

CHAPTER FIVE

IMPLEMENTATION PLAN



This chapter prescribes a specific course of action that has been developed cooperatively with representatives from local jurisdictions, Naval Support Activity Panama City (NSA PC), state and federal agencies, local organizations, and other interested entities. As a result of this collaborative planning process, the recommendations presented in this chapter represent the JLUS Implementation Plan; a realistic and coordinated approach to compatibility planning in Bay County near NSA PC.

5.1 INTRODUCTION

The Implementation Plan recommends strategies that are intended to guide appropriate development that maintains the operational capabilities of NSA PC. In conjunction, these strategies facilitate economic development of the region to capture targeted job sectors while remaining compatible with the NSA PC missions. Several factors were taken into consideration when developing strategies that form the foundation of this Implementation Plan. These factors include:

- Review and analysis of existing and potential NSA PC encroachment and compatibility issues;
- Review and analysis of existing regulatory and non-regulatory compatible land use strategies;
- Input from Policy and Technical Advisory Committee members and the public at-large; and
- Input based on the consultant's professional experience and judgment.

5.2 IMPLEMENTATION PLAN GUIDELINES

The key to a successful joint land use study is balancing the different needs of all involved stakeholders. In working towards a balanced outcome of the planning process, several guidelines underpin the foundation upon which these strategies were developed. These guidelines included:

- In concert with the State of Florida's Private Property Rights laws, the Implementation Plan was developed with the understanding that the recommended strategies must not result in an "inordinate burden" placed on an owner's property.
- In order to minimize regulation, where appropriate, strategies were recommended only for specific geographic areas to resolve the compatibility / encroachment issue.
- Similar to other planning processes that include numerous stakeholders, creating a solution or strategy that meets the needs of all parties is challenging. In lieu of eliminating strategies that do not have 100 percent buy-in by all stakeholders, it was determined that a specific strategy may include components tailored to the needs of individual agencies and / or the military.

5.3 *DEVELOPING RECOMMENDATIONS*

JLUS strategies constitute a variety of actions local governments, military installations, agencies and other stakeholders can take to promote compatible land use planning. When these strategies are implemented, existing and potential compatibility issues arising from the civilian / military interface can be removed or significantly reduced in adversity. As such, the recommended strategies function as the heart of the JLUS document and are the culmination of the planning process.

Strategy Foundation

As designed, this section was developed based on the inputs provided in the previous chapters.

- **Chapter 2** provided an overview of existing conditions in the study area as well as a description of the operations conducted at NSA PC.
- The foundation for **Chapter 3** was based on input from the Technical Advisory Committee, the Policy Committee and the public. Starting from their insights into existing or potential compatibility issues or opportunities, additional items were added by the consulting team based on a review of conditions in the area. For each compatibility factor identified, background information was added to provide a good foundation on each factor to be address in this JLUS.
- Before establishing new strategies, it is critical to understand the existing strategies available and currently in use. **Chapter 4** provides a high level overview of the current planning strategies and tools used in the study area. The purpose of this evaluation is to determine:
 - Is the issue already covered in part or all of the study area? If adequately covered throughout the study area, no further action is needed. If a strategy is found to currently address the issue but only in a portion of the study area, can it be modified to be adopted by other stakeholders?
 - Is a strategy currently in place that only partially addresses an issue identified in Chapter 3? If so, how can that strategy be modified? As an alternate approach, does the strategy need to be replaced with a more effective approach?
 - Is an appropriate strategy missing currently? In this case, what new strategies will fit in with the capabilities of the stakeholders in the study area?

Strategy Types

To help organize the presentation of the JLUS recommendations, the strategies and tools proposed are grouped under a specific strategy type. These types represent the complete range of strategies that can be applied to compatibility issues. For the Bay County JLUS, ten unique strategy types are proposed. As examined in Section 3, this common approach to determining the needs unique to NSA PC, ensures a comprehensive response to compatibility factors identified.

The specific strategy types are listed below. For the strategy types used here, a table number follows each heading. The table number refers to the location in this section where the proposed strategies under this heading can be found.

The strategies presented herein were developed to resolve the compatibility issues introduced by the Technical Advisory Committee and the Policy Committee, as well as the public and project team. Additionally, the strategies were developed to minimize the escalation of future compatibility issues that are similar to the identified issues. There are 10 types of compatibility tools utilized in the JLUS Implementation Plan. The recommended strategies were organized within the compatibility tool that logically represents the strategy. The compatibility tools used include:

- MIOD / MIA Strategies (Table 5-1)
- Acquisitions Strategies (Table 5-2)
- Capital Improvements Program Strategies (Table 5-3)
- Communication / Coordination Strategies (Table 5-4)
- Legislation Strategies (Table 5-5)
- Memorandum of Understanding Strategies (Table 5-6)
- Plan and Programs Strategies (Table 5-7)
- Real Estate Disclosure Strategies (Table 5-8)
- Zoning and Building Codes Strategies (Table 5-9)
- Subdivision Regulations Strategies (Tables 5-10)

5.4 IMPLEMENTATION PLAN

As a result of this collaborative planning process, the JLUS recommendations are outlined in the following Implementation Plan. This Plan is the result of a realistic and coordinated approach to compatibility planning for the areas located around NSA PC.

How to Read the Implementation Plan

The Implementation Plan provides a detailed road map of the JLUS recommended strategies. To help organize the presentation of the Implementation Plan, strategies are grouped under the type of compatibility strategy heading that best represents each strategy. A broad definition of each type of compatibility strategy types associated with the recommendations follows the appropriate section of the table.

The Implementation Plan is presented in a matrix format comprised of six components. These plan components include:

- **Strategy Reference Number**
 - References a specific strategy
- **Strategy**
 - Contains a description of the strategy

- **Military Influence Overlay District (MIOD) and / or Military Influence Area (MIA)**
 - Identifies the geographic area to which the strategy applies (MIOD and / or the MIA). The MIOD column contains non location specific strategies. The MIAs provide an indication of the geographic areas where the strategy is expected to occur.
- **Responsible Party**
 - Lists the party primarily responsible for implementing the strategy and the parties responsible for partnering to enhance its successful achievement
 1. **Primary Responsibility.** A square symbol (■) designates that the stakeholder identified is responsible for implementing the strategy.
 2. **Partner.** A hollow square symbol (□) designates that the stakeholder identified can provide technical information or otherwise support the efforts to implement the strategy, but is not directly responsible for its implementation.
- **Priority / Timing**
 - Identifies when the strategy is proposed to be completed. The strategies are identified to be completed within one or more of the four time periods identified below. They include:
 1. Short Term (2009-2010)
 2. Mid-Term (2011 – 2013)
 3. Long Term (2013+)
 4. On-Going
- **Strategy Cost**
 - The table identifies an estimated Rough Order of Magnitude (ROM) cost for implementing each strategy. These costs are organized into four cost ranges, which include:
 1. \$ < \$250,000
 2. \$\$ = \$250,000 to \$750,000
 3. \$\$\$ = \$750,000 to \$1,500,000
 4. \$\$\$\$ = >\$1,500,000

MIOD / MIA Strategy

Bay County Military Influence Overlay District (MIOD)

A Military Influence Overlay District (MIOD) is proposed as the zoning tool used for implementing the policies and regulations associated with each Military Influence Area (MIA). The MIOD is comprised of four MIAs for the Bay County JLUS. The boundary of the MIOD is derived from the boundary of the largest MIAs, thus acting as an umbrella for the remaining MIAs. Bay County's largest MIAs boundaries are the Safety and the Frequency Spectrum MIAs, which utilize the same boundary. Based on these MIAs, the Bay County MIOD is a compilation of the four associated MIAs around the installation boundary,

which may serve as the applicable area for any potential, new, or modified legislation pertaining to NSA PC mission sustainability (see Figure 5-1). For ease of implementation, the formal boundary of the MIOD will follow the roadway or property line located closest to the MIA general boundary. The definitive MIOD boundary will be developed during the implementation stage of this JLUS.

Note: The NSA PC Training Area boundaries are the proposed boundaries and not the existing boundaries per the Federal Register. Prompted by the JLUS process, the Navy has proposed adjustments to boundaries to proactively address issues identified by the committees. These proposed NSA PC training area modifications have been presented to the Army Corps of Engineers, for confirmation and mapping. More information on the changes to the training areas can be found in Appendix A.

Bay County Military Influence Areas (MIA)

A MIA is a formally designated geographic planning area where military operations may impact local communities, and conversely, where local activities may affect the military's ability to carry out its mission. MIAs are designated to accomplish the following:

- Promote an orderly transition between community and military land uses so that they are and remain compatible.
- Protect public health, safety, and welfare.
- Maintain operational capabilities of military installations and areas.
- Promote the awareness of the size and scope of military training areas to protect training and / or other operational areas (i.e. critical air space) that are not a part of the actual military installation used for training purposes.
- Establish compatibility requirements within the designated area, such as zoning requirements and real estate disclosures.

MIAs are used to focus compatible land use policies and regulations to the specific geographic area of concern. In some cases, a geographic area may be located within more than one MIA. For ease of implementation, the formal boundary of the MIAs follow the roadway or property line located closest to the MIA boundary. Four MIAs, which are defined by the five primary NSA PC compatibility issue categories, are proposed for the Bay County Implementation Plan. These include:

- Land Use MIA / Anti-Terrorism / Force Protection (AT/FP)
- Land Use / Water Interface Land, Air and Sea Spaces MIA
- Safety MIA
- Frequency Spectrum MIA

The structure of the proposed Bay County MIOD by MIAs, (including zones within an MIA, where appropriate) is presented below. A description of each MIA will follow.

Land Use and AT/FP MIA

Anti-terrorism / Force Protection (AT/FP) has developed into a major concern pertaining to mission sustainability. As discussed earlier in this study, the Navy has established AT/FP line-of-sight buffers

surrounding NSA PC. Land uses in these areas are going to be critical to address in the implementation of this joint land use study.

Because the lines of sight for the microwave tower extend to Eglin and Tyndall Air Force Bases, the AT/FP MIA will extend into portions of northern and western Bay County.

The Land Use and AT/FP MIA addresses the compatibility factor identified as permitted land uses affecting anti-terrorism / force protection measures at NSA PC. Several incompatible land uses have been identified including high rise residential uses such as the Marina Landing development north of the installation, commercial land uses which could potentially develop or redevelop at a maximum height of 230 feet, and commercial / institutional uses which could interfere with the frequency spectrum.

Because of the close association between anti-terrorism / force protection and land use, the Land Use and AT/FP MIA can be characterized by the AT/FP line-of-sight buffers as shown on Figure 5-2. Currently there are 629 acres of vacant land zoned C-3, C-3A, C-4, R-5, SR-1, SR-1A, or SR-2 which would allow for development in excess of the heights associated with the AT/FP buffers. All of the areas within the land use MIA are within the jurisdiction of Bay County.

Land Use / Water Interface MIA

Land uses that span both land and water, such as marinas, docks, piers, and commercial fishing operations, can impact operations at NSA PC. Because these uses are potentially impacted by training operations by the Navy, much of the JLUS study area will be included in the MIA and the MIOD due to the potential locations for conflicts that will exist between military operations and the community's use of the water space.

The main areas of conflict between land uses and water training areas are located along the shore line, within close proximity to the NSA PC open water training areas as shown on Figure 5-3. This MIA includes all areas where piers, docks, marinas, and commercial fishing operation developments or expansions could impact military operations. The development of strategies addressing areas over water within the MIA will require further investigation and development during the implementation phase. The emphasis will be on identifying the potential types of sources and correlating them to the appropriate regulatory agency which can issue rulings and enforce them.

Safety MIA

Safety is a major concern to both the military and the community. Safety issues can range from the safety of boat operations, explosives safety, hazardous materials safety and the safety of divers and swimmers in the waters of St. Andrew Bay and the Gulf of Mexico. For NSA PC, the two most significant safety concerns are the safety in the many training areas and the safety of swimmers training in the open water swim routes.

Zone 1 of the MIA for safety compatibility is characterized by the training areas and swim routes as shown on Figure 5-4. The MIA includes portions of the North Bay, the West Bay, and an area at the mouth of St. Andrew Bay which is the main access point for boat traffic between the Bay and the Gulf of Mexico. Additionally, the training area in the Gulf of Mexico is included in the safety MIA. Should the existing training areas or swim routes change, or should the Navy add additional training areas or swim routes, the MIA could expand as necessary to include additional training areas. The development of strategies

addressing areas over water within the MIA will require further investigation and development during the implementation phase. The emphasis will be on identifying the potential types of sources and correlating them to the appropriate regulatory agency which can issue rulings and enforce them.

Zone 2 of the MIA for safety compatibility is characterized by the areas included in the helicopter accident potential zones (APZ) and explosive safety quantity distance arcs which are located outside the installation boundary. This zone is located on the southeast side of the installation and only extends beyond the installation boundaries over water as shown on Figure 5-4.

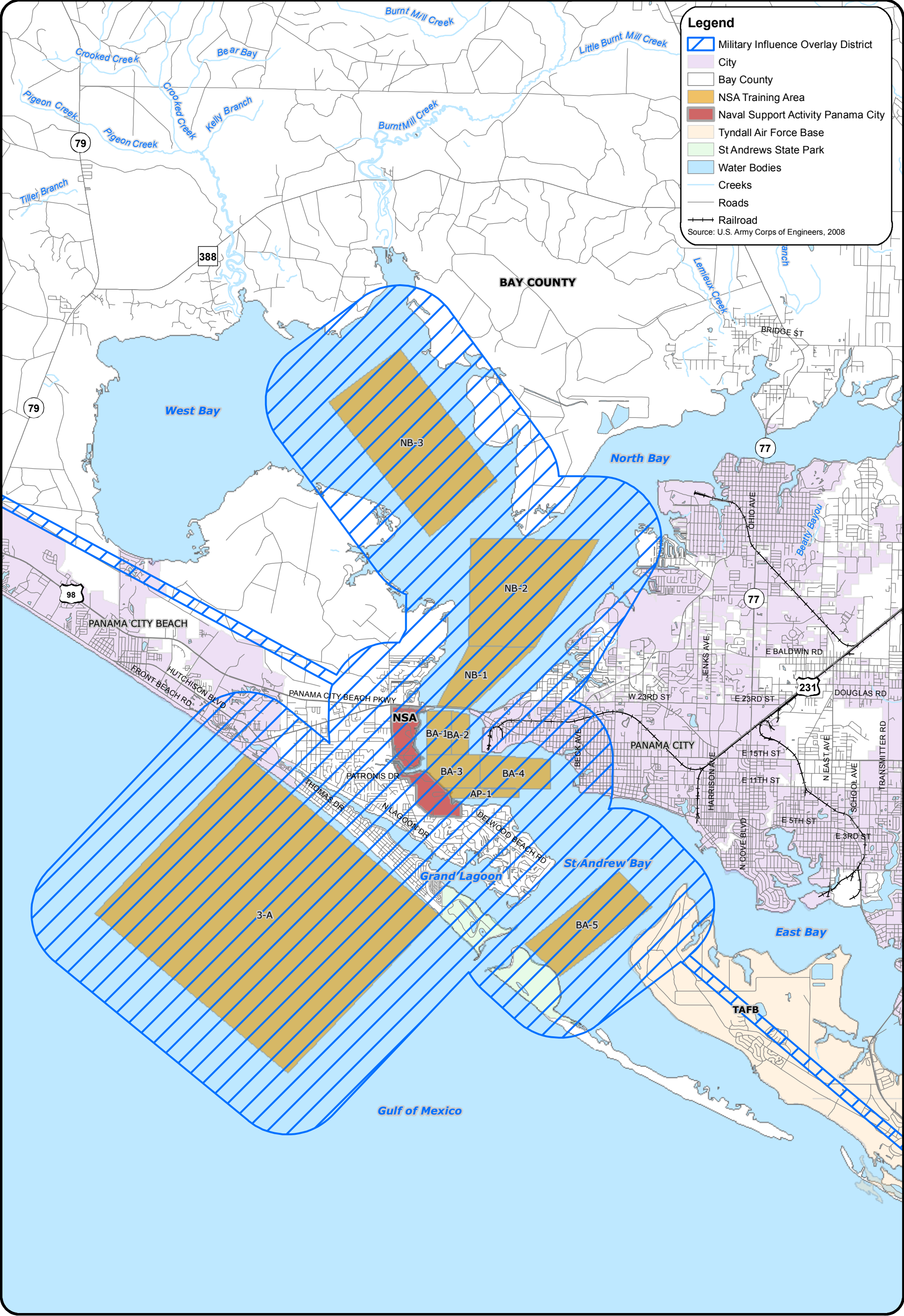
Frequency MIA

Due to the Navy's extensive use of the frequency spectrum and the research and development (R&D) aspects of NSA PC's mission, interference in the frequency spectrum is a rapidly growing concern. Frequency interference can occur both internally and externally to the installation. The three areas of concern when addressing frequency are:

1. Misuse of the frequency spectrum occurring on the installation, affecting the other frequency spectrum users on the installation
2. Frequency from the community affecting the military's use of the frequency spectrum
3. Frequency from the installation affecting the community's use of the frequency spectrum

Figure 5-5 illustrates the areas within the JLUS study area where all three frequency concerns may occur. The Frequency MIA was developed to include all areas on and off the installation where the Navy utilizes the frequency spectrum as well as a one mile influence buffer around these areas. The development of strategies addressing areas over water within the MIA will require further investigation and development during the implementation phase. The emphasis will be on identifying the potential types of sources and correlating them to the appropriate regulatory agency which can issue rulings and enforce them.

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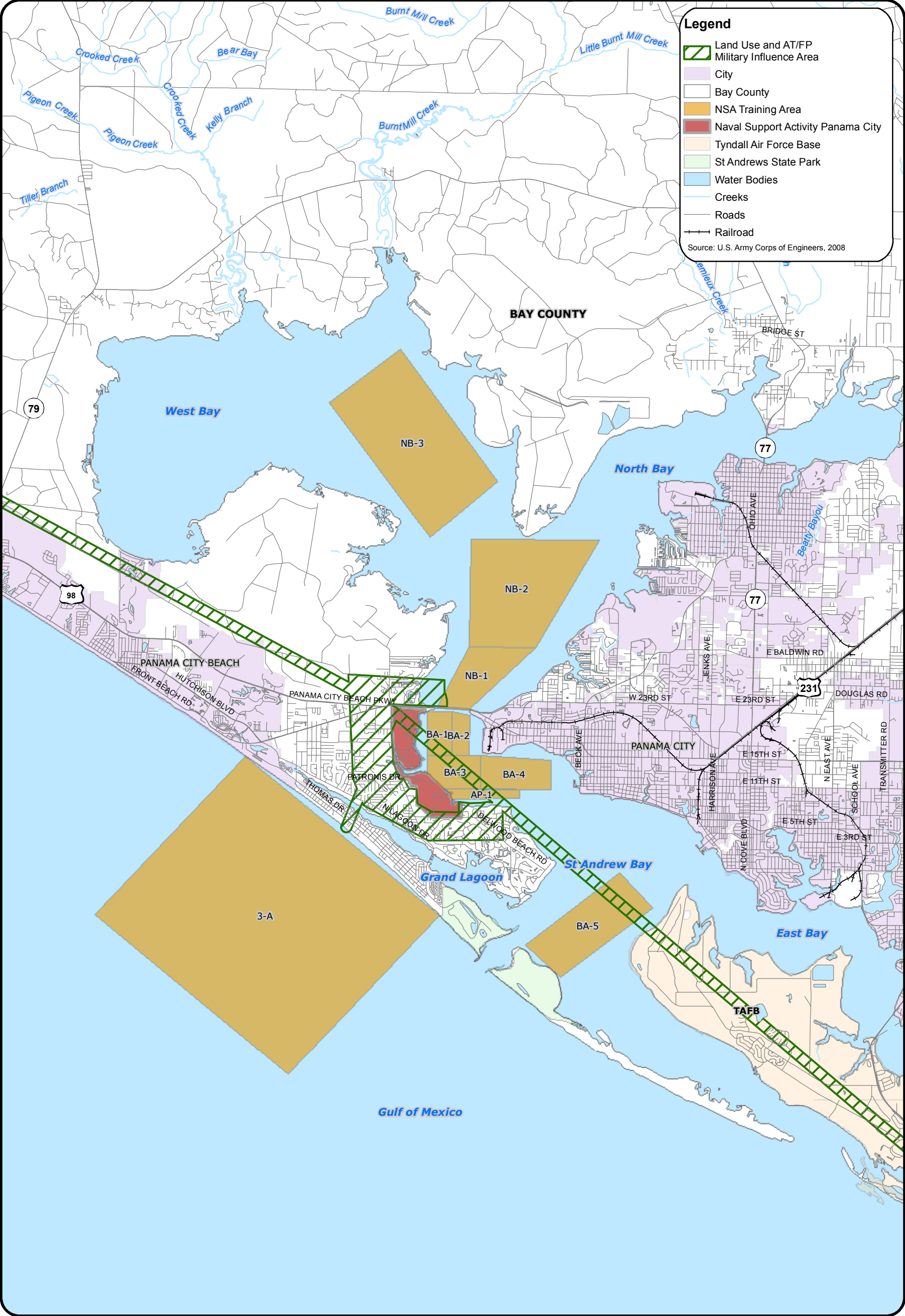
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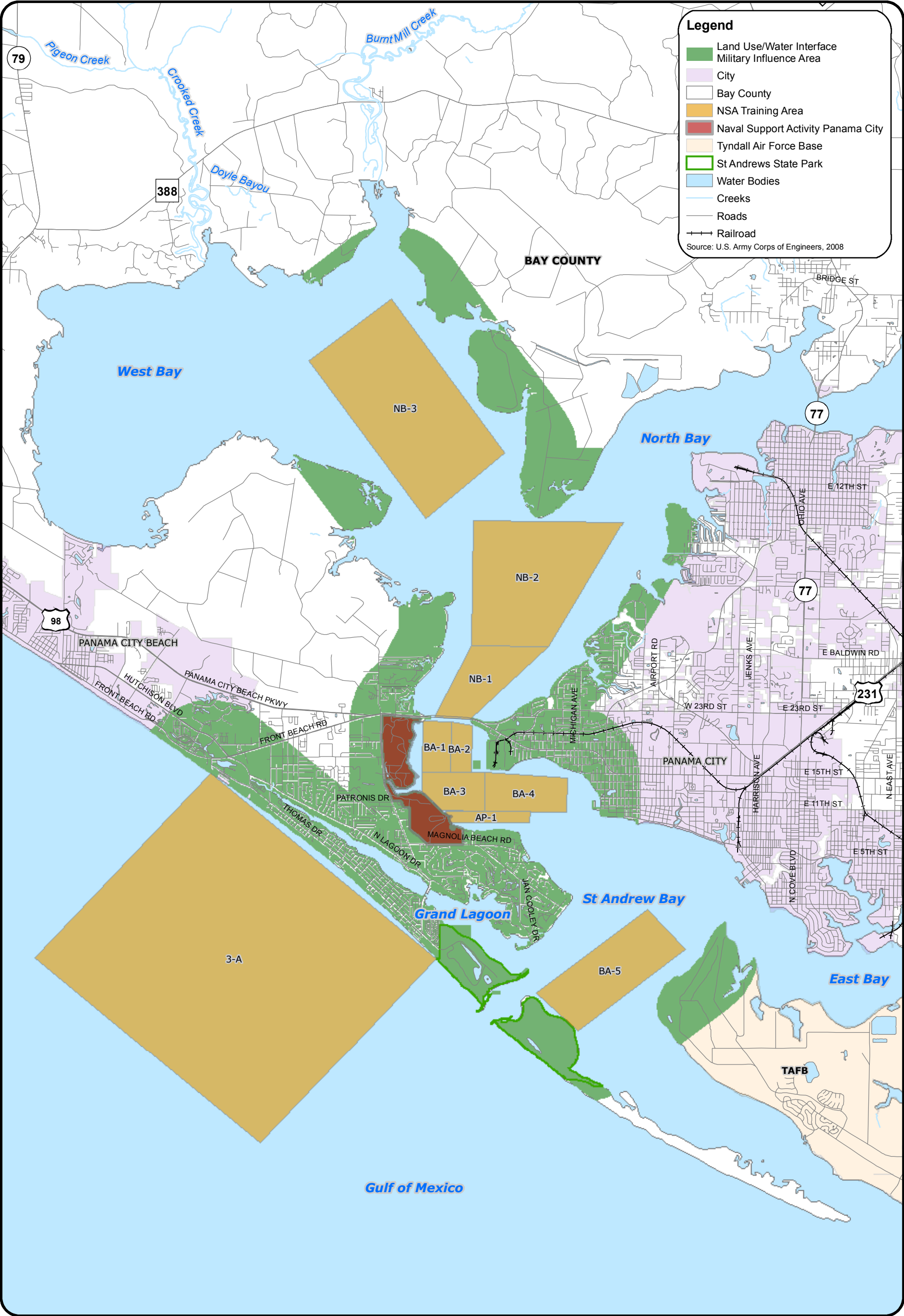


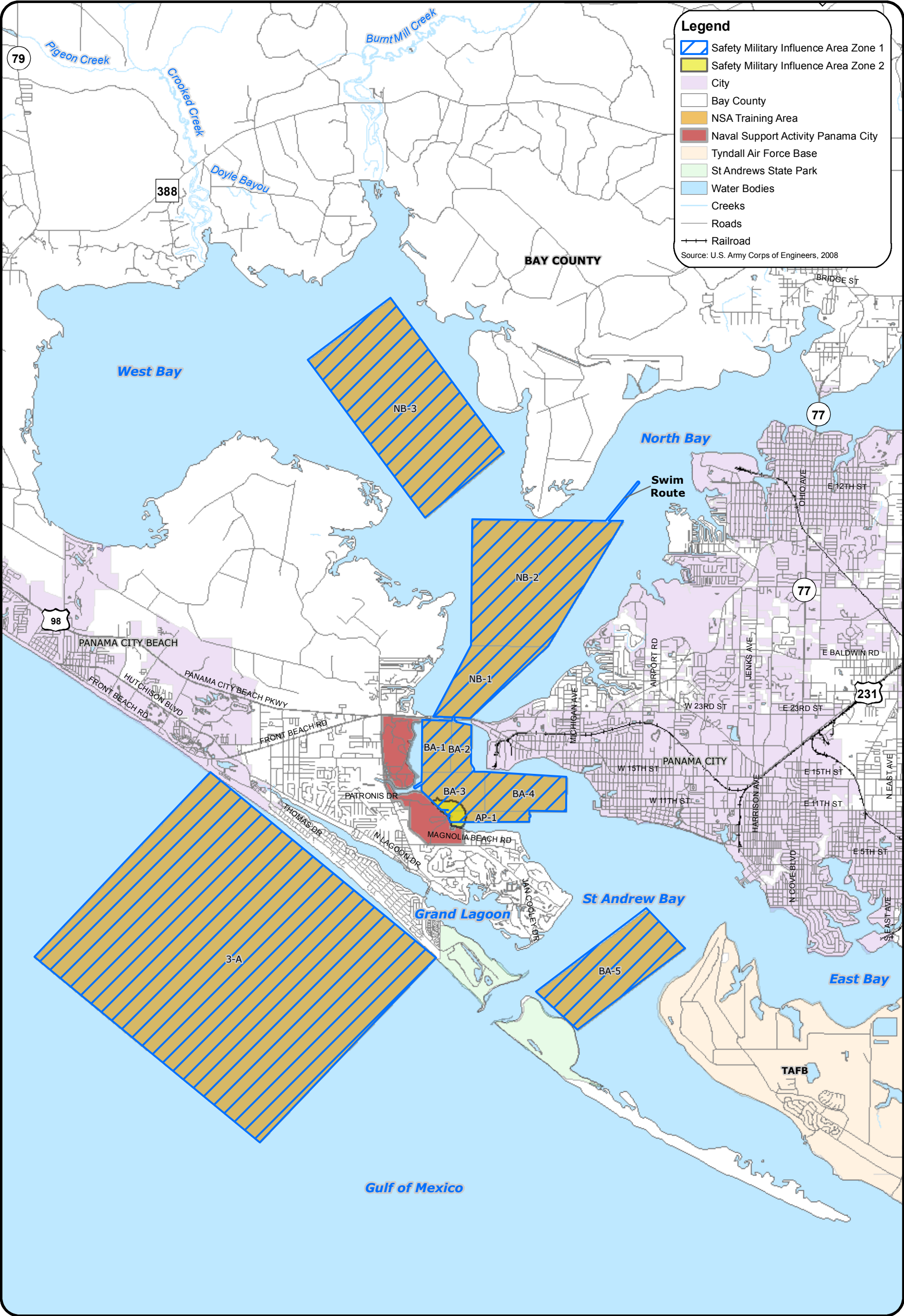
Matrix Design Group, Inc.
Integrated Design Solutions

Military Influence Overlay District (MIOD)
Figure 5-1

Bay County JLUS







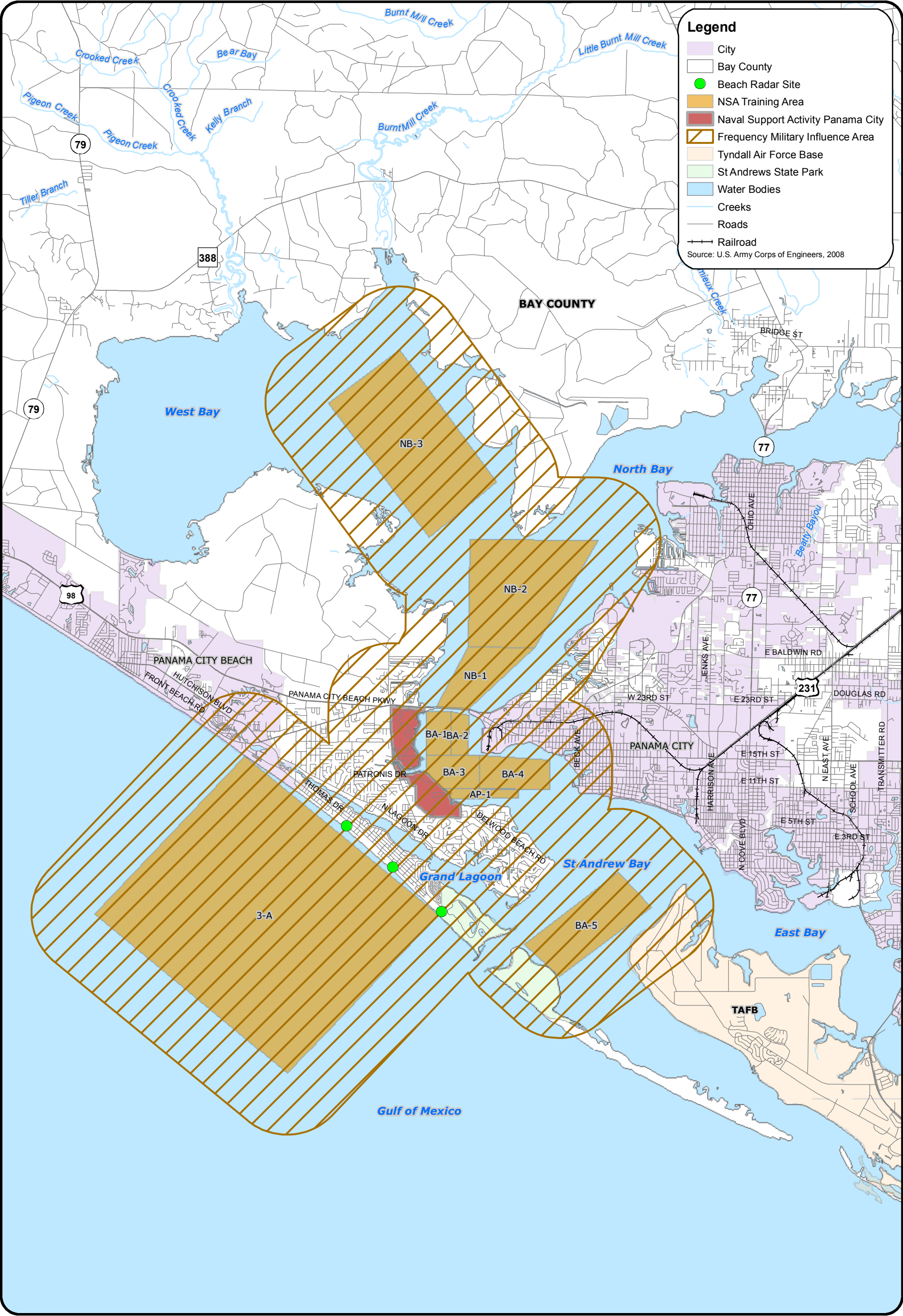


Table 5-1. MIOD / MIA Strategies

Table 5-11. MIOD / MIA Strategies																
Strategy #	Bay County Implementation Plan MIOD / MIA Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
1	Define and Establish MIAs and MIOD: Create a MIOD containing four Military Influence Areas as illustrated on Figures 5-1 through 5-5 that reflects the intensity types of compatibility issues. The MIA zones include: - Land Use and AT/FP MIA - Land Use / Water Interface MIA - Safety MIA - Frequency MIA The MIOD and MIA zones should be used by stakeholders to identify areas where specific compatibility issues are likely to occur. Implementation of the MIA and associated strategies for these zones will: - Create an expanded framework for making sound planning decisions around NSA PC - More accurately identify areas that can affect or be affected by military missions - Protect the public health, safety, and welfare - Protect the military missions - Create a compatible mix of land uses - Promote an orderly transition or rational organization of land use around military airfields	■	■	■	■	■	■	■	■	■	■	■				\$\$\$\$

Table 5-1. MIOD / MIA Strategies

Strategy #	Bay County Implementation Plan MIOD / MIA Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	The JLUS Implementation Committee should investigate different funding mechanisms including state and federal funding to assist in enforcing the planning and zoning regulations associated with the five MIAs. The JLUS Implementation Committee should work with Floridaboatersguide.com to see if they would be willing to collaborate as partners in support of the JLUS and publish the MIOD and MIA maps and compatibility guidance associated for those areas that are located over water bodies. Responsible / Partner Other ☐ <i>Partners identified as Other in the table include:</i> - JLUS Implementation Committee - USCG Floridaboatersguide.com															

Acquisitions

Property rights are comprised of a bundle of privileges that are attached to each parcel of land, and include the right to possess, use, develop, lease, or sell the land. As a compatibility planning tool, all or some of these property rights can be acquired through donation, easement, or purchase for public purposes. The types of acquisition could include the following:

- **Fee Simple Acquisition.** This option involves the purchase of property and is typically the most costly method to protect open space, as well as sensitive, or critical areas. The cost to purchase property and / or the need to have a willing seller may make this acquisition tool difficult to implement.

- **Fee Simple / Leaseback.** An example of a leaseback is when a government agency purchases the full title to a property and then leases it back to the previous owner. The land's natural resource and open space values are protected through lease controls that restrict land uses.
- **Conservation Easement.** A conservation easement is a mechanism to protect a buffer, natural resource, open space area, or agricultural value of land by retaining it in its current state. The owner maintains ownership of the property and the right to sell or deed the property to another. The owner also retains the right to use the property for economic gain or recreation as long as the use is allowed by the conditions of the easement. Conservation easements can be acquired through several mechanisms, including donation or purchase. If they are donated, the donor could qualify for a federal income tax deduction, making this option more desirable to the property owner. Conservation easements are typically a more cost effective method to acquire land compared with outright purchase.
- **Lease.** In cases where the landowner does not want to, or cannot make a permanent commitment, the execution of a lease may be a way to control land uses for a short time. Leases can be obtained by government agencies or jurisdictions, non-profit organizations, land trusts, or private entities.
- **Management Agreement.** A management agreement is a specified plan under which the landowner or the land trust (or a combination thereof) will manage the land. Management agreements identify a specific amount of time making them a short-term approach to protecting land.
- **Eminent Domain.** A local government can use the power of eminent domain to acquire private property for public use, in exchange for payment of fair market value, through the process of condemnation.

The purpose of acquisition tools is to eliminate land use incompatibilities through market transactions and the local development process. Acquisition tools are particularly effective because they advance the complementary goals of shifting inappropriate uses away from military installations and preserving community assets such as agriculture, open space, rural character, or sensitive natural habitats.

Examples where property acquisition strategies have been used to address compatibility issues include:

- Creating a buffer between active military installations and incompatible land uses;
- Shifting future growth away from critical military lands;
- Protecting public safety by limiting incompatible land uses;
- Protecting the natural environment; and
- Conserving open space.

Table 5-2. Acquisition Strategies

Strategy #	Bay County Implementation Plan MIOD / MIA Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
2	Identify Critical Areas / Priority Properties and Develop an Acquisition Plan that Supports Preservation of Military Readiness: Develop a timeline and list of parcels including the priority parcels identified by NSA PC, utilizing a phased approach to acquiring parcels critical to the preservation of military readiness. The plan should include potential funding partners; therefore sites which could be acquired using leveraged funding from multiple entities would accomplish multiple goals and should be sought initially. Parcels which are currently for sale and identified as critical areas should be considered for immediate acquisition.* <u>Responsible / Partner</u> Other ☒ <i>Responsible Party identified as Other in the table include:</i> - JLUS Implementation Committee Other ☐ <i>Partners identified as Other in the table include:</i> - Non-Governmental Organizations (NGOs) including the Bay Defense Alliance		☒				☐		☐		☒ ☐	☒				\$-

Table 5-2. Acquisition Strategies

Strategy #	Bay County Implementation Plan MIOD / MIA Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	<i>*Note: See Appendix for a detailed listing of Potential Acquisition Sites.</i>															
3	Establish an NSA PC Acquisition Subcommittee: This subcommittee will be responsible for developing the Acquisition Plan identified in Strategy 2 and for coordinating and prioritizing acquisition efforts based on addressing the compatibility factors outlined in the Joint Land Use Study. <u>Responsible / Partner</u> Other ■ <i>Responsible Party identified as Other in the table include:</i> JLUS Implementation Committee		■				☐		☐	☐	■	■				\$
4	Pursue Conservation Partnering Opportunities Utilizing State and Federal Funding Programs: - This effort should be coordinated by the NSA PC Acquisition Subcommittee, with assistance from all parties represented on the JLUS Implementation Committee. - Implementation Committee members will provide information, technical assistance, and partnership opportunities to the subcommittee. - This process should be designed around an annual schedule to maximize		■				☐	☐	☐	☐	■ ☐				■	\$\$\$\$

Table 5-2. Acquisition Strategies

Strategy #	Bay County Implementation Plan MIOD / MIA Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	opportunity for outside partnerships with NGOs. Responsible / Partner Other ■ Responsible Party identified as Other in the table include: - JLUS Implementation Committee Other □ Partners identified as Other in the table include: - NGOs including the Bay Defense Alliance															
5	Identify Locations of Critical Parcels in the Line-of-Sight Corridors for the Acquisition of Easements: This should be done to mitigate vertical obstruction and AT/FP encroachment concerns and issues within the line-of-sight corridor. Responsible / Partner Other ■ Responsible Party identified as Other in the table include: JLUS Implementation Committee		■				□		□	□	■	■				\$
6	Evaluate the Feasibility of Modifying the Bay County Transfer of Development Rights Program to include sending areas in the Land Use MIA: If deemed feasible, modify the program to include the Land Use MIA as sending areas.		■				■						■			\$

Table 5-2. Acquisition Strategies

Strategy #	Bay County Implementation Plan MIOD / MIA Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
7	Develop a Frequency Acquisition Plan for Land within the Frequency MIA to Acquire Parcels Within the Microwave Corridor or Near Radar Locations: Vacant parcels should be the priority as well as parcels which could serve a conservation purpose. Responsible / Partner Other ■ Responsible Party identified as Other in the table include: JLUS Implementation Committee					■	☐	☐	☐	☐	■			■		\$
8	Acquire Parcels Based on the Outcome of the Frequency Acquisition Plan: Funding should be pursued by both NSA PC and the local jurisdictions through fee simple purchase, as well as partnerships with conservation organizations and state and federal agencies. Priority should be given to parcels which can serve multiple purposes such as compatibility and conservation or compatibility and drainage or provision of utilities. Responsible / Partner Other ■ Responsible Party identified as Other in the table include: JLUS Implementation Committee Other ☐ Partners identified as Other in the					■				☐	■ ☐				■	\$\$\$\$

Table 5-2. Acquisition Strategies

Strategy #	Bay County Implementation Plan MIOD / MIA Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	table include: NGOs including the Bay Defense Alliance															
9	Evaluate the Need for Acquisition of Properties adjacent to St. Andrew Bay: The evaluation should consider bay side properties, if developed, which could cause a dramatic increase in recreational water sport activities in areas where NSA PC conducts water based training operations. Acquisition should be based on the following: - Proximity to training areas - Potential for dramatic increase of water usage - Ease of acquisition / willingness of property owner to sell - Ability of acquisition to achieve multiple regional objectives such as open space, habitat conversation, and buffers between incompatible land uses Responsible / Partner Other ■ Responsible Party identified as Other in the table include: - JLUS Implementation Committee			■			☐	☐	☐	☐	■		■			\$

Capital Improvements Plan

A Capital Improvements Plan (CIP) is a detailed fiscal and planning document used to identify, direct, and prioritize a jurisdiction's or agency's (federal, state or local) investment in capital facilities, including

infrastructure. A CIP expresses a typical five year timeframe of facility plans and programs of the jurisdiction or agency and provides details on expenditures that can be incorporated into the jurisdiction's or agency's annual budgeting process.

Jurisdictions can influence where and when growth will take place through capital investment decisions, such as the placement of roadways or other infrastructure systems. In addition to facility planning and design, the timing of the facilities is a critical component to promote compatibility. The premature extension of infrastructure can encourage growth in an area. Conversely, the lack of funding for regional transportation projects can cause roadway capacity constraints in the short term.

Table 5-3. Capital Improvements Strategies

Strategy #	Bay County Implementation Plan Capital Improvements Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
10	Review Jurisdictional CIPs: - Identify projects that conflict with installation mission and infrastructure investments. - Formalize process for NSA PC input during update of CIPs	■					■	■	■	□		■				\$
11	Design, Fund and Construct Guardrails on the east side of Thomas Drive: - Meet with Bay County Highway Department to propose project, refine the project area, establish preliminary timing and identify potential revenue sources. - Confer with US Navy to explore MILCON applicability, funding and timing parameters.		■				■			□			■			\$\$
12	Strategically Located Screening to Protect On-Installation Assets: Conduct strategic viewshed analysis to prioritize critical view corridors.		■				□			■			■			\$

Table 5-3. Capital Improvements Strategies

Strategy #	Bay County Implementation Plan Capital Improvements Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	- Explore alternative natural and man-made screening systems to protect sensitive activities and systems within NSA PC. - Based on cost, determine appropriate DOD funding vehicles to implement priority screening areas.															
13	Monitor Segment 2 of the West Bay Parkway Project Development and Environment (PD & E) Study - Segment 2 project limits are CR 388 from SR 79 to SR 77. - Benefits of the Parkway include increased capacity and relief of existing and anticipated traffic congestion along the US 98 corridor, improved regional mobility, access to the new Panama City-Bay County International Airport and improved hurricane evacuation and emergency response. <u>Responsible / Partner</u> Other ■ Responsible Party identified as Other in the table include: - JLUS Implementation Committee Other □ Partners identified as Other in the table include: - FDOT	■					□			■	■ □	■				\$

Table 5-3. Capital Improvements Strategies

Strategy #	Bay County Implementation Plan Capital Improvements Strategy	MIO / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIO	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
14	Increase US 98 / Back Beach Road Vehicular Capacity - Conduct a Traffic Impact Analysis to quantify existing and timing of future Level of Service (LOS) Responsible / Partner Other ☒ Responsible Party identified as Other in the table include: - JLUS Implementation Committee Other ☐ Partners identified as Other in the table include: - FDOT	☒					☐				☒			☒		\$
15	Increase Thomas Drive Vehicular Capacity Conduct a Traffic Impact Analysis to quantify existing and timing of future Level of Service (LOS)	☒					☒			☐			☒			\$

Communication / Coordination

In any planning effort, plans can only move toward successful implementation if frequent and ongoing communication is maintained among the local jurisdictions, NSA PC, state and federal agencies, landowners, and the public. Enhanced communication and coordination is an integral component to successful compatibility planning in support of NSA PC's existing and potentially enhanced future mission(s).

Table 5-4. Communication / Coordination Strategies

Strategy #	Bay County Implementation Plan Communication / Coordination Strategy	MIO D / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIO D	Land Use / A TFP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
16	Develop a Bay County / NSA PC Communication Plan: - Developed to formalize and communicate the correspondence procedures among all stakeholders. <u>Responsible / Partner</u> Other ■ Responsible Party identified as Other in the table include: - JLUS Implementation Committee Other □ Partners identified as Other in the table include: - FDEP - USCG - Port Panama City - Bay Defense Alliance	■					□	□	□	■	■ □		■			\$
17	Review Training Area Usage on a Scheduled Basis: - Evaluate the usage of the training areas annually. - Based on the analysis, consider expansion, reconfiguration, reduction or abandonment, of NSA Training Areas to accommodate changes in training, technology and / or testing. - Upon determination of acceptable boundary modification, coordinate with the Army Corps of Engineers for formal amendment and mapping.				■				■	■ □				■		\$

Table 5-4. Communication / Coordination Strategies

Strategy #	Bay County Implementation Plan Communication / Coordination Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	Responsible / Partner Other ■ <i>Responsible Party identified as Other in the table include:</i> - JLUS Implementation Committee Other □ <i>Partners identified as Other in the table include:</i> - US Army Corps Engineers															
18	Area Delineations to Communicate with St. Andrew Bay Civilian Watercraft Users: - Transmit revised mapping of updated training areas to NOAA. - Request NOAA transmit updated nautical charts to NSA PC Officially notify all parties deemed appropriate by the JLUS Implementation Committee, under the following circumstances: 3-6 months prior to the annual printing of nautical charts - Changes to the standard printing schedule of nautical charts - Any special printings of nautical charts of St. Andrew Bay	■								■	■ □				■	\$

Table 5-4. Communication / Coordination Strategies

Strategy #	Bay County Implementation Plan Communication / Coordination Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	<u>Responsible / Partner</u> Other ■ <i>Responsible Party identified as Other in the table include:</i> - JLUS Implementation Committee - NOAA Other □ <i>Partners identified as Other in the table include:</i> - US Army Corps of Engineers															
19	Develop St. Andrew Bay Informational Materials: - Maintain a database of agencies with points of contact that have jurisdictional authority on St. Andrew Bay. - Transmit updated Bay informational materials to the local, state and federal agencies with administrative / management authority for distribution / website posting. <u>Responsible / Partner</u> Other ■ <i>Responsible Party identified as Other in the table include:</i> - FDEP - US Army Corps of Engineers - NOAA - USCG	■					□	□	□	□	■ □				■	\$\$

Table 5-4. Communication / Coordination Strategies

Strategy #	Bay County Implementation Plan Communication / Coordination Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	Other ☐ Partners identified as Other in the table include: - JLUS Implementation Committee - Bay Defense Alliance															
20	Foster the Inclusion of Information Related to NSA PC Operations and Training as a Component of Personal Watercraft Education Classes: - Inclusion in the Florida Boaters Guide / US Coast Guard publications, training or FloridaBoatersGuide.com and other websites should be undertaken as an effort to increase safety on the water and develop knowledge pertaining to the procedures associated with appropriate personal watercraft use in the NSA PC training areas. Responsible / Partner Other ☒ Responsible Party identified as Other in the table include: - Florida Fish and Wildlife Conservation Commission - USCG Other ☐ Partners identified as Other in the table include: - JLUS Implementation Committee			☒			☐			☐	☒				☒	\$

Table 5-4. Communication / Coordination Strategies

Strategy #	Bay County Implementation Plan Communication / Coordination Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)	
		MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going		
21	Develop an Educational Outreach Program to Communicate the Value and Needs of NSA PC: Develop a notification document / training seminar to notify developers, realtors, and property owners of the location, purpose and sharing of St. Andrew Bay / Gulf of Mexico between military and civilian uses. This could be accommodated in several ways: in conjunction with existing outreach programs or as a component of continuing education courses for licensed realtors. <u>Responsible / Partner</u> Other ■ <i>Responsible Party identified as Other in the table include:</i> - JLUS Implementation Committee Other □ <i>Partners identified as Other in the table include:</i> - Bay Defense Alliance				■					■	■ □					■	\$

Legislation

State legislation can have a significant impact on compatibility planning by allowing, restricting or limiting the tools available to local jurisdictions to control land use planning activities. Legislative strategies are designed to encourage changes in state law to accomplish a desired end state. Under Florida law, local jurisdictions are provided with certain powers over which they can regulate land uses and activities. If additional local control is desirable, state enabling legislation would be required to create or amend existing regulatory authority. On the local level, new or expanded regulation would be accomplished

through the development, consideration, and passage of new ordinances or procedures. These changes would need to be consistent with the provisions of state law.

Table 5-5. Legislation Strategy

Strategy #	Bay County Implementation Plan Legislation Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)	
		MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going		
22	Monitor State Legislation: State legislation pertaining to compatibility planning and the issues addressed in the JLUS should be monitored. If necessary, gather support for any actions necessary to ensure the effective implementation of the JLUS. The Committee should additionally monitor changes to potential funding sources, both existing and future. This information should be applied to the implementation of the JLUS as deemed necessary. <u>Responsible / Partner</u> Other ■ <i>Partners identified as Other in the table include:</i> JLUS Implementation Committee	■					☐	☐	☐	☐	■					■	\$

Memorandum of Understanding (MOU)

A Memorandum of Understanding (MOU) is a contract between two or more government entities. The governing bodies of the participating public agencies must take appropriate legal actions, often adoption of an ordinance or resolution, before such agreements become effective. These agreements are also known as Joint Powers Agreements or Inter-local Agreements.

The purpose of a MOU is to establish a formal framework for coordination and cooperation. These agreements may also assign roles and responsibilities for all of the agreement's signatories. MOUs generally promote:

- Coordination and collaboration by sharing information on specific community development proposals, such as rezonings and subdivision plats.
- Joint communication among participating jurisdictions, agencies and the military ensuring that residents, developers, businesses, and local decision makers have adequate information about military operations, possible impacts on surrounding lands, procedures to submit comments, and any additional local measures to promote land use compatibility around installations.
- Formal agreement on cooperative land use planning activities, such as implementation of the recommendations within this JLUS.

Table 5-6. Memorandum of Understanding Strategies

Strategy #	Bay County Implementation Plan Memorandum of Understanding Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
23	Prepare and Execute an MOU to Foster JLUS Implementation: - Use the MOU as the mechanism to confirm support among all willing jurisdictions / agencies to establish a JLUS Implementation Committee. - Representation on the JLUS Implementation Committee should consist of members from agencies represented in the Joint Land Use Study process with land use authority as well as additional stakeholders, as necessary. - Reexamine membership and composition annually to ensure all stakeholders are represented equally in the implementation of the JLUS.	■					■	■	■	■		■				\$-
24	Prepare and Execute a Formal Notification MOU for Development Proposals: Utilize the MOU to identify and describe a Formal Development Notification Process among the Jurisdictions / Agencies and NSA	■					■	■	■	■	■		■			\$

Table 5-6. Memorandum of Understanding Strategies

Strategy #	Bay County Implementation Plan Memorandum of Understanding Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	PC. Outline the stage in the development coordination process timeline where a formal response is required by NSA PC. <u>Responsible / Partner</u> Other ■ - FDEP - U.S. Army Corps of Engineers															
25	Prepare and Execute an MOU with the USCG for Enhanced Military Training Area Oversight: - Utilize the assistance of the Coast Guard to provide positive control of key training areas during high training / civilian watercraft use on St. Andrew Bay. - Ensure NSA PC controlled access and safe operations within the designated training areas support Naval diving and RDT&E operations and training missions. <u>Responsible / Partner</u> Other ■ <i>Responsible Party identified as Other in the table include:</i> - JLUS Implementation Committee - USCG				■				■	■	■					\$
26	Prepare and Execute a Frequency Spectrum MOU: Create an Official Development Notification Process MOU					■	■	■	■	■		■				\$

Table 5-6. Memorandum of Understanding Strategies

Strategy #	Bay County Implementation Plan Memorandum of Understanding Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / AFTP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	between a Jurisdiction and the NSA PC for new uses which utilize the frequency spectrum. These provisions should include telecommunication towers and frequency dependant uses such as radio and television stations.															
27	Provide NSA PC an Opportunity to Engage in Discussion and Formal Notification of New Development Located Adjacent to the Installation: This should include providing the installation with detailed site plans, project build out descriptions, elevations and construction plans, where appropriate.	■					■	■	■	□		■				\$
28	Notify NSA PC of All New Proximate Residential and Commercial Developments: Include information on LOS, concurrency, and additional impacts to proximate roads.	■					■	■	■	■		■				\$
29	Prepare and Execute an MOU with Port Panama City: As two of the most active users of St. Andrew Bay, the existing relationship between Port Panama City and NSA PC should be documented in an MOU by both parties. This MOU should outline the following: Rank or title of the person or department responsible for notifying the other party of changes to the normal operating schedule, additions to operating	■								■	■	■				\$

Table 5-6. Memorandum of Understanding Strategies

Strategy #	Bay County Implementation Plan Memorandum of Understanding Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATPP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
	areas, modifications to existing operating area, and other regular or special events as deemed necessary by the acting party. - Preferred method(s) by which to notify the other party (email, phone, written letter). - Mutually agreeable response time for the responding party to contact the notifying party. - Policy or procedural changes which might affect the other party. - Procedures for each party to undertake should the need arise to revise the MOU. Responsible / Partner Other ■ Responsible Party identified as Other in the table include: - JLUS Implementation Committee - Port Panama City															

Plans and Programs

A comprehensive plan is a long-range plan that outlines goals and policies to guide the physical development of a local government. Comprehensive plans are designed to serve as the jurisdiction's blueprint for future decisions concerning physical development, including land use, infrastructure, public services, and resource conservation. Most comprehensive plans consist of written text discussing the community's goals, objectives, policies, and programs for the distribution of land use as well as one or more diagrams or maps illustrating the general location of existing and future land uses, roadways, administered facilities and parks and open space. The primary goals of the comprehensive plan are to:

- Identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to future development in the community.
- Provide a basis for local government decision making, including decisions on development approvals.
- Provide citizens with opportunities to participate in the planning and decision making processes in their communities.
- Inform citizens, developers, decision makers, and other cities and counties of the policies that guide development within a particular community.

Table 5-7. Plans and Programs Strategies

Strategy #	Bay County Implementation Plan Plans and Programs Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
30	Prepare a Set of Comprehensive Land Use Plan Policies for NSA PC: Augment Existing Policies to be included in the update of the Bay County, Panama City, and City of Panama City Beach Comprehensive Plans. Policies should include provisions for: - The establishment of the MIOD. - Formal Notification to NSA PC for new developments within the MIOD. The development of regulations to protect the missions at NSA PC.	■					■	■	■				■			\$-
31	Reevaluate the Zoning Designations for Properties in the Land Use MIA: The following options should be considered: Consider providing incentives to developers willing to limit the height of proposed structures to the AT/FP designated heights.		■				■	■	■				■			\$

Table 5-7. Plans and Programs Strategies

Strategy #	Bay County Implementation Plan Plans and Programs Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	- Consider modifying the floor-area-ratio (FAR) provisions to allow additional site coverage in exchange for reduced height. - Create an overlay within the AT/FP line-of-sight buffers to address land use compatibility with the installation.															
32	Undertake a Vertical Height Assessment Study: - Conduct a vertical obstruction / height assessment study for parcels in the MIOD to identify those where the permitted floor area ratio (FAR) would generate a permitted height restriction in the line-of-sight buffers. - This study should mitigate AT/FP and vertical obstruction encroachment issues and concerns, as well as aid in the process of identifying potential parcels for acquisition.		■				■			□		■				\$
33	Create a Zoning Overlay within the AT/FP line-of-sight contours: - Utilize the AT/FP buffer zones. - Explore the option of offering incentives (i.e. reduced height, additional screening, building orientation) in a manner providing maximum		■				■							■		\$

Table 5-7. Plans and Programs Strategies

Strategy #	Bay County Implementation Plan Plans and Programs Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	protection to the installation in the 60-foot and 160-foot height buffers.															
34	Mitigate Frequency Spectrum Impedance and Interference Issues Associated with Development: - The JLUS Implementation Committee should work with Bay County to establish procedures to identify proposed projects that may potentially involve a source of frequency emissions (including large scale Wi-Fi). - Develop regulations for electrical interference to incorporate into the Zoning Ordinance that designates what level of frequency to avoid interference with training and R&D operations.					■	■	□	□	□		■				\$
35	Develop a Compatible Land Use Plan for Areas Within the Line-of-Sight Corridors: This plan should be conducted by all jurisdictions with property in the line-of-sight corridors. <u>Responsible / Partner</u> Other □ JLUS Implementation Committee		■				■	■	■	□	□				■	\$
36	Develop a Frequency Ordinance for Jurisdictions in the Frequency MIA: This ordinance should potentially limit land uses which utilize the frequency spectrum as well as					■	■	■	■	□					■	\$

Table 5-7. Plans and Programs Strategies

Strategy #	Bay County Implementation Plan Plans and Programs Strategy	MIO D / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIO D	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	mitigate distances between frequency dependant uses and NSA PC.															
37	Develop Design Standards for Parcels Adjacent to NSA PC: Bay County should develop design standards for properties adjacent to NSA PC to ensure proper separation between development on adjacent properties and the installation. This could include design standards for perimeter walls, retention walls, setbacks, and development phasing.		■				■			□			■			\$
38	Monitor Water Based Users of St. Andrew Bay: In order to adequately understand who the users of the Bay are, where they are coming from, and how best to inform them about military operations, an organized effort to monitor users on the Bay needs to be conducted. The following information should be gathered: ■ Type of watercraft using the Bay (commercial vs. recreational) ■ Number of trips through training area ■ Areas of high traffic (training areas with the highest traffic counts) ■ Time of year / month / day of highest commercial and highest recreational traffic			■						□	■			■		\$\$

Table 5-7. Plans and Programs Strategies

Strategy #	Bay County Implementation Plan Plans and Programs Strategy	MIO / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIO	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	Responsible / Partner Other ■ <i>Responsible Party identified as Other in the table include:</i> - FDEP - USCG															
39	Develop a Long Range Plan for Boat Use of St. Andrew Bay Watercraft: Should the monitoring efforts show rapid and unpredictable increases in users of St. Andrew Bay, a long range plan specifically for development along the Bay should be undertaken. This plan (similar to a growth management plan) should address the following: - Potential numbers of new users of the Bay should the region reach max build out based on existing zoning - Potential numbers of new users of the Bay should the regional reach max build out based on future land use designations - New growth management policies for comprehensive plans of the study area jurisdictions Responsible / Partner Other ■ <i>Responsible Party identified as Other in the table include:</i> - FDEP - USCG			■			■	□	□	□	■			■		\$\$

Table 5-7. Plans and Programs Strategies

Strategy #	Bay County Implementation Plan Plans and Programs Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
40	Develop a Business Registration Program: - Bay County should develop a Business Registration program for new businesses locating in the MIOD. - Application materials should include acquiring information about frequency spectrum usage, including Wi-Fi, impact to traffic near NSA PC, and other information needed to determine compatibility with the proposed business and NSA PC. - If deemed necessary, applications may need to be approved by NSA PC, especially in the case of frequency spectrum utilization.	■					■			□			■			\$
41	Evaluate Augmenting Public Transit Routing, Frequency and Stops on Thomas Drive: With the increase of terrorism and the highly classified type of work that is conducted at NSA PC, the re-routing of public transit and elimination of public stops along Thomas Drive to NSA PC could prevent potential mission threats. Responsible / Partner Other ■ Responsible Party identified as Other in the table include: Bay Town Trolley	■					□				■		■			\$

Real Estate Disclosure

Prior to the transfer of real property to a new owner, real estate disclosure requires sellers and their agents to disclose certain specified facts related to the condition of the property. These facts could include noise or other proximity impacts associated with property near a military installation or operations area. The purpose of real estate disclosure is to protect the seller, buyer, and sales agent from potential litigation resulting from specified existing and / or anticipated conditions (i.e., hazard areas, existing easements). Disclosures are perhaps the most practical and cost effective land use compatibility tools for the reason that the buyers are informed of the possible effects (noise, light, etc.) for lands proximate to a military installation prior to considering purchase.

Table 5-8. Real Estate Disclosure Strategies

Strategy #	Bay County Implementation Plan Real Estate Disclosures Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)	
		MIOD	Land Use / ATPP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going		
42	Require Real Estate Disclosures within the Military Influence Overlay District: Real estate disclosure of a property's location within an MIA or the MIOD will be paramount in achieving land use compatibility. Potential buyers will have an understanding of the potential implications of locating businesses and living in proximity to NSA PC. <u>Responsible / Partner</u> Other ■ <i>Responsible Party identified as Other in the table include:</i> - Florida Department of Real Estate - Florida State Legislature	■					☐	☐	☐	☐	■	■					\$-

Zoning / Building Codes

The primary purpose of zoning is to protect the public health, safety and welfare. Zoning is a regulatory tool that enables the division of a jurisdiction into districts (zones) within which permissible uses are prescribed and allowable building height, bulk, layout, and other requirements are defined.

Zoning provides protections against:

- Physical danger, particularly safety considerations for properties in proximity to military ranges, training areas or within military flight areas.
- Compatibility associated with military operations, such as noise, vibration, air emissions, etc.
- Heavy traffic flows or truck routes in residential areas.
- Light and glare, air emissions, and loss of privacy.
- Provision of open space and agricultural preservation.
- Zoning ordinances requiring rigid separation of uses or inflexible provisions can make creative solutions to land use compatibility, such as cluster development, difficult or impossible.
- When designating military compatible use districts, the ordinance should recognize that the local community has no regulatory control over development or activities on federal property.

Table 5-9. Zoning and Building Code Strategies

Strategy #	Bay County Implementation Plan Zoning and Building Code Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
43	Develop a Military Influence Overlay District Zoning Ordinance: Develop a Military Influence Overlay District Zoning Ordinance to include all MIA Zones outlined in Strategy 1.	■					■	■	■	□		■				\$
44	Require a Note be Recorded as part of the Title of Real Property: ▪ Require a Note be Recorded on a title to Real Property as Part of any Discretionary Development Permit or Approval. ▪ This will be part of an overall effort to achieve maximum awareness and understanding of the impacts of development in the MIOD and specifically within proximity to the training areas.	■					■	■	■				■			\$

Table 5-9. Zoning and Building Code Strategies

Strategy #	Bay County Implementation Plan Zoning and Building Code Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
45	Revise Compatible Land Use Zoning Ordinance to Address Safety Concerns: - Review and revise zoning in the Safety MIA to insure development standards do not create an additional safety risk to the installation, boaters, or the community. - This effort should include regularly scheduled reviews from the respective jurisdictions in coordination with the JLUS Implementation Committee.				■		■	■	■	☐			■			\$
46	Develop Zoning Standards for Structures in the Water: Develop zoning standards in the Safety MIA pertaining to the type of construction of structures in the water. This should be designed in conjunction with the FDEP requirement, as well as USACE requirements for the construction standards of structures in the Bay. <u>Responsible / Partner</u> Partners Other ☐ <i>Identified as Other in the table include:</i> - FDEP - USACE			■			■	■	■	☐	☐		■			\$
47	Evaluate Zoning Standards to Prevent Vertical Obstructions: Establish zoning standards to prevent vertical		■						■				■			\$

Table 5-9. Zoning and Building Code Strategies

Strategy #	Bay County Implementation Plan Zoning and Building Code Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
	obstructions related to the Line-of-Sight Corridors associated with critical communication and radar system sites. - These standards should guide compatible land use and height restrictions within the corridors to ensure non-interference with signal pathways but allow suitable development or structures underneath these corridors. - This should include provisions for siting structures on parcels located in the line-of-sight buffers so as to prevent vertical obstructions.															
48	Evaluate the Zoning Designations on Existing Developed Parcels in the Line-of-Sight Buffers: Identify whether or not the zoning designations on these parcels are compatible or require revisions to prevent vertical obstruction in the line-of-sight buffers.		■				■		■	□			■			\$
49	Develop Requirements for Easements on Parcels in the Line-of-Sight Buffers: Where a willing property owner exists, obtain easements within the line-of-sight buffers.		■				■		■	□			■			\$

Subdivision Regulations

In Bay County, generally land cannot be divided into three or more parcels without compliance with subdivision regulations. The local comprehensive plan, land development regulations, zoning, subdivision, and other ordinances govern the design of a subdivision, the size of its lots, and the types of required improvements; such as street construction, sewer lines, water lines and drainage facilities. Applications for subdivisions must be submitted to the local government for consideration. Subdivision regulations set forth the minimum requirements deemed necessary to protect the health, safety, and welfare of the public. More specifically, these regulations are designed to accomplish the following initiatives.

- Assure that effective protection is provided for the natural resources of the community.
- Encourage well planned subdivisions through the establishment of adequate design standards.
- Facilitate adequate provisions for transportation and other public facilities, and provide for adequate drainage and stormwater management.
- Secure the rights of the public with respect to public lands and waters.
- Improve land records by the establishment of standards for surveys and plats.
- Safeguard the interests of the public, the homeowner, the subdivider, and units of local government.
- Prevent, where possible, excessive governmental operating and maintenance costs.

Table 5-10. Subdivision Regulations Strategies

Strategy #	Bay County Implementation Plan Subdivision Regulations Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	
50	Subdivision Regulations to Require Appropriate Real Estate Disclosure: Amend the Subdivision Regulations to Require a Real Estate Disclosure stating the property is located within a MIOD, be recorded as a Plat Note.	■					■	■	■				■			\$-

Strategy #	Bay County Implementation Plan Subdivision Regulations Strategy	MIOD / MIA					Responsibility / Partners					Timeframe				Strategy Cost (ROM)
		MIOD	Land Use / A/TFP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Bay County	City of Panama City	City of Panama City Beach	Navy	Other	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	
51	Require a Note be Recorded as part of the Title of Real Property: This will be part of an overall effort to achieve maximum awareness and understanding of the impacts of development in the MIOD and specifically within proximity to the training areas.	■					■	■	■				■			\$

5.5 IMPLEMENTATION STRATEGIES BY AGENCY

The following section has restructured all of the strategies previously presented into summary tables organized by jurisdiction, military or “other” based on their level (i.e., primary / partner) of responsibility for implementation. These tables provide ease for each stakeholder entity to review their role in the achievement of their respective strategies, assisting in the implementation of the Bay County JLUS. The strategies for each entity are organized in two components within each table: those strategies where their primary responsibility has been identified, as well as those strategies where they may be one (of several) partner(s) in strategy completion. Each “primary” and “partner” includes the following information:

- Strategy No. – utilizes the same numbering for referencing strategies located in Tables 5-1 through 5-10
- Strategy – provides a description
- MIOD / MIA – geographic area where the strategy is located
- Timeframe – Short Term (2009-2010), Mid-Term (2011-2013), Long Term (2013+) and Ongoing
- Strategy Cost – the estimated Rough Order of Magnitude (ROM) strategy cost, based on the following:
 - \$ <\$250,000
 - \$\$ = \$250,000 to \$750,000
 - \$\$\$ = \$750,000 to \$1,500,000
 - \$\$\$\$ >\$1,500,000

Table 5-11. Bay County Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
With Primary Responsibility for implementing the following strategies:											
1	Define and Establish MIAs and MIOD	■	■	■	■	■	■				\$
6	Evaluate the Feasibility of Modifying the Bay County Transfer of Development Rights Program to include sending areas in the Land Use MIA		■					■			\$
10	Review Jurisdictional CIPs	■					■				\$
11	Design, Fund and Construct Guardrails on the east side of Thomas Drive		■					■			\$\$
15	Increase Thomas Drive Vehicular Capacity	■						■			\$
23	Prepare and Execute an MOU to Foster JLUS Implementation	■					■				\$

Table 5-11. Bay County Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATFP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
24	Prepare and Execute a Formal Notification MOU for Development Proposals	■						■			\$
26	Prepare and Execute a Frequency Spectrum MOU					■	■				\$
27	Provide NSA PC an Opportunity to Engage in Discussion and Formal Notification of New Development Located Adjacent to the Installation	■					■				\$
28	Notify NSA PC of All New Proximate Residential and Commercial Developments	■					■				\$
30	Prepare a Set of Comprehensive Land Use Plan Policies for NSA PC	■						■			\$
31	Reevaluate the Zoning Designations for Properties in the Land Use MIA		■					■			\$
32	Undertake a Vertical Height Assessment Study		■				■				\$
33	Create a Zoning Overlay within the AT/FP line of sight contours		■						■		\$
34	Mitigate Frequency Spectrum Impedance and Interference Issues Associated with Development					■	■				\$
35	Develop a Compatible Land Use Plan for Areas Within the Line of Sight Corridors		■						■		\$
36	Develop a frequency Ordinance for Jurisdictions in the Frequency MIA					■			■		\$
37	Develop Design Standards for Parcels adjacent to NSA PC		■					■			\$
39	Develop a Long Range Plan for Boat Use of St. Andrew Bay Watercraft			■					■		\$\$
40	Develop a Business Registration Program	■						■			\$
43	Develop a Military Influence Overlay District Zoning Ordinance	■					■				\$
44	Require a Note be Recorded as part of the Title of Real Property	■						■			\$
45	Revise Compatible Land Use Zoning Ordinance				■			■			\$
46	Develop Zoning Standards for Structures in the Water			■				■			\$
48	Evaluate the Bay County Zoning designations on existing developed parcels in the line of sight corridors and buffers		■					■			\$
49	Develop requirements for easements on parcels in the line-of-sight buffers		■					■			\$
50	Subdivision Regulations to Require Appropriate Real Estate Disclosure	■						■			\$

Table 5-11. Bay County Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
51	Require a Note be Recorded as part of the Title of Real Property	■						■			\$
As a Partner for implementing the following strategies:											
2	Identify Critical Areas / Priority Properties and Develop an Acquisition Plan that Supports Preservation of Military Readiness		■				■				\$
3	Establish an NSA PC Acquisition Subcommittee		■				■				\$
4	Pursue Conservation Partnering Opportunities Utilizing State and Federal Funding Programs		■							■	\$\$\$\$
5	Identify Locations of Critical Parcels in the Line of Sight Corridors for the Acquisition of Easements		■				■				\$
7	Develop a Frequency Acquisition Plan for Land within the Frequency MIA to Acquire Parcels Within the Microwave Corridor or Near Radar Locations					■			■		\$
9	Evaluate the Need for Acquisition of Properties adjacent to St. Andrew Bay			■				■			\$
12	Strategically Located Screening to Protect On-Installation Assets.		■					■			\$
13	Monitor Segment 2 of the West Bay Parkway Project Development and Environment (PD & E) Study	■					■				\$
14	Increase US 98 / Back Beach Road Vehicular Capacity	■							■		\$
16	Develop a Bay County / NSA PC Communication Plan	■						■			\$
19	Develop St. Andrew Bay Informational Materials	■								■	\$\$
20	Foster the Inclusion of Information Related to NSA PC Operations and Training as a Component of personal Watercraft Education Classes			■						■	\$
22	Monitor State Legislation	■								■	\$
41	Evaluate Augmenting Public Transit Routing, Frequency and Stops on Thomas Drive	■						■			\$
42	Require Real Estate Disclosures within the Military Influence Overlay District	■					■				\$

Table 5-12. City of Panama City Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
With Primary Responsibility for implementing the following strategies:											
1	Define and Establish MIAs and MIOD	■	■	■	■	■	■				\$
10	Review Jurisdictional CIPs	■					■				\$
23	Prepare and Execute an MOU to Foster JLUS Implementation	■					■				\$
24	Prepare and Execute a Formal Notification MOU for Development Proposals	■						■			\$
26	Prepare and Execute a Frequency Spectrum MOU					■	■				\$
27	Provide NSA PC an Opportunity to Engage in Discussion and Formal Notification of New Development Located Adjacent to the Installation	■					■				\$
28	Notify NSA PC of All New Proximate Residential and Commercial Developments	■					■				\$
30	Prepare a Set of Comprehensive Land Use Plan Policies for NSA PC	■						■			\$
31	Reevaluate the Zoning Designations for Properties in the Land Use MIA		■					■			\$
35	Develop a Compatible Land Use Plan for Areas Within the Line of Sight Corridors		■						■		\$
36	Develop a frequency Ordinance for Jurisdictions in the Frequency MIA					■			■		\$
43	Develop a Military Influence Overlay District Zoning Ordinance	■					■				\$
44	Require a Note be Recorded as part of the Title of Real Property	■						■			\$
45	Revise Compatible Land Use Zoning Ordinance to Address Safety Issues				■			■			\$
46	Develop Zoning Standards for Structures in the Water			■				■			\$
50	Subdivision Regulations to Require Appropriate Real Estate Disclosure	■						■			\$
51	Require a Note be Recorded as part of the Title of Real Property	■						■			\$
As a Partner for implementing the following strategies:											
4	Pursue Conservation Partnering Opportunities Utilizing State and Federal Funding Programs		■							■	\$\$\$\$

Table 5-12. City of Panama City Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
7	Develop a Frequency Acquisition Plan for Land within the Frequency MIA to Acquire Parcels Within the Microwave Corridor or Near Radar Locations					■			■		\$
9	Evaluate the Need for Acquisition of Properties adjacent to St. Andrew Bay			■				■			\$
16	Develop a Bay County / NSA PC Communication Plan	■						■			\$
19	Develop St. Andrew Bay Informational Materials	■								■	\$\$
22	Monitor State Legislation	■								■	\$
34	Mitigate Frequency Spectrum Impedance and Interference Issues Associated with Development					■	■				\$
39	Develop a Long Range Plan for Boat Use of St. Andrew Bay Watercraft			■					■		\$\$
42	Require Real Estate Disclosures within the Military Influence Overlay District	■					■				\$

Table 5-13. City of Panama City Beach Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
With Primary Responsibility for implementing the following strategies:											
1	Define and Establish MIAs and MIOD	■	■	■	■	■	■				\$
10	Review Jurisdictional CIPs	■					■				\$
23	Prepare and Execute an MOU to Foster JLUS Implementation	■					■				\$
24	Prepare and Execute a Formal Notification MOU for Development Proposals	■						■			\$
26	Prepare and Execute a Frequency Spectrum MOU					■	■				\$
27	Provide NSA PC an Opportunity to Engage in Discussion and Formal Notification of New Development Located Adjacent to the Installation	■					■				\$

Table 5-13. City of Panama City Beach Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATEP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
28	Notify NSA PC of All New Proximate Residential and Commercial Developments	■					■				\$
30	Prepare a Set of Comprehensive Land Use Plan Policies for NSA PC	■						■			\$
31	Reevaluate the Zoning Designations for Properties in the Land Use MIA		■					■			\$
35	Develop a Compatible Land Use Plan for Areas Within the Line-of-Sight Corridors		■						■		\$
36	Develop a frequency Ordinance for Jurisdictions in the Frequency MIA					■			■		\$
43	Develop a Military Influence Overlay District Zoning Ordinance	■					■				\$
44	Require a Note be Recorded as part of the Title of Real Property	■						■			\$
45	Revise Compatible Land Use Zoning Ordinance to Address Safety Issues				■			■			\$
46	Develop Zoning Standards for Structures in the Water			■				■			\$
47	Evaluate Zoning Standards to Prevent Vertical Obstructions		■					■			\$
48	Evaluate the Bay County Zoning designations on existing developed parcels in the line of sight corridors and buffers		■					■			\$
49	Develop requirements for easements on parcels in the line of sight corridors		■					■			\$
50	Subdivision Regulations to Require Appropriate Real Estate Disclosure	■						■			\$
51	Require a Note be Recorded as part of the Title of Real Property	■						■			\$
As a Partner for implementing the following strategies:											
2	Identify Critical Areas / Priority Properties and Develop an Acquisition Plan that Supports Preservation of Military Readiness		■				■				\$
3	Establish an NSA PC Acquisition Subcommittee		■				■				\$
4	Pursue Conservation Partnering Opportunities Utilizing State and Federal Funding Programs		■							■	\$\$\$\$
5	Identify Locations of Critical Parcels in the Line of Sight Corridors for the Acquisition of Easements		■				■				\$

Table 5-13. City of Panama City Beach Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
7	Develop a Frequency Acquisition Plan for Land within the Frequency MIA to Acquire Parcels Within the Microwave Corridor or Near Radar Locations					■			■		\$
9	Evaluate the Need for Acquisition of Properties adjacent to St. Andrew Bay			■				■			\$
22	Monitor State Legislation	■								■	\$
34	Mitigate Frequency Spectrum Impedance and Interference Issues Associated with Development					■	■				\$
39	Develop a Long Range Plan for Boat Use of St. Andrew Bay Watercraft			■					■		\$\$
42	Require Real Estate Disclosures within the Military Influence Overlay District	■					■				\$

Table 5-14. Navy Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
With Primary Responsibility for implementing the following strategies:											
12	Strategically Located Screening to Protect On-Installation Assets.		■					■			\$
13	Monitor Segment 2 of the West Bay Parkway Project Development and Environment (PD & E) Study	■					■				\$
16	Develop a Bay County / NSA PC Communication Plan	■						■			\$
17	Review Training Area Usage on a Scheduled Basis					■				■	\$
18	Area Delineations to Communicate with St. Andrew Bay Civilian Watercraft Users	■								■	\$
21	Develop an Education Outreach Program to Communicate the Value and Needs of NSA PC	■								■	\$
23	Prepare and Execute an MOU to Foster JLUS Implementation	■					■				\$

Table 5-14. Navy Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011 - 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
24	Prepare and Execute a Formal Notification MOU for Development Proposals	■						■			\$
25	Prepare and Execute an MOU with the USCG for Enhanced Military Training Area Oversight				■		■				\$
26	Prepare and Execute a Frequency Spectrum MOU						■				\$
28	Notify NSA PC of All New Proximate Residential and Commercial Developments	■					■				\$
29	Prepare and Execute an MOU with the Port of Panama City	■						■			\$
As a Partner for implementing the following strategies:											
1	Define and Establish MIAs and MIOD	■		■	■	■	■				\$
3	Establish an NSA PC Acquisition Subcommittee			■			■				\$
4	Pursue Conservation Partnering Opportunities Utilizing State and Federal Funding Programs			■						■	\$\$\$\$
5	Identify Locations of Critical Parcels in the Line of Sight Corridors for the Acquisition of Easements			■			■				\$
7	Develop a Frequency Acquisition Plan for Land within the Frequency MIA to Acquire Parcels Within the Microwave Corridor or Near Radar Locations								■		\$
8	Acquire Parcels Based on the Outcome of the Frequency Acquisition Plan									■	\$\$\$\$
9	Evaluate the Need for Acquisition of Properties adjacent to St. Andrew Bay				■			■			\$
10	Review Jurisdictional CIPs	■					■				\$
11	Design, Fund and Construct Guardrails on the east side of Thomas Drive			■				■			\$\$
15	Increase Thomas Drive Vehicular Capacity	■						■			\$
19	Develop St. Andrew Bay Informational Materials	■								■	\$\$
20	Foster the Inclusion of Information Related to NSA PC Operations and Training as a Component of Personal Watercraft Education Classes				■					■	\$
22	Monitor State Legislation	■								■	\$
27	Provide NSA PC an Opportunity to Engage in Discussion and Formal Notification of New Development Located Adjacent to the Installation	■					■				\$
32	Undertake a Vertical Height Assessment Study			■			■				\$

Table 5-14. Navy Strategies

Strategy #	JLUS Strategies	MIOD	Land Use / ATP MIA	Land / Water Interface MIA	Safety MIA	Frequency MIA	Short Term (2009 - 2010)	Mid-Term (2011- 2013)	Long Term (2013 +)	On-going	Strategy Cost (ROM)
34	Mitigate Frequency Spectrum Impedance and Interference Issues Associated with Development						■				\$
35	Develop a Compatible Land Use Plan for Areas Within the Line of Sight Corridors			■					■		\$
36	Develop a Frequency Ordinance for Jurisdictions in the Frequency MIA								■		\$
37	Develop Design Standards for Parcels Adjacent to NSA PC			■				■			\$
38	Monitor Water Based Users of St. Andrew Bay				■				■		\$\$
39	Develop a Long Range Plan for Boat Use of St. Andrew Bay Watercraft				■				■		\$\$
40	Develop a Business Registration Program	■						■			\$
42	Require Real Estate Disclosures within the Military Influence Overlay District	■					■				\$
43	Develop a Military Influence Overlay District Zoning Ordinance	■					■				\$
45	Revise Compatible Land Use Zoning Ordinance to Address Safety Issues					■		■			\$
46	Develop Zoning Standards for Structures in the Water				■			■			\$
48	Evaluate the Bay County Zoning Designations on Existing Developed Parcels in the Line-of-Sight Corridors and Buffers			■				■			\$
49	Develop requirements for Easements on Parcels in the Line-of-Sight Buffers			■				■			\$