such as the creation of new seagrass beds, oyster reefs or other marine nursery areas, shall be required.

POLICY 1.2.2: Prohibit open water disposal of spoil or the creation of new spoil islands in Callaway.

POLICY 1.2.3: Prohibit the location and construction of shoreline protection structures in areas and along shorelines dominated by estuarine wetlands.

OBJECTIVE 1.3: Reduce discharge of untreated stormwater from all sources into surface waters, including wetlands and estuaries.

POLICY 1.3.1: Callaway shall enact an ordinance that prohibits onshore construction or land uses that discharge untreated stormwater into areas containing seagrass beds, oyster reefs, and other marine nursery areas.

POLICY 1.3.2: Callaway shall enact an ordinance requiring use of erosion control measures to prevent offsite migration of soil particles during and after all construction activities.

POLICY 1.3.3: Callaway shall develop, adopt and implement a Comprehensive Stormwater Management Plan which shall identify specific stormwater problems and recommendations for eliminating these sources of stormwater pollution. These improvements shall be incorporated into the 5-year schedule of Capital Improvements when funding becomes available. Development of the Management Plan shall begin no later than March 2012.

POLICY 1.3.4: The Stormwater Management Plan shall prohibit use of wetlands and other waterbodies as sediment traps during development. Sediment traps shall be constructed on-site to prevent escape of sediments to waterbodies.

POLICY 1.3.5: Maintain an inventory of Callaway's drainage system to facilitate collection and treatment of stormwater discharges from existing development with nonexistent or inadequate treatment facilities. Continue to implement the recommendations of the Stormwater Management Plan.

POLICY 1.3.6: Require all new sewage treatment plants, industries and other facilities that discharge waste products to dispose of effluent via land spreading, spray irrigation, recycling or other means that avoid direct discharge into surface waters without advanced treatment.

POLICY 1.3.7: Prohibit nonwater-dependent land uses in the coastal high hazard area that use, store, or treat hazardous materials injurious to fish and wildlife.

OBJECTIVE 1.4: Assist in the protection of seagrasses and shorelines.

POLICY 1.4.1: Prohibit the siting of septic tanks where the soils are unsuited for such use.

POLICY 1.4.2: When expanding sewage collection systems, consider areas with reported septic tank problems and areas with soils limitations on septic tank use in the coastal zone as priority expansion areas.

OBJECTIVE 1.5: Coordinate with other local governments and appropriate agencies to maximize natural resource planning, conservation and protection activities so that no net losses of seagrass areas occur as compared to how they existed in January 1993.

POLICY 1.5.1: Establish interlocal agreements with adjacent local governments that address the conservation, use, and protection of unique vegetative communities and water bodies which cross local government boundaries.

POLICY 1.5.2: Cooperate with all appropriate agencies, such as the Department of Natural Resources, the Florida Game and Fresh Water Fish Commission, and the Northwest Florida Water Management District, to provide protection of natural resources and public recreation.

POLICY 1.5.3: Prohibit political or commercial signs on permanent or anchored, floating structures in the surface waters of Callaway.

POLICY 1.5.4: Development in floodplains shall be restricted to that which does not decrease the water-carrying capacity of floodways or increase flood heights and velocities in the floodway or increase flood hazards in other areas.

OBJECTIVE 1.6: Adopt criteria for the permitting of shoreline land uses.

POLICY 1.6.1: Priority for siting of shoreline land uses shall be as follows:

- (1) Water-dependent Commercial;
- (2) Residential;
- (3) Water-related Commercial/Industrial;
- (4) Recreation/Conservation

POLICY 1.6.2: Water-dependent commercial/industrial uses shall be prioritized as follows:

- (1) Public use marinas;
- (2) Water dependent utilities;
- (3) Water dependent industries and associated docking facilities;
- (4) Docks for water dependent industry.

POLICY 1.6.3: All new or redeveloped shoreline land use shall:

- (1) Locate on existing upland areas or obtain required permits from the federal state and/or local authority with jurisdiction;
- (2) Be constructed to conform to coastal construction building codes;
- (3) Demonstrate that existing public utilities, infrastructure and services are in place to support the proposed use;
- (4) Not be in conflict with existing, conforming, adjacent land use;
- (5) Provide public access where traditional public access points are directly affected by the development;
- (6) Landscape using native plant species;
- (7) Provide for the treatment of all discharge, including stormwater runoff, from land uses into bodies of water to incorporate standards for treatment adequate to meet the requirements of the Florida Administrative Code.

POLICY 1.6.4: All new, expanded or redeveloped marinas shall:

- (1) Demonstrate the presence of upland areas which are large enough to accommodate all required utility and support facilities as well as enough parking to satisfy the projected demand based upon professionally accepted standards such as those of the Institute of Professional Engineers or obtain the required permits from the federal, state, or local authority with jurisdiction;
- (2) Provide public access where traditional public access points are directly affected by the development;
- (3) Lie outside areas identified as inappropriate for marina development in the *Marina Siting Study for West Florida* (West Florida Regional Planning Council; June 1984) unless mitigating actions are taken recreating disturbed wetlands, seagrass beds, oyster reefs, other marine nursery areas, or habitats on at least a one-to-one basis;
- (4) Demonstrate oil spill cleanup capability within boundaries of the leased area;
- (5) Provide a hurricane mitigation and evacuation plan;
- (6) Designate future upland spoil site(s) for maintenance dredging activities;

- (7) Be located in proximity to natural channels so that minimum or no dredging shall be required for provision of docking facilities;
- (8) Marinas with fueling facilities will provide pump-out facilities at each fuel dock. Commercial marinas and those with live-aboard overnight transient traffic shall provide upland sewage facilities and prohibit inappropriate sewage pump out.
- (9) Maintain water quality standards as provided by Chapter 403, Fla. Stat.;
- (10) Locate in areas having adequate water depth to accommodate the proposed boat use without disturbance of bottom habitats;
- (11) Delineate immediate access points with channel markers that indicate speed limits and any other applicable regulations;
- (12) Be sited in areas designated for commercial or recreational uses in the Future Land Use Map;
- (13) Locate in areas away from seagrass beds, oyster reefs and other important fish and shellfish spawning and nursery areas;
- (14) Demonstrate that it meets a public need thereby demonstrating economic viability/feasibility.

POLICY 1.6.5: Upon publication of the 2008 Bay County Boating Facility Study, the City of Callaway shall use the study to assist the City in determining the types of public water access that are needed.

OBJECTIVE 1.7: Ensure the availability of infrastructure consistent with the level of service standards.

POLICY 1.7.1: Coastal area levels of service shall be consistent with those adopted in the Utilities, Traffic Circulation, and Recreation and Open Space Elements of this plan. No development shall be permitted in the coastal area unless public facilities and services are available concurrent with the impacts of development or phased to coincide with the demands generated by development or redevelopment.

POLICY 1.7.2: Maintain infrastructure capacity to provide public facilities for the types and densities of development shown on the Future Land Use Map.

POLICY 1.7.3: Development approvals for projects for which adequate sewer capacity is not available prior to development completion shall be conditioned upon provision of domestic waste treatment facilities which meet DEP standards. The development shall be required to connect to central sewer service within one year of availability.

POLICY 1.7.4: Coordinate with service providers to determine necessary system improvements and phasing of those improvements to serve the uses and densities proposed in the Future Land Use Element.

POLICY 1.7.5: Maintain a complete inventory of local roadways in the coastal area that indicates current condition; proposed, prioritized improvements; and funding sources for inclusion in the Capital Improvements Element.

POLICY 1.7.6: Development approvals, including those in the coastal area, shall be reviewed by the Planning Department or the DOT for their impact on the level of service of the existing roadway network. Development which will generate sufficient additional traffic to cause the adopted level of service standard for that roadway to be exceeded shall be denied until improvements required to maintain the adopted level of service standard are complete.

POLICY 1.7.7: Callaway will recognize and provide for disaster preparedness/evacuation needs in construction of roadway improvements.

POLICY 1.7.8: Identify areas in need of redevelopment in the coastal area and prioritize, by number and condition of structures, the need for redevelopment.

POLICY 1.8.1: Develop review criteria with an accompanying point system for identifying areas in need of redevelopment which considers integrity of building construction including unsafe conditions; presence of incompatible uses; condition of infrastructure; and economic condition of the area as evidenced by vacancies.

POLICY 1.8.2: Using the Existing Land Use Map Series, identify shoreline land uses inconsistent with adopted shoreline land use siting and field check these sites in conjunction with the coastal area survey to determine their current status.

POLICY 1.8.3: Conduct periodic surveys of the coastal area of Callaway to identify areas in need of redevelopment or demolition based on review criteria developed. Information will be used to prioritize and map areas in need of redevelopment.

POLICY 1.8.4: Adopt land use regulations that prioritize shoreline land uses and provide for the elimination of incompatible uses as soon as possible.

OBJECTIVE 1.9: Complete a comprehensive survey of the defined coastal area of Callaway for the purpose of recording sites and structures of archaeological or historic significance and identifying those meriting protection and preservation.

POLICY 1.9.1: Maintain a comprehensive survey that identifies archaeological and historic resources in the coastal area and ranks them by their susceptibility to destruction from development and from the elements.

POLICY 1.9.2: Protect historically significant resources in the coastal area of Callaway.

OBJECTIVE 1.12: Callaway will maintain the availability of access points to water resources.

POLICY 1.12.1: The development review process shall consider impacts of development or redevelopment on publicly established access ways. Developments which would preclude such access shall not be approved unless a comparable alternative access way is provided as a condition of development consistent with §161.55 (6), Florida Statutes.

POLICY 1.12.2: Maintain and update annually an inventory of public access facilities in Callaway, including those in the coastal area, and periodically survey the conditions at those sites.

POLICY 1.12.3: Develop and update annually a comprehensive list of conservation and recreation land acquisition programs to expand the amount of public lands available for public access.

POLICY 1.12.4: Coordinate the need for public access/recreation facilities with the Recreation and Open Space Element.

OBJECTIVE 13: Establish and promote an intergovernmental process between Callaway and appropriate Federal, State and local agencies to deal with mutual concerns and enhance planning for recreation and water resource access.

POLICY 1.13.1: Establish communications through the City Public Works Director with appropriate Federal and State agencies and local government entities regarding recreation and water resource access.

POLICY 1.13.2: Summaries of actions proposed by any of the identified appropriate agencies regarding recreation or water access shall be forwarded to other appropriate entities.

POLICY 1.13.3: Promote interlocal cooperation through interlocal agreements which would enhance public access and recreation sites and facilities.

GOAL 2: Protect human life and limit public fund expenditure in areas that are subject to destruction by natural disasters.

OBJECTIVE 2.1: Maintain a roadway clearance time for hurricane evacuation of 17 hours for a Category 3 storm at high tourist occupancy.

POLICY 2.1.1: Residential development shall be limited to the following densities in the following environmentally sensitive areas:

- (1) Coastal High Hazard Area and Floodplains: 0-20 dwelling units per acre.
- (2) Wetlands: The density allowed by the underlying future land use category.

In all cases, development shall cluster out of environmentally sensitive areas to the greatest extent feasible. The City shall adopt land development regulations implementing this policy.

POLICY 2.1.2: Improvements to road segments that are a part of the hurricane evacuation route shall be considered a priority in making traffic circulation improvements.

POLICY 2.1.3: Periodically review hurricane evacuation plans through a joint meeting of the Bay County Emergency Management Department, the municipalities and transportation planners.

POLICY 2.1.4: Adjust the evacuation timetable as necessary based on occupied dwelling unit information.

POLICY 2.1.5: Consider the impacts on the transportation system relative to hurricane evacuation in the development approval process.

POLICY 2.1.6: Encourage improvements to state roadways identified as critical roadway segments.

POLICY 2.1.7: Continue to develop evacuation procedures for citizens and other organizations concerned with the transportation disadvantaged.

POLICY 2.1.8: Limit the location of group homes, nursing homes, or other residential uses serving in excess of 14 residents which have special evacuation requirements in the coastal high hazard area, consistent with State law.

POLICY 2.1.9: The City should review and consider updating the CHHA evacuation time outlined in Objective 2.1 when the Northwest Florida Hurricane Evacuation Study, 2004, is updated.

OBJECTIVE 2.2: Identify the coastal high hazard area.

POLICY 2.2.1: The Coastal High Hazard Area will be all the land area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 2.2.2: Modify the category 1 evacuation zone periodically based on scientific analyses of storm events where flooding from storm surge, waves, or storm-driven water has occurred causing damage to structures and infrastructure.

POLICY 2.2.3: Make available to the public a map depicting the coastal high hazard area.

POLICY 2.2.4: Notify owners of property in the coastal high hazard area of property designation to increase public awareness of hurricane hazard.

POLICY 2.3.1: The Public Works Department shall prepare annually an estimate of population density in the coastal high hazard area. This estimate shall include all existing development and developments which have received development approval.

OBJECTIVE 2.4: Limit public fund expenditures for public facilities and infrastructure in the coastal high hazard area.

POLICY 2.4.1: Public facilities shall not be located or improved in the coastal high hazard area unless the following criteria are met:

- (1) The use is necessary to protect public health, safety and welfare;
- (2) The service provided by the facility cannot be provided at another location outside the coastal high hazard area;
- (3) The use is necessary to restore and/or enhance natural resources;
- (4) The use is necessary to provide for the needs of water dependent uses.

OBJECTIVE 2.5: Adopt a post-disaster redevelopment plan for Callaway that identifies short-term recovery and long-term redevelopment activities.

POLICY 2.5.1: The following post-disaster actions shall be considered short-term recovery measures:

- (1) Damage assessment to meet post-disaster assistance requirements and to aid in post-disaster redevelopment decisions;
- (2) Debris removal;
- (3) Emergency protection measures including repairs to water, sewer, electric, and other public utilities to restore service;
- (4) Public assistance including temporary housing and provisions of food and clothing.

POLICY 2.5.2: Damage resulting in destruction of over 50% of structures and facilities in the coastal high hazard area shall be considered to be redevelopment activities. Repair or restoration of these facilities shall be subject to the following restrictions:

- (1) Redevelopment of residential structures shall be in accordance with adopted redevelopment policies;
- (2) Redevelopment of commercial structures shall be consistent with the intensities established in land development regulations;
- (3) Public facilities shall be relocated to areas outside of the coastal high hazard area, unless they satisfy the established criteria.

OBJECTIVE 2.6: The post-disaster redevelopment plan will provide a process for consideration of relocation, removal or modification of damaged structures.

POLICY 2.6.1: Redevelopment of structures within the coastal high hazard area that are permitted subject to the adopted requirements shall be constructed to comply with National Flood Insurance minimum elevation and construction standards and conform to minimum coastal construction standards.

OBJECTIVE 2.7: Establish site design criteria for construction and reconstruction within the coastal high hazard area.

POLICY 2.7.1: The issuance of development permits in the coastal high hazard area shall be conditioned on the following criteria:

Siting

- (1) Construction will be limited to adopted densities and intensities;
- (2) Placement of required open space, if any, shall be in the most vulnerable area of the site;
- (3) Access to structures shall be provided on the landward side;

Landscaping

- (1) Native plant species are maintained and protected;
- (2) Provision of a landscaping plan which addresses the stabilization of soils;
- (3) Shrubbery and trees are planted so as to deflect floating material from building foundation.

OBJECTIVE 2.8: Prohibit development and redevelopment in areas that have received repeated storm damage in excess of 50% replacement value.

POLICY 2.8.1: Damage survey information shall be used to determine areas of repeated storm damage. Redevelopment in designated areas of repeated storm damage shall be limited.

OBJECTIVE 2.9: Establish formal procedures to implement the post-disaster redevelopment plan.

POLICY 2.9.1: Prepare post-disaster redevelopment plan implementation procedures to be incorporated in the Bay County Peacetime Emergency Plan and City operating procedures.

POLICY 2.9.2: The following actions will be part of the procedures for implementation of the post-disaster redevelopment plan:

- (1) Formation of an Ad Hoc Recovery Task Force to coordinate decision-making not related to short-term recovery efforts;

- (2) Passage of emergency ordinances, such as moratoria on rebuilding in heavily damaged areas and amendments to zoning or building codes;
- (3) Procedures for damage assessment;
- (4) Decision making procedures to determine relocation, rebuilding or structural modification options.

OBJECTIVE 2.10: Incorporate the recommendations of the hazard mitigation plan into the Comprehensive Plan.

POLICY 2.10.1: Callaway shall report to the Florida DCA, Division of Emergency Management, actions taken in response to the hazard mitigating report.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: Coordinate with the municipalities, Bay County, Bay County School District, and other appropriate governmental agencies to promote efficient and effective delivery of services and facilities.

OBJECTIVE 1.1: Participate in an Intergovernmental Coordination Forum, when appropriate, to include Bay County, municipalities, the School Board, and representatives from state, regional, and federal agencies. The Intergovernmental Coordination Forum will address problems and issues.

POLICY 1.1.1: Through coordination with other appropriate local governments implement the recommendations of the Stormwater Master Plan, discuss with local governments the management of bays and estuaries under the jurisdiction of more than one local government.

POLICY 1.1.2: Establish a joint information system concerning the availability of utility services and development review and approvals.

POLICY 1.1.3: Through an Intergovernmental Coordination Forum, when appropriate, discuss with all local governments within the County the establishment of right-of-way protection for future transportation improvements.

POLICY 1.1.4 : To ensure maintenance of adopted levels of service standards on all roads identified in the Traffic Circulation Element, discuss levels of service with appropriate local governments and other agencies, such as the MPO and the DOT.

POLICY 1.1. 5: Discuss long range plans with the DOT and the MPO.

POLICY 1.1.6: Designation of constrained roadways and Special Transportation Areas shall be coordinated with the DOT and the appropriate local governments within which jurisdictions the roadway segments to be designated lie.

POLICY 1.1.7: Monitor, through the DEP information system, the Florida Public Service Commission, and other appropriate government agencies, the permit status of all operating utilities in the County.

POLICY 1.1.8: An Intergovernmental Coordination Forum, when appropriate, shall periodically review and update the Sanitary Sewer and Potable Water database of the plan.

POLICY 1.1.9: Coordinate new sanitary sewer and hazardous waste facility siting through an Intergovernmental Coordination Forum, when appropriate.

POLICY 1.1.10: Allocated capacities of County-provided services to municipalities will be coordinated through an Intergovernmental Coordination Forum, when appropriate.

POLICY 1.1.11: An Intergovernmental Coordination Forum, when appropriate, shall coordinate with the School Board to expand the community schools program.

OBJECTIVE 1.2: Discuss proposed area-wide development activities with adjacent local governments, municipalities, and counties.

POLICY 1.2.1: Use a "Memorandum of Agreement" to specify areas or issues in the Comprehensive Plan where the local governments agree to mutual consultation prior to taking action which might affect the other local government.

POLICY 1.2.2: Establish a mutual review process prior to major plan amendment by the County or the cities.

POLICY 1.2.3: Provide for joint planning of area-wide development through interlocal agreements with other adjacent local governments.

POLICY 1.2.4: Coordinate the formulation of land development regulations and level of service standards to improve the provision of recreation sites and services.

POLICY 1.2.5: Participate in a technical coordinating committee to identify housing and community development programs and increase housing availability.

POLICY 1.2.6: The City shall coordinate with the Northwest Florida Water Management District on alternative water supply projects, if needed, within the 10-year Water Supply Facilities Work Plan. This Plan is to be adopted by February 28, 2010.

POLICY 1.2.7: The Intergovernmental Coordination Element will be updated to include the results of an inter-local service delivery agreement, if one is adopted by the County and municipalities.

POLICY 1.2.8: Where possible, the City shall coordinate with neighboring jurisdictions to share recreation and open space facilities.

OBJECTIVE 1.3: Coordinate with the Bay County School Board concerning facility siting plans and the impact of development on existing facilities.

POLICY 1.3.1: Evaluate the impact of proposed major residential developments on school facilities as part of the development review process.

OBJECTIVE 1.4: Establish level of service standards for all public facilities that are consistent with any state, regional, or local entity having operational and maintenance responsibility for the facility.

POLICY 1.4.1: The Comprehensive Plan shall reflect coordinated level of service standards for all public facilities not City owned or operated.

POLICY 1.4.2: Coordinate with the MPO in setting levels of service for transportation facilities.

OBJECTIVE 1.5: Provide for the coordination with other agencies at the lowest level of conflict resolution possible.

POLICY 1.5.1: Provide for regular and extensive exchange of information between jurisdictions and agencies.

POLICY 1.5.2: Through an Intergovernmental Coordination Forum, when appropriate, establish formal procedures for review of annexation requests and for resolving annexation issues.

OBJECTIVE 1.6: Conflict resolution with other agencies shall be achieved through formal or informal processes.

POLICY 1.6.1: Achieve conflict resolution through informal negotiation resulting in a "Memorandum of Agreement" or other statement of intent.

POLICY 1.6.2: Consult with the West Florida Regional Planning Council for informal conflict mediation where appropriate to resolve issues related to findings of fact or consensus-building. If the Regional Planning Councils are eliminated by the Legislature, alternate resolution procedures may be created.

POLICY 1.6.3: Provide for joint meetings of the Commissions and Councils of local governments to resolve intergovernmental coordination issues.

POLICY 1.6.4: Formal mediation shall be entered into only after other alternatives have failed to arrive at a resolution of the issue. Formal mediation should be conducted by a professional mediator specifically trained in mediation techniques.

OBJECTIVE 1.7: Coordinate with Bay County for building permit services.

POLICY 1.7.1: As long as the City desires to utilize the services of Bay County for building permit services, Callaway must maintain an interlocal agreement, if legally required, which reflects the relationship of the two governmental entities. Callaway may determine from time to time whether building permit services should be contracted outside of the City.

POLICY 1.7.2: The interlocal agreement shall specify the respective responsibilities of the City and the County regarding the review of development and permit plans and

applications; determinations of concurrency and the monitoring and evaluation of public services and facilities to ensure that facility capacities are available to serve a proposed project; and determinations of compliance with the goals, objectives and policies and Future Land Use Map of the City's Comprehensive Plan.

POLICY 1.7.3: The City will coordinate with the County to prepare written procedures to be followed in the issuing of permits. These procedures shall include a list of review criteria and application submittal requirements to ensure compliance with the City's Plan.

POLICY 1.7.4: The City shall keep a record of development permitting activity in the City to be used in the periodic update of this Plan including the five year evaluation and appraisal report.

OBJECTIVE 1.8: The City shall coordinate with Tyndall Air Force Base on land use decisions that may affect the mission of the military installation.

POLICY 1.8.1: The City shall solicit comments from a designated representative of Tyndall Air Force Base. These comments will be considered when making comprehensive planning or land development regulation decisions. The comments will also be forwarded to the state planning agency.

POLICY 1.8.2: A representative member of Tyndall Air Force Base shall be included as an ex officio, non-voting member of the land planning board.

OBJECTIVE 1.9: Collaborate and Coordinate with the School Board of Bay County (School Board) to ensure high quality public school facilities which meet the needs of the City of Callaway's existing and future population, are concurrent with necessary services and infrastructure and are compatible with the Comprehensive Plan.

POLICY 1.9.1: The City will implement the interlocal agreement with the School Board, Bay County, municipalities and adjacent counties (as needed) to provide for close coordination and for evaluation of development proposals. This coordination and evaluation will include:

- (1) Participate in an annual joint workshop for elected officials to address issues of mutual concern.
- (2) Coordinate growth projections and school enrollment, infrastructure reports, school site selection, amendments to provisions of the interlocal agreement and public school facilities element and annual reports through the staff working group.

- (3) Include School Board Representative on LPA and provide agenda and backup materials, notice of land use applications, comprehensive plan map amendments, rezoning and planned unit developments.
- (4) Adopt sub district wide concurrency service areas by 2010.
- (5) Explore co-location opportunities and compatibility of land uses adjacent to existing schools and school sites.
- (6) Adopt land Development Regulations that fulfill the requirements of the Interlocal Agreement for Public School Facility Planning and Concurrency and the Comprehensive Plan.
- (7) Consider School Board comments in land use decisions including available capacity and capacity improvements and issue a school concurrency determination only after the applicant has complied with the terms of the local government's Comprehensive Plan and land development regulations implementing school concurrency and appropriate mitigation.
- (8) Review and provide written comments on the financially feasible Tentative District Educational Facilities Plan and Educational Plant Survey.
- (9) Determine and provide a written report concerning Comprehensive Plan consistency, enumerating all conditions to be imposed and all applicable LDR regulations for a school site plan submittal by the affected local government and addressing feasibility of school sites, availability of necessary infrastructure and collocation of other facilities.
- (10) Coordinate the location of new and extension of existing public facilities subject to concurrency.
- (11) Cooperate in Dispute Resolution Processes, as necessary.

POLICY 1.9.2: General types of provisions that will be included in the interlocal agreement in order to advise the School Board, County, adjacent counties, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

- (1) Transmission of an annual memo from the City of Callaway Planning Department to the Bay District School Board. The School Board shall make this information available to the above agencies upon request.
- (2) Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the

City/County/School Board Working Group, and the Local Planning Agency as well as through public meetings with notices published in the weekly paper.

OBJECTIVE 1.10: Joint Planning Processes The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

POLICY 1.10.1: The City shall establish new coordination mechanisms as necessary to evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans of adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land, and the State, through the use of joint meetings or other types of forums with other agencies.

POLICY 1.10.2: On an annual basis, the School Board shall provide to the City information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The 5-year Capital Facilities Plan shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

POLICY 1.10.3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City of Callaway, representatives from the Board of City of Callaway Commissioners, the Bay County School Board, the Bay County Board of Commissioners and the municipalities shall meet jointly every twelve months to develop mechanisms for coordination. Such efforts may include:

- (1) Coordinated submittal and review of the annual capital improvement program of the city, the annual educational facilities report and Five-year School Plan Survey of the Bay County School Board.
- (2) Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- (3) Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- (4) Use of a unified database including population (forecasts of student population), land use and facilities.
- (5) Use of a Parks/Schools Planning Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the

Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

- (6) Use of the Staff Working Group for school siting, changes and updates to the Comprehensive Plan and the Land Development Regulations and other purposes as needed.

OBJECTIVE 1.11: Create effective partnerships with private sector entities, Bay County, adjacent municipalities, the Bay County Economic Development Alliance (EDA), the Bay County Chamber of Commerce, and other governmental agencies to encourage economic development in the City of Callaway.

POLICY 1.11.1: The City of Callaway shall work towards establishing an interlocal agreement with interested neighboring jurisdictions by 2010 to coordinate and enhance the tourism and ecotourism industry within the Bay County area.

POLICY 1.11.2: When the interlocal agreement is established, the City of Callaway shall work with the Bay County EDA, the Bay County Chamber of Commerce, and interested municipalities in a joint marketing and advertising effort focused on tourism and ecotourism.

POLICY 1.11.3: The City shall coordinate with the County, the Bay County EDA, and other appropriate local, state and federal agencies in creating guidelines for suitable locations, including public lands, for ecotourism and nature based tourism uses.

POLICY 1.11.4: The City of Callaway will continue to support the local tourism industry by coordinating with the Convention and Visitors Bureau and working with the County and the community to position the area as a friendly, hospitable destination.

POLICY 1.11.5: Callaway, in coordination with Bay County, adjacent municipalities, the Bay County EDA, and other appropriate agencies will initiate programs that encourage and assist in the location of new, environmentally friendly industries.

POLICY 1.11.6: The City of Callaway will coordinate with the Community Redevelopment Agency Board and the Bay County Chamber of Commerce to attract additional retail establishments, specifically those retailers identified in the market analysis conducted by Claritas for the *Callaway Redevelopment Plan* (May 2007), especially within the downtown redevelopment area.

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: To create a functional relationship between this Plan and the annual budget; ensure that growth occurs consistent with the City's financial capability to provide facilities and services; ensure that capital improvements are provided in a timely and cost-efficient manner; establish level of service standards for concurrency purposes; ensure that developers bear a proportionate share of the cost of providing infrastructure; establish and maintain a concurrency management system; to ensure coordination of growth with the provision of public educational facilities according to adopted level-of-service standards through coordination of the City's and School Board's capital improvements programs; to establish a 5-year schedule of capital improvements consistent with the annual budget, and; to promote and further sound prudent fiscal policy for the City.

OBJECTIVE 1.1: Priorities for Capital Improvements: Callaway shall identify and fund services and capital improvements required by this Plan.

POLICY 1.1.1: In the absence of legal constraints on the use of revenues, projects and programs shall be funded in order to:

- (1) Correct public hazards;
- (2) Eliminate existing deficiencies as described by the minimum levels of service;
- (3) Provide capacity for developments that have received a determination as a Committed Development when such developments are within the City limits.
- (4) Maintain levels of service as new growth occurs; and
- (5) Increase existing levels of service to desired levels of service.

POLICY 1.1.2: The City shall not utilize public funds for infrastructure expansion or improvements in the coastal high-hazard area unless such funds are necessary to:

- (1) To protect public health, safety and welfare;
- (2) The service provided by the facility cannot be located at another location outside the coastal high hazard area;
- (3) To restore and/or enhance natural resources.
- (4) Provide for needs of water-dependent uses.

Policy 1.1.3: The City shall annually monitor the following roadways for concurrency. Only portions of these roadways that are within the City of Callaway will be monitored.

- 7th Street
- Boat Race Road
- SR 22
- Cherry Street

- Old Bicycle Road
- US 98 (Tyndall Parkway)
- Berthe Avenue
- Star Avenue
- Bob Little Road

Projects for roadways that are found to be failing, or are projected to fail before the next scheduled annual update should be addressed in the Five-Year Capital Improvement Program. If facilities cannot be addressed in the Schedule of Five-year Capital Improvements they will then be identified within a Long-Term Concurrency Management System through an amendment to the Comprehensive Plan.

Policy 1.1.4: Should the funding sources referenced in the Schedule of Capital Improvements for roads be insufficient to provide financial feasibility, the City will examine additional revenue sources, including impact fees.

POLICY 1.1.5: When a certificate of concurrency has been issued that relied on a project in the City's Capital Improvement Program, that project shall not be deleted from the Capital Improvement Program unless the City determines that the level of service for that facility type can be maintained without the project.

OBJECTIVE 1.2: Public Buildings: Callaway shall provide public facilities throughout the City and shall provide for the efficient and cost-effective management and planning of all public buildings.

POLICY 1.2.1: The City shall provide sufficient usable public building space to accommodate the provision of services by the City Commission and the constitutional officers. Any legally available non-ad valorem revenue source of the City may be used as a funding source to provide such public building space, dependent upon the type of service provided by such space.

POLICY 1.2.2: Public facilities shall be constructed in accordance with the space requirements determined by the functions of the end users. The level of service standards for public facilities shall be the same as those established elsewhere in this plan.

POLICY 1.2.3: The City shall require that adequate public facility capacity be available for proposed development either prior to development or concurrent with the development's impact on public facilities. Concurrency shall be measured by the guidelines included in the Concurrency Management System provisions of this plan.

POLICY 1.2.4: Callaway shall effect energy management and control systems in public buildings which:

- (1) Comply with Federal, State, County and City codes; and
- (2) Utilize natural resources in a cost-effective manner.

POLICY 1.2.5: Financial resources for the implementation of planned preventive maintenance and capital replacement programs shall be provided annually to maintain public facilities at cost-effective operational levels.

POLICY 1.2.6: Callaway shall implement programs for the evaluation, maintenance and correction of environmental issues associated with buildings.

POLICY 1.2.7: The planning of public buildings shall include the coordination and participation of the end users including constitutional officers, agencies and departments.

POLICY 1.2.8: Callaway shall, through the use of its property inventory, evaluate all existing facilities and properties for suitability, prior to purchasing or constructing new properties.

OBJECTIVE 1.3: Service Area: The City shall, through the identification of the service area shown on the Service Area Exhibit, allocate financial resources according to a schedule of capital improvements that maintains the adopted levels of service identified for that service area.

POLICY 1.3.1: The level of service standard shall be maintained in the service area identified in the Service Area Exhibit 3.

OBJECTIVE 1.4: Intergovernmental Coordination: The City shall coordinate its capital improvements program with all governmental entities that provide facilities within the City's jurisdiction.

POLICY 1.4.1: The City shall work with all governmental entities that provide public facilities within the City's jurisdiction to ensure that facilities and services are provided concurrent with impacts of development.

POLICY 1.4.2: The City shall coordinate with all governmental entities providing services and facilities in the unincorporated area to ensure that location and timing criteria are followed.

OBJECTIVE 1.5: Fiscal Policies: Callaway shall establish the following fiscal policies regarding budgeting revenues, and expenditures to ensure that the needs of the City are met for construction of capital facilities to meet existing deficiencies, accommodate future growth, and replace obsolete or worn-out facilities; to ensure that future development will bear its proportionate share of the cost of facility improvements

necessitated by the development in order to maintain adopted level of service; to demonstrate compliance with applicable Florida Statutes.

POLICY 1.5.1: Budget and Financial Reporting Policies

- (1) The City's financial reports shall be produced in accordance with generally accepted accounting principles.
- (2) The City's budget shall be adopted and administered in accordance with §§129.01 and 200.065, Florida Statutes.

POLICY 1.5.2: Revenue Policies

- (1) The City shall develop and expand when necessary, any legally available non-ad valorem revenue sources sufficient enough to fund the adopted maximum levels of service.
- (2) Cost recovery fees (user charges), where appropriate, shall be reviewed to offset the cost of providing specific services.
- (3) Potential fee rates and policies applicable to each service or activity shall be based upon:
 - (a) The related cost of the service provided;
 - (b) The approved cost recovery rate for the service or activity;
 - (c) The impact of inflation and exceptional changes in significant cost components in the provision of services; and
 - (d) Equity of comparable fees.
- (4) The City Clerk shall prepare and incorporate a consolidated summary of revenue sources into the City's budget document.

POLICY 1.5.3: Debt Policies

- (1) Callaway shall use long-term debt financing only for capital improvements that provide long-term benefits to the community.
- (2) The City shall ensure that long-term debt is soundly financed by:
 - (a) Conservatively projecting the revenue sources that will be utilized to pay the debt; and
 - (b) Financing the improvement over a period not greater than the useful life of the improvement.
- (3) The City will regularly analyze total indebtedness including underlying and overlapping debt as part of its analysis of financial condition.
- (4) Overall net debt shall be maintained at a level commensurate with the available revenues, user fees, and grants to retire said debt.

POLICY 1.5.4: Capital Improvement Policies

- (1) The Plan shall identify the capital needs of the community and indicate how these needs will be funded. The City's Capital Improvement Program shall be developed based on the elements of the Plan.
- (2) The City shall develop a Five-Year Capital Improvement Program for roads, sanitary sewer, solid waste, drainage, potable water, and recreation, and the Ten-Year Capital Improvement Program for roads within the Long-Term Concurrency Management System as a part of the annual budget process, and will make all capital improvements in accordance with the adopted Annual City Budget.
- (3) Maintain and update annually a long-range forecasting system which will include projections of revenues, expenditures and future costs and financing of capital improvements.
- (4) The City will identify the cash flow needs of all new projects and determine which financing method best meets the cash flow needs of each project.
- (5) The costs of operating and maintaining all proposed projects will be identified and incorporated into the five-year financial projection for operations of roads, sanitary sewer, solid waste, drainage, potable water, and recreation, and into the ten-year financial projections for roads within the Long-Term Concurrency Management System.

POLICY 1.5.5: Capital Facility Policy

- (1) Maintain a program for identifying, scheduling and budgeting the renewal and replacement requirements of capital facilities.

POLICY 1.5.6: Financing Public Facilities Necessitated by New Development

- (1) Callaway shall require new development activity to pay fair share fees for new capital facilities or expansion of existing facilities. Fees shall not exceed a pro rata share of the reasonably anticipated costs of such improvements.
- (2) Connection charges may be assessed for any new water and wastewater connections within Callaway Service Area.
- (3) Waste Impact Fees or Assessments may be assessed to residential and non-residential development.
- (4) Service impact fees may be assessed to residential and non-residential development pursuant to City Impact Fee Ordinances.

OBJECTIVE 1.6: The Capital Improvement Element and the minimum levels of service obtained therein shall be monitored and updated.

POLICY 1.6.1: The City, as part of the Comprehensive Plan and the CIE, shall annually adopt a Five-Year Capital Improvement Program for roads, sanitary sewer, solid waste, drainage, potable water, and recreation, and a Ten-Year Capital Improvement Program for roads within the Long-Term Concurrency Management System that identifies the capital needs of the community and supports the adopted minimum levels of service.

POLICY 1.6.2: The CIE shall be updated annually through the Five-Year Capital Improvement Program for roads, sanitary sewer, solid waste, drainage, potable water, and recreation, and the Ten-Year Capital Improvement Program for roads and adopted as part of the annual budget process, as long as the Five-Year CIP for roads, sanitary sewer, solid waste, drainage, potable water, and recreation, and the Ten-Year CIP for roads within the Long-Term Concurrency Management System supports and furthers the minimum levels of service contained in the Plan.

POLICY 1.6.3: Annually, the Public Works Director or his designee shall provide the City Commission with an assessment report on the current availability of City-provided services and facilities at adopted level of service standards, including the record to determine if the de minimus transportation impact has been met. This assessment shall be sent to the Department of Community Affairs with the annual update to the Capital Improvements Program.

POLICY 1.6.4: The City shall add stormwater facility projects to the 5-year schedule of Capital Improvements when identified and funded.

OBJECTIVE 1.7: Implement School Concurrency. Coordinate with the School Board the approval of residential subdivisions, site plans, or their functional equivalent to correct existing deficiencies and assure adequate future school capacity consistent with the adopted level of service standards for public school concurrency.

POLICY 1.7.1: Consistent with the Interlocal Agreement, the School Board and City agree to the following standards for school concurrency in the City of Callaway (Table 1):

| TYPE OF SCHOOL | LEVEL OF SERVICE |
|-----------------------|---------------------------------|
| Elementary | 100% of permanent FISH capacity |
| Middle | 100% of permanent FISH capacity |
| High | 100% of permanent FISH capacity |

POLICY 1.7.2: The City shall ensure that future development pays the proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via legally available and appropriate fee methods in development conditions.

POLICY 1.7.3: The City hereby incorporates by reference the 2008 5-year District Facilities Work Program adopted by the Bay County School District on September 24, 2008, that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools (Table 2). Level of Service standards shall be applied district wide to all schools of the same type. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrency, incorporation of the School Board's Facilities Work Plan does not obligate the City to fund the improvements included in said Facilities Work Plan. The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference, or by including relevant projects from the most recent 5-year district facilities work plan, the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

POLICY 1.7.4: The 5-year schedule of improvements ensures the level of service standards for public school are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

POLICY 1.7.5: The City of Callaway will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five years of the School Board's Capital Improvement Program. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrency, incorporation of the School Board's 5-year Capital Improvements Program does not obligate the County to fund the improvements included therein. The City of Callaway and the Bay County School Board will coordinate during updates or amendments to the Bay County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

POLICY 1.7.6: The City shall ensure maintenance of the financially feasible capital improvements program and ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

POLICY 1.7.7: The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

- (1) Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.
- (2) Identification of adequate sites for funded and planned schools; and

- (3) The establishment of the Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements.

GOAL 2: Necessary infrastructure and services must be available concurrent with the impact of development.

OBJECTIVE 2.1: Ensure that the public facilities and services are available concurrent with the impacts of development.

POLICY 2.1.1: The Planning Director or designee shall maintain a current record of the level of service for roads, sanitary sewer, solid waste, drainage, potable water, and recreation. The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by first adding together any capacity demands committed through concurrency reservations for development orders approved prior to and subsequent to the adoption of the comprehensive plan but not receiving services and existing services being delivered. Subtract that total from the design capacity of the facility; the remainder is the capacity available to serve the new development project.

POLICY 2.1.2: The City shall require the applicant for a Development Order or Development Permit to complete a "Level of Service Impact Statement". This statement shall provide the required information regarding the potential impacts of a development on each facility, and this required information shall be the basis of review for concurrency certifications.

POLICY 2.1.3: Concurrency Review Procedures shall be established providing for the review of applicable services subject to the information submitted as part of the Level of Service Impact Statement for Development Order applications to determine whether the proposed project can be provided service at the adopted level of service standards.

Applications shall be considered for approval only when (1) there is enough capacity from all facilities to serve the project at the adopted level of service standards; or (2) improvements for Roads, Sanitary Sewer, Potable Water, Drainage, Solid Waste and Recreation are scheduled to be in place or under actual construction not more than three (3) years after issuance of a certificate of occupancy. Such improvements shall be included in the adopted five (5) year capital improvement program for the City; or (3) improvements for roads within the Long-Term Concurrency Management System are included in the Ten-Year Schedule of Road Improvements for a Long-Term Concurrency Management System, and may include projects in the first three years of the FDOT five (5) year work plan.

POLICY 2.1.4: Through the Concurrency Review Procedures, a proposed project may be considered for approval if the Development Order contains phasing conditions, if

appropriate, designed to ensure that facilities and services will be provided concurrent with the facility needs of the development.

POLICY 2.1.5: The Planning Department shall prepare written findings on the proposed development's compliance with the concurrency requirement. For the concurrency compliance determination, one or more of the following scenarios for each facility type (i.e. roads, sanitary sewer, potable water, drainage, solid waste, and recreation) must be met:

Roads

1. The necessary facilities and services are in place at the time a development order or building permit is issued; or,
2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur, otherwise, the Certificate of Occupancy will not be issued; or,
3. The necessary facilities are under construction at the time a permit is issued; or,
4. A development permit is issued subject to the condition that an applicant for development may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share under certain conditions, pursuant to Section 163.3180(16) and as described in the land development regulations; or
5. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one (1) year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Sanitary Sewer, Solid Waste, Drainage, and Potable Water

1. The necessary facilities and services are in place at the time a development permit is issued; or,
2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the

development occur, otherwise, the Certificate of Occupancy will not be issued; or,

3. The necessary facilities are under construction at the time a permit is issued; or,
4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of (1), (2), or (3), above. Such an agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Recreation

1. The necessary facilities and services are in place at the time a development permit is issued; or,
2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur, otherwise, the Certificate of Occupancy will not be issued; or,
3. The necessary facilities are under construction at the time a permit is issued.

POLICY 2.1.6: Sufficient information shall be provided by the applicant for the purpose of determining concurrency. The Planning Director or his/her designee will advise the applicant concerning the items of information necessary for an assessment of the proposed development's impact on services. Compliance reviews, including review by all appropriate County departments, if any, will be coordinated by Callaway. The Planning Director will forward approved applications to the appropriate Building Department which is the building permit issuing agent for Callaway. In no case shall an application for issuance of a development order be forwarded to the Building Department if the projected service demand exceeds capacity. Likewise, a determination of concurrency must be made prior to approval of an application for a development order.

POLICY 2.1.7: A development order may be issued if a determination of available capacity is made. A development order shall not be issued if the demand for service needed by the development exceeds existing and new facility capacity. Development orders may be approved in stages or phases so that facilities and services required by

each phase are available consistent with adopted level of service standards concurrent with the impacts of each phase of the development.

POLICY 2.1.8: A Certificate of Concurrency for a Development Order or Permit will remain in effect for six (6) months from the date the Development Order or Permit receives written approval from the City. Facility capacities will be reserved for the project for as long as the Development Order or Permit is valid. For phased projects, the Certificate of Concurrency shall be valid for the same time period as the final Development Order or Permit for that project phase.

POLICY 2.1.9: The City shall establish a Committed Development determination process for the purpose of determining whether or not to allow a development to commence without requiring a Certificate of Concurrency. The Committed Development determination process shall include an administrative proceeding which shall establish whether or not the Development Order or Development Permit issued prior to the adoption of this plan is a final development approval by the City, the project has a valid unexpired building permit from the City and the development authorized by the building permit has commenced and is continuing in good faith or is otherwise vested. Such projects shall receive a positive committed development determination.

Projects which have received a valid local governmental development order but have not been permitted to commence development or to continue in good faith due to conditions in the development order, or acts, or omissions, of a governmental entity shall receive a committed development determination.

POLICY 2.1.10: Notwithstanding the provisions of this Plan to the contrary, the requirements of the Plan shall not apply in any manner to impair vested rights established pursuant to Florida law, to the extent that any development, or portion thereof, is vested against the requirements of this Plan.

GOAL 3: To monitor available capacity for services and facilities.

OBJECTIVE 3.1: Coordination between the City and service providers to ensure available capacities of services and facilities.

POLICY 3.1.1: The Five-Year Capital Improvements Schedule for Roads, Sanitary Sewer, Potable Water, Drainage, Solid Waste, and Recreation and the Ten-Year Capital Improvements Schedule for Roads within the Long Term Concurrency Management System shall identify and fund those projects for which the City is the service provider and which are required to maintain the level of service standards.

POLICY 3.1.2: The City shall require documentation from the service providers that facility capacity is available and will be reserved for approved development.

POLICY 3.1.3: The City shall coordinate with service providers to ensure that facilities are expanded or new facilities are constructed to accommodate anticipated future needs.

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1: Through coordination provide adequate educational public facilities to school-aged children in the City of Callaway based on district-wide consistent measures.

OBJECTIVE 1.1: The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City of Callaway Comprehensive Plan and Bay District Schools public school facilities programs, such as:

- (1) Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
- (2) Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- (3) The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,
- (4) The expansion or rehabilitation of existing schools so as to support neighborhoods.
- (5) As specified in Policy 1.7.3 (Capital Improvement Element) the City and the School Board will coordinate annual updates to the capital improvement schedules and comprehensive plan updates and amendments for School Board facilities to address necessary projects that achieve and maintain adopted level of service.

POLICY 1.1.1: Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a change, and the developer is unable to provide adequate mitigation, the City may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development.

POLICY 1.1.2: In reviewing petitions for future land use, rezoning, or Planned Unit Developments (PUD) for residential development that may affect student enrollment or school facilities, the City will consider the following:

- (1) Providing school sites and facilities within planned neighborhoods;
- (2) Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;

- (3) The co-location of parks, recreation and community facilities with school sites.
- (4) The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
- (5) Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
- (6) Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
- (7) The inclusion of school bus stops and turnarounds in new developments;
- (8) Innovative solutions proposed by the private sector;
- (9) School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
- (10) Available school capacity or planned improvements to increase school capacity; and
- (11) Whether the proposed location is consistent with school design and planning policies.

POLICY 1.1.3: The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

POLICY 1.1.4: The City shall coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans consistent with the Interlocal Agreement for Public School Facility Planning and Concurrency and the Intergovernmental Coordination Element as provided in the interlocal agreement.

OBJECTIVE 1.2: Enhancement of Community Design Support the School Board in its effort to provide for appropriate school facility locations.

POLICY 1.2.1: The City of Callaway will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning and concurrency.

POLICY 1.2.2: Consistent with Policy 3.11.1 of the Future Land Use Element, public schools are an allowable use within Residential, Commercial and Public /

Institutional land use categories.

POLICY 1.2.3: Consistent with Policy 3.11.1 and Policy 3.11.4 of the Future Land Use Element, the City shall coordinate with the Bay District School Board to encourage the location of schools in proximity to or within residential areas and consistent with the goal of the Recreation and Open Space Element, shall seek through joint ventures to meet recreation needs by the co-location of public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

POLICY 1.2.4: Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected needs for schools.

POLICY 1.2.5: The City and School Board will jointly determine the need for and timing of on-site and off-site improvements as mitigation for a private residential development, including water, sewer, roads, and drainage necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the interlocal agreement.

POLICY 1.2.6: The City and the School Board, in conjunction with the Bay County Transportation Planning Organization, will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

OBJECTIVE 1.3: Community Focal Points Encourage school facilities to serve as community focal points.

POLICY 1.3.1: New elementary schools should be located proximate to current and future residential areas to promote safety and walkability for children to schools, and to the public for community use. Exceptions include those instances when the environmental characteristics of the land, including but not limited to flood zones, Coastal High Hazard Areas, or wetlands, prevent such location from occurring.

POLICY 1.3.2: Locate and design schools in close proximity to existing or future parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities.

POLICY 1.3.3: The City and School Board shall coordinate the location of shared-use and co-location of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities, when the opportunity exists.

POLICY 1.3.4: The City and School Board will continue to coordinate efforts to design and build new school facilities, and facility rehabilitation and expansions, to serve as emergency shelters as required by Section 163.3177, Florida

Statutes. The City of Callaway will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

OBJECTIVE 1.4: Safe Ways to School The City shall promote Safe Ways to Schools.

POLICY 1.4.1: All public schools shall provide bicycle and pedestrian access consistent to Florida Statutes. Bicycle access to public schools should be incorporated into the countywide bicycle plan. Parking at public schools will be provided consistent to applicable Land Development Regulations.

POLICY 1.4.2: The policy of the City is to reduce hazardous walking conditions, consistent with Florida's Safe Ways to School program and 1006.23, Florida Statutes.

POLICY 1.4.3: New developments and redevelopment adjacent to school properties shall be required to provide a dedicated public access path paved to City specifications for pedestrian travel to existing and planned school sites.

POLICY 1.4.4: New developments and redevelopment adjacent to pedestrian facilities which connect to a school's pedestrian network shall be required to include within the development publicly accessible pedestrian facilities designed and constructed to City specifications which connect to the neighborhood's existing pedestrian network.

POLICY 1.4.5: For new development and redevelopment within two miles of an existing or planned school facility that will serve students, the City shall require the installation of sidewalks within or adjacent to (as determined by the City engineer) the rights-of-way of any public or private road within or abutting the site, so that a complete, unobstructed, continuous route with a minimum width of five feet paved to City specifications is provided along said roadways. If a road with a speed limit exceeding 50 mph exists within route to the school facility, then a three feet separation between the sidewalk and the road is required.

POLICY 1.4.6: In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year as financially feasible. It is the intention of this policy that the City of Callaway and the School Board coordinate the development of their capital improvements programs to maximize the effectiveness of their limited financial resources in reducing hazardous walking conditions.

POLICY 1.4.7: Evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a higher number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy bussing for hazardous walking conditions, schools with significant walking populations served by poor pedestrian and bicycle access, and needed safety improvements.

POLICY 1.4.8: Coordinate with the TPO Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

POLICY 1.4.9: Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facilities needs, according to the Interlocal Agreement for Public School Facility Planning and Concurrency for Bay County, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

OBJECTIVE 1.5: Encourage Sustainable Design and Development for Educational Facilities Such as Green Building.

POLICY 1.5.1: Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

OBJECTIVE 1.6: School Capacity and Concurrency Coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity to ensure adequate school capacity is available to residential development consistent with adopted level of service standards for public school concurrency. The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

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

POLICY 1.6.1: Recognize the School Board's statutory and constitutional responsibility to provide a uniform system of public schools. In collaboration, the City shall approve or deny petitions for comprehensive plan amendments, rezonings, or final subdivision and site plans for residential development that

generates students and impact the Bay County school system.

POLICY 1.6.2: The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes and the existing Interlocal Agreement.

POLICY 1.6.3: Upon the establishment of concurrency sub-districts, the City shall give priority consideration to petitions for Future Land Use Map amendments, zone changes, final subdivision approval, or development orders for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to the School Board or set aside for purchase by the School Board in a written agreement approved by the Bay District School Board and the developer at price(s) that reflect pre-approval values.

POLICY 1.6.4: Where capacity will not be available to serve students from a property seeking a Future Land Use Map amendment or zone change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plan over the 5-, 10-, and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

POLICY 1.6.5: Consistent with the Interlocal Agreement, the City and the School Board agree to use common standards for school concurrency in Bay County.

POLICY 1.6.6: The level of service standards by type of school shall be as depicted in Table 12.1. Amendments to the level of service standards shall:

- (1) Be considered at least annually at the staff working group meeting to take place no later than April 15 of each year.
- (2) If proposed by the School Board, shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the respective comprehensive plans.
- (3) Not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.
- (4) Not be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within each year covered by the first five-years of the Capital Facilities Plan.

- (5) After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements and add a new fifth year, updating the public schools facility program to coordinate with the 5- year district work plan (October 1) and the financial feasibility of the capital improvements program (December 1).
- (6) Coordinate with the 5-year district facilities program updates and the financially feasible capital improvements program assuring that level of service will continue to be achieved and maintained.

| Table 12.1 Level of Service Standards | |
|--|---------------------------------|
| Type of School | Level of Service |
| Elementary | 100% of permanent FISH capacity |
| Middle | 100% of permanent FISH capacity |
| High | 100% of permanent FISH capacity |

FISH - Florida Inventory of School Houses

POLICY 1.6.7 The concurrency service areas are depicted in Map 12-1. Consistent with 163.3180, Florida Statutes, potential amendments to the concurrency service areas shall:

- (1) Be considered annually at the staff working group meeting to take place each year no later than April 15.
- (2) Shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the respective comprehensive plans, if proposed by the School Board.
- (3) Not be effective until all plan amendments and the amended Interlocal Agreement are fully executed.
- (4) Not be amended without a showing that the amended concurrency service area boundaries are financially feasible by the School Board.

POLICY 1.6.8: Multiple concurrency service areas shall be established on a less than district-wide basis no later than April 15, 2010. At such time, each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- (1) School locations, student transportation times and transportation costs, court-approved desegregation plans, and future land uses in the area.
- (2) Section lines, major traffic-ways, natural barriers and municipal boundaries.

POLICY 1.6.9: Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access to schools, including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability, diversity and geographic or man-made constraints to travel.

POLICY 1.6.10: The following student generation rates, as noted in Table 12.2, shall be utilized when determining school concurrency:

Table 12.2
Student Generation Rate Per Unit
Multipliers

| | |
|---------------|--------|
| Single Family | 0.3047 |
| Mobile Homes | 0.5053 |
| Multi-Family | 0.2706 |
| Condominium | 0.0106 |

POLICY 1.6.11: The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables shall not be considered permanent capacity.

POLICY 1.6.12: School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

POLICY 1.6.13: The City shall amend the concurrency management system in the Land Development Regulations to require that all new residential units be reviewed for school concurrency at the time of the issuance of the development order. The City shall not deny the issuance of a development order for residential development due to failure to achieve and maintain the adopted level of service for public school capacity where:

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

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

POLICY 1.6.14: In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area, or a contiguous service area, to address the impacts of a proposed development, the following standards shall apply. Either:

- (1) The developer must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation prior to the issuance of the development order; or
- (2) The development must be delayed or phased to a date when capacity enhancement and level of service can be assured; or
- (3) A condition of approval of the development order shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Bay County.

POLICY 1.6.15: The School Board, the County and all municipalities within Bay County shall utilize the district-wide student population projections which are based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, as modified by the School Board, taking into consideration future land use map projections of housing units for future growth and development of residential units within each Concurrency Service Area. The County, School Board, and each municipality shall coordinate and base their plans on these projections, and shall consider the projected impacts of local development trends within the School

Board's long range facilities needs over the 5-, 10-, and 20-year periods.

POLICY 1.6.16: Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include at least one of the following:

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

POLICY 1.6.17: Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement until all impacts for public school facilities created by the actual development of the property are mitigated.

POLICY 1.6.18: The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying the local costs per student station for each school type applicable to Callaway, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

OBJECTIVE 1.7: Monitoring and Evaluation Continually monitor and evaluate the Public Schools Facilities Element in order to assure that best practices of the joint planning processes and procedures for coordination of planning and decision-making are being utilized and include participation by the public.

POLICY 1.7.1: The City of Callaway and the Bay County School Board will coordinate during updates or amendments to this comprehensive plan and updates or amendments to the long-range plans for School Board facilities.

POLICY 1.7.2: The City shall provide to the School Board at least two weeks prior to the annual meeting the following information as available, to facilitate adequate monitoring of this Element:

- (1) Geo-referenced building permit and certificate of occupancy data;
- (2) Summary of actions on preliminary and final plats; and
- (3) Summary of site development plan approvals for multi-family projects.

POLICY 1.7.3: By January 31st of each year, the City shall provide the School Board with a report on growth and development trends within the City of Callaway. The report shall include, to the extent available:

- (1) The type, number, and location of residential units which have received development order approval;
- (2) The identification of any development orders issued which contain a provision for school siting; and
- (3) Any additional information related to number of residential dwelling building permits for the preceding year, future land use map amendments, and population projections.

POLICY 1.7.4: Map Series.

Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.