

A. BACKGROUND

1. General Information

The Bay-Walton Sector Plan consists of approximately 110,500 acres of land owned by The St. Joe Company. Of the 110,500 acres, 97,216 acres (or 88 percent) are located in Bay County and 13,284 acres (or 12 percent) are located in Walton County. Attached as **Map 1** is a **General Location** map identifying the boundaries for the Bay-Walton Sector Plan. In Bay County, the project boundaries are generally east of the Walton County line, north of US 98, south of State Road 20 and west of State Road 77 and include State Road 79 and Highway 388. In Walton County, the project boundaries are generally west of the Bay County line, north of US 98 (except for WaterSound North DRI), east of Point Washington State Forest and south of State Road 20 and Black Creek Road.

2. Previous Development Approvals within the Bay-Walton Sector Plan Boundary

The Bay-Walton Sector Plan includes areas that received previous land use and environmental approvals from Bay County, Walton County, state and federal agencies. Most significant is the West Bay Sector Plan (**Map 7**) that was approved by Bay County in 2003 on approximately 75,000 acres of land predominantly but not exclusively owned by The St. Joe Company. The West Bay Sector Plan was adopted as an overlay of Bay County's Future Land Use Map and consists of significant residential, commercial and industrial land uses. After the West Bay Sector Plan was adopted, Bay County approved the West Bay Detailed Specific Area Plan (DSAP) on approximately 16,000 acres and the Airport DSAP on approximately 4,000 acres to allow development within and around the Northwest Florida Beaches International Airport. Both of these DSAPs have approved development orders and a level of completed development or infrastructure. The acreage of the non-St. Joe land ownership or areas that have already been developed in the West Bay Sector Plan boundary is approximately 10,500 acres, leaving approximately 64,500 acres of St. Joe-owned land remaining in the adopted West Bay Sector Plan. Other amendments to the Bay County Future Land Use Map were also approved by Bay County within the boundary of the West Bay Sector Plan on lands not owned by The St. Joe Company.

Another significant previous approval within the boundary of the Bay-Walton Sector Plan is the WaterSound North Development of Regional Impact (DRI) approved by Walton County in 2005 on 2,425 acres. The project is a mixed-use DRI approved for residential, retail, office, and golf course land uses in two phases; development in Phase 1 of the WaterSound DRI commenced and is on-going.

Various environmental authorizations and agreements have also been issued and executed within the boundary of the Bay-Walton Sector Plan. In 2004, the U.S. Army Corps of Engineers issued a Regional General Permit (SAJ-86) on 48,150 acres and the Florida Department of Environmental Protection executed an Ecosystem Management Agreement on 31,369 acres. These environmental authorizations are innovative large scale

authorizations that provide an overall framework for the protection of national resources at a watershed level instead of the more typical project-by-project fragmented approach.

3. Expansion Area and Approach

Of the 110,500 acres of the Bay-Walton Sector Plan, approximately 46,191 acres are located outside of the boundary of the previously approved West Bay Sector Plan. Of the 46,191 acres, approximately 32,907 acres (or 71 percent) are located in Bay County and approximately 13,284 acres (or 29 percent) are located in Walton County.

The Bay-Walton Sector Plan proposes to utilize the overall land use framework and planning principles set forth in the West Bay Sector Plan to ensure a cohesive and fully integrated plan on the entire 110,500 acres as opposed to creating a new or different framework for the 46,191 acre expansion area.

As part of expanding the West Bay Sector Plan and creating a cohesive and fully integrated Long Term Master Plan on the entire 110,500 acres, the Bay-Walton Sector Plan proposes to facilitate the creation of a regional trail network that will connect to the existing network (refer to **Map 16 – Conceptual Trails Network**).

4. Summary of Sector Plan Statutory Requirements

The minimum requirements for sector plans are found in Section 163.3245, Florida Statutes (F.S.). The statute was amended in 2011 and includes slightly different requirements from the time the West Bay Sector Plan was adopted. One of the major differences is size. A sector plan must now include a minimum of 15,000 acres as opposed to 5,000 acres. The Bay-Walton Sector Plan meets this minimum requirement. If the properties within Bay County and Walton County were considered separately, then the Bay County subject lands (97,216 acres) alone would meet the acreage threshold but the Walton County subject lands (13,284 acres) would not meet the minimum acreage requirement.

Sector Plans are approved in two steps.

Step One is to create the Long Term Master Plan as described in Section 163.3245, F.S.. The Long Term Master Plan is adopted by the local government as a comprehensive plan amendment. The comprehensive plan amendment is reviewed under the state coordinated review process by the local government, state and regional agencies. Both Bay County and Walton County will each adopt a comprehensive plan amendment for the Bay-Walton Sector Plan on the lands in each respective County. The state and regional review agencies will process the comprehensive plan amendments as they would any other comprehensive plan amendment. Under the statute, third parties can challenge the amendment as they could any other amendment. The sector plan amendment (Long Term Master Plan) must meet the requirements of Section 163.3245(3)(a), F.S. and be consistent with the local government comprehensive plans and Chapter 163, F.S. (the Community Planning Act adopted in 2011). The law states the information and analysis provided must be “general”

rather than “detailed”. It is understood that, at a minimum, a sector plan must be supported by the level of information required for a comprehensive plan amendment.

Once the Bay-Walton Sector Plan amendment is effective, the Long Term Master Plan becomes part of the Future Land Use Map as with any other adopted Future Land Use Map amendment. This was a major change from the pre-2011 sector plan law and it is important to note the conservation designation is applied to the Future Land Use Map on all of the conservation lands at the time the plan amendment becomes effective.

Step Two – Even though the Future Land Use Map recognizes the land use districts adopted under the Long Term Master Plan (Step One), the local government must adopt a DSAP as a local government approval before any new development may occur. This is a major change from the pre-2011 sector plan law which required the DSAP be adopted as a second comprehensive plan amendment. The DSAP must be a minimum of 1,000 acres unless the local government finds reasons for a smaller area based on local circumstances. The minimum requirements for a DSAP are identified in Section 163.3245(3)(b), F.S.. The law states the applicant must provide “detailed” information to support the DSAP. The major environmental benefit provided under the sector plan law is placement of all preservation areas in a conservation easement at the effective date of each DSAP.

Under the law, the only agency with a statutory role during the approval of the DSAP is the Department of Economic Opportunity (DEO), formerly the Department of Community Affairs. The DEO can challenge the DSAP if the agency determines the DSAP is not consistent with the Long Term Master Plan.

Even though other state and regional agencies do not have a defined role, it is in the applicant’s best interest to keep the agencies informed and involved because of the agencies’ permitting authority, and DEO will rely upon those agencies if there is a concern with the DSAP.

Sector Plan Exemptions – The new sector plan law includes the following exemptions for sector plans:

1. The sector plan amendment is exempt from the land use “need” requirement.
2. A sector plan can (and will) go beyond the planning timeframe for a comprehensive plan. Where the comprehensive plan may have a 20-year planning timeframe, a sector plan can have a 40- or even 50-year timeframe.
3. A sector plan is exempt from the DRI requirements in Chapter 380, F.S.

Appendix I – Statutory Requirements for Bay-Walton Sector Plan provides a detailed comparison of how the Bay-Walton Sector Plan meets the minimum requirements set forth in Section 163.3245(3)(a), F.S.

5. Purpose of the Bay-Walton Sector Plan

The primary purpose of the Bay-Walton Sector Plan is to establish a long term land use framework on 110,500 acres of land, which at build out, will accomplish the following for eastern Walton County and western Bay County:

1. Add a significant active adult community component and provide the amenities, recreation, entertainment and medical facilities required for a successful active adult community. It is anticipated that the active adult component will include a range of age-restricted, age-targeted, and age-qualified subcomponents that will meet a wide range of anticipated consumer demand.
2. Connect the Northwest Florida Beaches International Airport and its surrounding commercial properties with Bay County and Walton County for a well-planned and cohesive development.
3. Provide the uses needed by working families serving the airport commerce area and the active adult communities.
4. Through policies, establish urban form planning concepts for walkable communities that encourage multiple transportation modes including walking, biking and golf carts.
5. Maintain commitment to economic development efforts around Northwest Florida Beaches International Airport.
6. Coordinate and facilitate the planning of regional infrastructure like the West Bay Parkway.
7. Create a regionally significant water-shed level environmental framework that contains 53,229 acres or 48 percent of a series of well-connected conservation and preservation areas.
8. Facilitate a regionally significant trail network of at least 100 miles that will connect to an existing network of trails. (refer to **Map 16 – Conceptual Trails Network**)

6. Applicant Information and Consultant Team

a. Applicant/property owner and contact information

The St. Joe Company
133 South WaterSound Parkway
WaterSound, FL 32413
(850) 231-6400
Contact: Jorge Gonzalez (Jorge.Gonzalez@joe.com)

b. Consultant team and contact information

Master Planning

Hart Howerton
10 East 40th Street
New York, NY 10016
Phone: (617) 234-4409
Contact: Dwight DeMay (ddemay@harthowerton.com)

Transportation Planning

Kimley-Horn & Associates, Inc.
The Regional Center
2615 Centennial Boulevard, Suite 102
Tallahassee, Florida 32308
Phone: (850) 553-3500
Contact: Richard Barr (Richard.Barr@kimley-horn.com)

Environmental Planning

Icarus Ecological Services, Inc.
8639 Ranchwood Lane
St. Augustine, Florida 32092
Phone: (904) 307-9911
Contact: Thomas Estes (thomas@icaruses.com)

Civil Engineering

Buchanan and Harper, Inc.
735 West 11th Street
Panama City, Florida 32401
Phone: (850) 763-7427
Contact: Michael Harper P.E. (mharper@buchanan-harper.com)

Legal and Planning Services

Carlton Fields Jordan Burt, P.A.
215 S. Monroe Street, Suite 500
Post Office Drawer 190
Tallahassee, FL 32301
Phone: (850) 224-1585
Contact: Nancy Linnan (nlinnan@cfjblaw.com)
Contact: Darrin Taylor (dtaylor@cfjblaw.com)

Fiscal Impact Analysis

Fishkind and Associates
12051 Corporate Boulevard
Orlando, FL 32817
Phone: (407) 382-3256
Contact: Hank Fishkind (hankf@fishkind.com)

Archeological Analysis

Archeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240
Phone: 1-800-735-9906
Contact: Marion Almy (ACIFlorida@comcast.net)

B. ENVIRONMENTAL ANALYSIS SUMMARY

This section summarizes the environmental analysis conducted for the Bay-Walton Sector Plan including its significance for how the natural resources will be protected. **Appendix II-Wildlife and Vegetation Resource Report** provides a detailed background of the land use classification, existing conditions on site, wetlands, habitat and other detailed information regarding the Bay-Walton Sector Plan’s environmental resources.

1. Existing Conditions

In Bay County, approximately 75,000 acres of the Bay-Walton Sector Plan was previously adopted as the West Bay Sector Plan. The Bay County Commission approved the West Bay Sector Plan which included a significant development program as well as a substantial conservation component. The West Bay Sector Plan established the long term master plan for western Bay County directing the industrial, commercial and residential categories needed to create a sustainable community adjacent to the Northwest Florida Beaches International Airport. The West Bay Sector Plan included an intense public visioning effort that resulted in the preservation of 37,605 acres of the bay front and tributaries along West Bay. The proposed Bay-Walton Sector Plan is generally consistent with the West Bay Sector Plan and does not encroach upon the West Bay Preservation Area that was established at the time the West Bay Sector Plan overlay was adopted.

In Walton County, approximately 2,425 acres of the 13,284 acres of Walton County lands within the Bay-Walton Sector Plan boundary were approved as the WaterSound North DRI. This DRI was approved for residential, commercial and golf course with a preservation component. The Bay-Walton Sector Plan is consistent with the approved master plan for this project.

Outside of the previously approved West Bay Sector Plan and the WaterSound North DRI, the remaining lands within the Bay-Walton Sector Plan boundary (approximately 43,766 acres) are mostly undeveloped and approved on the Bay County and Walton County Future Land Use Maps for rural/timber operations which is how the land has been used for many years. The years of active timbering means the lands within the Bay-Walton Sector Plan are not native forest. The lands have been disturbed and for this reason have limited habitat value when compared to native forest. However, the lands do provide significant value in protection of the watershed.

2. Significance of the West Bay Preservation Area and Long Term Conservation Area

The West Bay Preservation Area represents a comprehensive concept to protect West Bay and the associated creeks and tributaries. The portion of the West Bay Preservation Area that is not included in the West Bay DSAP remains as an overlay in the West Bay Sector Plan, meaning it is not an actual land use category in the Future Land Use Map of Bay County. Upon adoption of the Bay-Walton Sector Plan, The St. Joe Company proposes to transition all of the West Bay Preservation Area into an actual land use category in the Future Land Use Map and on the Long Term Master Plan. This represents a significant

commitment by The St. Joe Company to further the long term protection of West Bay and associated creeks and tributaries. In addition to the West Bay Preservation Area, The St. Joe Company also proposes to establish a Long-Term Conservation Area, which when combined with the West Bay Preservation Area, totals over 53,229 acres within the boundary of the Bay-Walton Sector Plan that is proposed for conservation. Ultimately, the West Bay Preservation Area and Long-Term Conservation Areas will be placed in a conservation easement through the phasing of DSAP approvals within the Bay-Walton Sector Plan. The West Bay Preservation Area and Long-Term Conservation Area are identified on proposed Long Term Master Plan (**Map 2**).

3. State and Federal Permit Environmental Framework

As previously mentioned, a significant part of the Bay-Walton Sector Plan already has a federal and state environmental framework in the form of Regional General Permit and Ecosystem Management Agreements. The area of the Bay-Walton Sector Plan located south of West Bay and the Intracoastal Waterway in both Bay and Walton Counties has an approved Regional General Permit (SAJ-86) and a corresponding approved Ecosystem Management Agreement (**Map 10**). The area of the Bay-Walton Sector Plan that is north of West Bay and inside of the West Bay Sector Plan was reviewed for a second Regional General Permit (SAJ-105) and a second Ecosystem Management Agreement. This framework and approved methodology were used to analyze the remaining area in the Bay-Walton Sector Plan that was not previously reviewed. The state and federal agency review included wetland jurisdictional estimations and wetland classification. A biological assessment and biological opinion for listed species was also issued for lands under permit review.

The watershed type environmental approach of the Regional General Permit and Ecosystem Management Agreements process establish a framework for how environmental reviews will be conducted by the state and federal agencies and provide clarity for how impacts will be reviewed and mitigated. The result of this regional approach is a higher level of environmental protection and net ecosystem benefit than can be achieved through standard permitting and land use reviews. The sector planning approach fits perfectly with this watershed approach to environmental resource planning and permitting.

Map 10 identifies where Regional General Permits and Ecosystem Management Agreements have been approved (Area 1) or reviews conducted (Area 2) and where no permit review has occurred (Area 3). Area 1 covers 48,150 acres and was issued Regional General Permit SAJ-86 and Ecosystem Management Agreement I. Area 2 covers 42,896 acres and was reviewed under Regional General Permit SAJ-105 and Ecosystem Management Agreement II. **Appendix II – Wildlife and Vegetation Resource Report** describes these permits in detail as well as their current status. Area 3 which is north of the Intracoastal Waterway and west of SR 79 does not have an existing environmental framework with the exception of the permitting of the Devil's Swamp Mitigation Bank. Area 3 was analyzed consistent with the methodology used in the approved or reviewed Regional General Permits and Ecosystem Management Agreements.

Thus, all of the Bay-Walton Sector Plan has been analyzed using the methodology set forth in the Regional General Permit and Ecosystem Management Agreement documents. The applicant coordinated with the U.S. Army Corps of Engineers, the Department of Environmental Protection, the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission in the development of the methodology and review of the Bay-Walton Sector Plan.

When the first Regional General Permit and the first Ecosystem Management Agreement were implemented, there was no long term land use plan in place or envisioned within the majority of its borders. The proposed Long Term Master Plan of the Bay-Walton Sector Plan creates a need to modify one component of the Regional General Permit and the Ecosystem Management Agreement. There are 10 conservation units totaling 13,200 acres within the Regional General Permit and Ecosystem Management Agreement. The modification involves adjusting the boundary of the conservation units in a manner that will create a net ecosystem benefit and also promote a more compact development form and efficient infrastructure plan. The federal and state environmental permitting agencies have been informed of this intent and a detailed analysis will be submitted to those agencies for their review and consideration. The Bay-Walton Sector Plan Long Term Master Plan depicts the proposed adjustment in the boundary of the conservation units, but the proposed adjustment is subject to approval by the federal and state environmental permitting agencies.

4. Wetlands Analysis

Map 8 is the Wetlands Estimations based on the methodology used in the Regional General Permit and Ecosystem Management Agreements framework which classifies wetlands as low quality and high quality. Low quality wetlands are wetlands that have been disturbed by past silvicultural activities and are therefore considered to have a reduced level of ecological value. High quality wetlands are considered to have a higher ecological value because they have not been previously disturbed by silvicultural activities.

Based on the wetlands analysis for the Bay-Walton Sector Plan, wetlands are classified as follows:

TABLE 1: Wetlands Estimates in the Bay-Walton Sector Plan by Area and Classification

Area	Total Acres	High Quality	Low Quality
1	35,608	9,338	16,548
2	46,192	11,375	12,248
3	28,700	6,907	6,852
Total	110,500	27,620	35,648

5. Listed Species Analysis

Areas 1 and 2 have been analyzed by U.S. Fish and Wildlife and U.S. Army Corps of Engineers, and both areas have been issued Biological Opinions and/or Biological Assessments for federally protected species. Area 3 has not received any agency review but is of similar habitat quality with all of the lands used in active timber operations. The federal opinions conclude that the Bay-Walton Sector Plan has limited habitat value. There are some state listed species that may occur on the site and those will be protected according to the previous environmental authorizations and current applicable rules. For more information on Listed Species see **Appendix II**.

C. LAND USE ANALYSIS SUMMARY

1. Existing Land Use

The major existing land uses within the Bay-Walton Sector Plan boundary are as follows:

- Northwest Florida Beaches International Airport
- Venture Crossings
- WaterSound North DRI
- Silviculture
- Conservation

Map 1 - General Location of the Bay-Walton Sector Plan depicts the proximity of the Bay-Walton Sector Plan to significant public lands including Pine Log State Forest, Point Washington State Forest, Northwest Florida Water Management District owned lands, and the Panama City Beach Conservation Park.

2. Future Land Use Map Designations and Approvals

The Bay-Walton Sector Plan is an expansion of the existing West Bay Sector Plan. The proposed land uses and policies for the Bay-Walton Sector Plan will typically be based on what has already been approved in the West Bay Sector Plan.

The Bay County and Walton County Future Land Use Maps generally designate the Bay-Walton Sector Plan boundary as follows:

- 1) In Bay County, approximately 64,500 acres of The St. Joe Company's ownership remain under the adopted 75,000 acre West Bay Sector Plan. The West Bay Sector Plan and supporting policies create a long range planning framework or overlay for over 27,000 residential dwelling units and 37 million square feet of non-residential uses as identified in more detail in **Table 3 – Adopted West Bay Sector Plan Overlay Build Out Program**. Attached as **Map 7** is the adopted West Bay Sector Plan land use map. The location of the West Bay Sector Plan is also identified on **Map 1 – General Location**.
- 2) In Walton County, 2,425 acres are approved as the WaterSound North DRI with 1,380 units and over 450,000 square feet of non-residential as identified in **Table 6 – Adopted WaterSound North DRI Development Program**. The DRI has numerous future land use designations on the property. The location of the WaterSound North DRI is also identified on **Map 1 – General Location**.
- 3) The remainder of the proposed Bay-Walton Sector Plan in both Bay County and Walton County has rural and low density land use designations. The amount of entitlements permitted in these areas is identified in **Table 2** and **Table 5** below.

Table 2 through Table 6 below include a more detailed breakdown of the maximum allowable entitlements based on each County’s adopted Future Land Use Map for the Bay-Walton Sector Plan boundary.

TABLE 2: Adopted Future Land Use Categories in Bay County

Land Use Designation	Acres	Density/Intensity	Maximum Entitlements
Agriculture	903	1 du per 10 acres	90 units
Agriculture/Timberland	49,264	1 du per 20 acres	2,463 units
Conservation/Habitation (Within Rural Service Area)	21,755	1 du per 10 acres	2,175 units
Conservation/Habitation (Outside Rural Service Area)	9,581	2 du per acre	19,162 units
Public/Institutional	21	0 du per acre	0 units
West Bay DSAP	15,692	See Table 3	See Table 3
Total	97,216		23,891 units

TABLE 3: Adopted West Bay Sector Plan Overlay Build Out Program

Land Use Category	Maximum Residential Units	Maximum Non-Residential
Agriculture/Timberland	385 units	N/A
Business Center	N/A	13,525,380 SF
Low Intensity Village	309 units	N/A
Regional Employment Center	N/A	18,634,968 SF
Village	24,972 units	N/A
Village Center	1,044 units	3,031,776 SF
West Bay Center	921 units	2,674,584 SF
Total	27,631 units	37,866,708 SF

TABLE 4: Adopted West Bay DSAP Development Program

Land Use Category	Maximum Residential Units	Maximum Non-Residential
Agriculture/Timberland	0 units	N/A
Business Center	N/A	750,000 SF; 300 hotel rooms
Low Intensity Village	625 units	N/A
Regional Employment Center	N/A	3,000,000 SF
Village Center	4,917 units	300,000 SF; 300 wet slips; 500 dry slips
West Bay Center	300 units	380,000 SF; 190 hotel rooms; 100 wet slips
West Bay Preservation	N/A	N/A
Total	5,842 units	4,430,000 SF; 490 hotel rooms; 400 wet slips; 500 dry slips

TABLE 5: Adopted Future Land Use Categories in Walton County

Land Use Category	Acres	Density/Intensity	Maximum Entitlements
Large Scale Agriculture	10,600	1 du per 40 acres	265 units
General Agriculture	222	1 du per 10 acres	22 units
Coastal Center	37	8 du per acre 1.5 FAR	296 units 1.5 FAR
WaterSound North DRI	2,425	See Table 6	See Table 6
Total	13,284		583 units plus non-residential

TABLE 6: Adopted WaterSound North DRI Development Program

Land Use Category	Maximum Residential Units	Maximum Non-Residential
Residential	1,380	
Retail		330,000 SF
Office		127,380 SF
Golf Holes		51 golf holes
Total	1,380	457,380 SF; 51 golf holes

3. Proposed Bay-Walton Land Use Category and Long Term Master Plan

Upon adoption by Bay County and Walton County, the Bay-Walton Sector Plan will be placed on the Bay and Walton County Future Land Use Maps and the Long Term Master Plan will be added to the Future Land Use Map series.

Bay-Walton Sector Plan - Future Land Use Map Amendment

The boundary of the Bay-Walton Sector Plan and its proposed land use categories will be identified on the Future Land Use Map for Bay County and Walton County. The densities and intensities for the future land use categories within the Bay-Walton Sector Plan are established in Table BW-1 for Walton County and Table 12A for Bay County. (See **Appendix XI**)

Bay-Walton Sector Plan – Long Term Master Plan

Map 2 is the Long Term Master Plan for the Bay-Walton Sector Plan and is consistent with the requirements in Section 163.3245(3)(a), F.S.. The Long Term Master Plan identifies the location of all of the land use districts within the Bay-Walton Sector Plan boundary. The Long Term Master Plan generally uses the same land uses that were established in the West Bay Sector Plan and adds three new districts. The districts are all unique in their function and establish a land use hierarchy from urban centers to neighborhood scale to rural/preservation areas. The densities and intensities also follow this progression. As required by Section 163.3245, F.S. all of the districts have both minimum and maximum density and intensity standards. The urban area as defined in the proposed Bay-Walton Sector Plan policies include all of the districts that are not preservation or open space categories (West Bay Preservation Area, Recreation/Open Space, and Long-Term Conservation Area).

The Bay-Walton Sector Plan Element includes the following land use districts:

TABLE 7: Proposed Land Use Districts for Bay-Walton Sector Plan

District	Location	Purpose	Acreage
West Bay Center	Bay County as identified on Map 2 .	To provide for a wide-range of large scale commercial and service-related uses important to the development of the West Bay Community.	922 acres
Town Center	Bay County and Walton County. Five Town Centers are planned as identified on Map 2 .	The Town Centers are similar to the West Bay Center in providing a wide-range of large-scale commercial and service related uses.	2,104 acres
Regional Employment Center	Bay County as identified on Map 2 .	To allow for a range of industrial, commercial, service-related and office uses typically dependent upon, or closely related to the airport.	935 acres
Business Center	Bay County as identified on Map 2 .	To provide a wide-range of commercial, retail, business, office	1,784 acres

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		and service-related uses and activities which provide supporting services to the airport district and tourist activities.	
Village Center	Bay County and Walton County as identified on Map 2.	To provide for mixed-use development in the form of limited neighborhood-scale commercial development within close proximity to surrounding neighborhoods with public spaces in the form of parks, town squares and community facilities incorporated into the design of the plan.	39,433 acres
Low Impact Residential	Bay County and Walton County as identified on Map 2.	To provide areas for low-density uses as areas for functional mix of compatible seasonal and resort land uses where the clientele are predominantly seasonal or temporary visitors and tourists	1,041 acres
Recreation and Open Space	Bay County and Walton County as identified on Map 2.	Lands set aside for passive and active recreation including trails, golf courses, athletic fields, etc.	4,318 acres
Agriculture/Timberland	Bay County and Walton County as identified on Map 2.	To provide areas for the continuation of traditional agriculture and timber uses and activities.	6,734 acres
West Bay Preservation Area	Bay County as identified on Map 2.	To provide areas for the protection, restoration and enhancement of West Bay Conservation and preservation purposes and mitigation efforts will take place in these areas.	37,605 acres
Long Term Conservation Area	Bay County and Walton County as identified on Map 2.	Similar to the West Bay Preservation Area, lands set aside for preservation of natural resources.	15,624 acres
Total			110,500 acres

4. Minimum Densities and Intensities

Table 12A in Chapter 12 of Bay County’s Comprehensive Plan and Table BW-1 of the Walton County Comprehensive Plan (**Appendix XI**) identify the minimum and maximum densities and intensities permitted for the Bay-Walton Sector Plan. Section 163.3245, F.S. requires that sector plans include both minimum and maximum standards for land uses. Below are the density and intensity standards for each of the land use districts.

TABLE 8: Minimum and Maximum Density and Intensity Standards for Land Use Districts

District	Residential Minimum Density	Residential Maximum Density	Non-Residential Minimum Intensity	Non-Residential Maximum Intensity
Regional Employment Center	NO RESIDENTIAL PERMITTED		10% FAR	100% FAR
Business Center	NO RESIDENTIAL PERMITTED		10% FAR	200% FAR
West Bay Center	1 unit per acre	15 units per acre	20% FAR	250% FAR; 80% impervious surface area
Town Center	2 units per acre	15 units per acre	35% FAR	200% FAR; 60% impervious surface area
Village Center	2 units per acre	15 units per acre	20% FAR	100% FAR; 200% FAR for mixed-use; 60% impervious surface area
Low-Impact Residential	No more than 1 unit per 3 acres for residential and 1 unit per acre for lodging		30% FAR or 30% impervious surface area	
West Bay Preservation	NO RESIDENTIAL PERMITTED		N/A	1% impervious surface area
Agriculture/Timberland	No more than 1 unit per 20 acres		N/A	10% impervious surface area
Long-Term Conservation Area	NO RESIDENTIAL PERMITTED		N/A	N/A
Recreation/Open Space	NO RESIDENTIAL PERMITTED		N/A	N/A

Table 12A in Chapter 12 of Bay County’s Comprehensive Plan and Table BW-1 of the Walton County Comprehensive Plan (**Appendix XI**) also include a percentage mix for the permitted land uses in each district.

5. Land Use Assumptions

Section 163.3245(3), F.S. requires that the Long Term Master Plan be supported by a general public facilities analysis. In order to perform a general public facilities analysis, assumptions need to be made about the land use types, densities, and intensities that may occur over the 50 year planning horizon of the Bay-Walton Sector Plan. These assumptions are made for the purposes of supporting the public facilities analysis and are not intended to represent what the actual 50 year build out scenario will be. The actual land uses, densities and intensities that will be built over 50 years will be subject to market conditions and the review and approval of each DSAP by Bay County and Walton County for smaller geographic areas within the Long Term Master Plan. For purposes of performing the public facilities analysis, the land use assumptions are depicted in **Table 9** below.

TABLE 9: Land Use Assumptions for Bay-Walton Sector Plan

Land Use	Bay County	Walton County	Total
Residential	145,494	24,706	170,200
Retail/Commercial	4,530,000 SF	510,000 SF	5,040,000 SF
Industrial	6,000,000 SF	0 SF	6,000,000 SF
Office/Light Industrial/ Manufacturing	11,240,000 SF	113,000 SF	11,353,000 SF
Hospital	1,350 Beds	0	1,350 Beds
Hotel	2,780 Rooms	530 Rooms	3,310 Rooms
Golf Course	342 Holes	81 Holes	423 Holes

Notes:

These assumptions are made for the purposes of supporting the public facilities analysis and are not intended to represent what the actual 50 year build out scenario will be. The actual land uses, densities and intensities that will be built over 50 years will be subject to market conditions and the review and approval of each DSAP by Bay County and Walton County for smaller geographic areas within the Long Term Master Plan.

The Bay-Walton Sector Plan assumes a range from 40% - 60% of residential units will be age restricted. The impact analysis is based upon 40% to ensure impacts are conservatively analyzed.

Pursuant to Section 163.3245(3)(b), F.S., no new development can take place until a DSAP approval is received from Bay County or Walton County. A DSAP requires a detailed analysis of facility impacts and any required mitigation.

The general supporting analysis based on **Table 9 - Land Use Assumptions** for Bay-Walton Sector Plan is included in the application as follows:

Section B and **Appendix II – Wildlife and Vegetation Resource Report**
Section D and **Appendix IV – Water Supply Impact Analysis**
Section E and **Appendix V – Wastewater Impact Analysis**
Section F and **Appendix VII – Stormwater Management Analysis**
Section G and **Appendix VI – Solid Waste Impact Analysis**
Section H and **Appendix III – Transportation Impact Analysis**
Section I and **Appendix VIII – Community Facilities Analysis**
Section L and **Appendix IX – Fiscal Impacts Analysis**
Section M and **Appendix X – Historical and Archeological Analysis**

6. Age-Restricted Component

The Bay-Walton Sector Plan includes an age-restricted component. This component is estimated to range from 40% - 60% of the total units in the Bay-Walton Sector Plan. Age-restricted units are defined under federal and state housing laws as a community where at least 80% of the units are occupied by someone who is 55 years old or older. These are deed restricted units.

The number of age-restricted units in the Bay-Walton Sector Plan has a significant affect on calculating impacts because age-restricted units create far less impacts than traditional housing. This has been an accepted and documented methodology by state agencies and local governments in other projects across the state.

Age-restricted units have no impact on public schools. For traffic, age-restricted communities can result in very high internal trip capture and less external trips. For water supply and wastewater, age restricted units are generally 1.9 persons per unit which is a smaller household than the overall community at 2.8 person per unit. The supporting public facilities analysis provided for the Bay-Walton Sector Plan uses the more conservative 40% estimate of age-restricted units to accurately account for impacts at build out.

Since the number of age-restricted units will have a major difference on the impacts generated, it is at the DSAP phase where the number of age-restricted units will have to be specifically identified.

7. Suitability of Bay-Walton Sector Plan for Development

As identified in **Appendix II – Wildlife and Vegetation Resource Report**, a significant area of the Bay-Walton Sector Plan has already undergone environmental permitting review by federal and state environmental agencies. This review has included identification and preservation of the highest quality environmental sections of the Bay-Walton Sector Plan. The same assumptions used in the state and federal permitting review were also used in this environmental analysis. This analysis includes identification of high

versus low quality wetlands. This review is used to establish the Long-Term Conservation Areas in the Expansion Area. Combined with the West Bay Preservation Area, the Bay-Walton Sector Plan designates 53,229 acres of property to be ultimately placed in conservation easements.

In addition, virtually all of the property in the Bay-Walton Sector Plan has been in active silviculture over many years. This silvicultural activity means the property is generally disturbed and is not native forest. During environmental permitting the agencies identified all wetlands that were not in planted pine as high quality wetlands regardless of disturbance. These high quality wetlands must be preserved with limited impacts.

The combination of environmental review conducted on the site, the setting aside of preservation lands for the highest value areas, and protection of high quality wetlands ensures the suitability of the districts identified in **Map 2 – Long Term Master Plan** for development.

8. Urban Sprawl Analysis

Section 163.3177(6)(a)9., F.S. requires that any amendment to the Future Land Use Map in the Comprehensive Plan must discourage urban sprawl. The statute includes 13 indicators of urban sprawl and identifies development patterns that discourage urban sprawl. If the amendment meets four of the development patterns then the amendment is deemed to discourage urban sprawl.

Primary Indicators of Urban Sprawl

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

REVIEW: The Bay-Walton Sector Plan is composed of a land use hierarchy with mixed use districts. The land use category of low impact residential on lands that are more suitable for low density residential uses also allows for low-density lodging and is a very small percentage of the Bay-Walton Sector Plan. **NOT APPLICABLE**

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

REVIEW: The Bay-Walton Sector Plan is a build out plan for the lands connecting the existing centers in the region. The Bay-Walton Sector Plan will develop over time where facilities are currently available. The pattern of development will be controlled by **Map 2 - Long Term Master Plan** and the DSAP approvals. **NOT APPLICABLE**

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3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

REVIEW: The Bay-Walton Sector Plan promotes a functionally integrated compact development pattern. **Map 2 – Long Term Master Plan** establishes the Districts in a hierarchy with each District having a separate function. Bay-Walton Sector Plan policies, Table 12A of the Bay County Comprehensive Plan and Table BW-1 of the Walton County Comprehensive Plan (**Appendix XI**) help integrate the Districts. **NOT APPLICABLE**

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

REVIEW: The Bay-Walton Sector Plan is based upon innovative large scale environmental permitting through multi-agency cooperation. The result is the identification of the high ecological areas for preservation, the protection of high quality wetlands and the limitation in permitted impacts to low quality wetlands. **NOT APPLICABLE**

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

REVIEW: The Bay-Walton Sector Plan is uniquely located between a future major employment center around the Northwest Florida Beaches International Airport and the major growth areas in eastern Walton County and western Bay County. Silviculture is permitted to continue within the Bay-Walton Sector Plan until making the conversion to urban development is appropriate. Areas in the northern border of the Bay-Walton Sector Plan are identified as Agriculture/Timberland and planned to remain in that use through the Bay-Walton Sector Plan's 50 year build out. **NOT APPLICABLE**

6. Fails to maximize use of existing public facilities and services.

REVIEW: The Bay-Walton Sector Plan is already identified in the planned service areas in Bay County and Walton County except for the area north of the Intracoastal Waterway in Walton County. **NOT APPLICABLE**

7. Fails to maximize use of future public facilities and services.

REVIEW: Same as comment above. The Bay-Walton Sector Plan is coordinating with the utility providers in the future planning of facilities. **NOT APPLICABLE**

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

REVIEW: The Bay-Walton Sector Plan will develop in an efficient manner in accordance with the availability of public facilities. The St. Joe Company will coordinate with utility providers and plan for development to occur in areas where public facilities are planned or available. **NOT APPLICABLE**

9. Fails to provide a clear separation between rural and urban uses.

REVIEW: The Bay-Walton Sector Plan provides a clear land use plan identifying the extent of urban development and where natural areas will be preserved in perpetuity. The Bay-Walton Sector Plan will not develop haphazardly but rather according to the Long Term Master Plan. **NOT APPLICABLE**

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

REVIEW: Rather than compete with existing areas, the Bay-Walton Sector Plan will create a new market for western Bay County and eastern Walton County. The introduction of an age-restricted community will attract new market segments to the Bay-Walton Sector Plan. These are market segments that traditionally do not consider Bay County and Walton County as a retirement destination. The development of the airport commerce will also generate new development that is not currently in the region. **NOT APPLICABLE**

11. Fails to encourage a functional mix of uses.

REVIEW: Table 12A in Bay County's Comprehensive Plan and Table BW-1 in Walton County's Comprehensive Plan (See **Appendix XI**) provide clear direction in how a mixture of uses is required in each District. **NOT APPLICABLE**

12. Results in poor accessibility among linked or related land uses.

REVIEW: The Bay-Walton Sector Plan is supported by goals, objectives and policies which include strategies for linking districts with multi-use paths and trails connecting the various uses. **NOT APPLICABLE**

13. Results in the loss of significant amounts of functional open space.

REVIEW: The Bay-Walton Sector Plan proposes to preserve a large amount of conservation and open space areas, many of which have the potential to be functional open space. **NOT APPLICABLE**

CONCLUSION: The Bay-Walton Sector Plan does not meet any of the indicators of urban sprawl identified above.

Development Patterns / Urban Forms that Discourage Urban Sprawl

The Bay-Walton Sector Plan amendment is determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

ACHIEVED – The Bay-Walton Sector Plan is based upon significant multi-agency coordination that resulted in significant preservation of environmentally sensitive areas. Development is directed to the most suitable areas.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

ACHIEVED – The Bay-Walton Sector Plan is already in planned service areas in Bay County and Walton County. Development is planned first in areas where capacity is available and will be coordinated with local governments and utility providers in the planning of future needs.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multi-modal transportation system, including pedestrian, bicycle, and transit, if available.

ACHIEVED – The Bay-Walton Sector Plan proposes an extensive network of multi-use paths connecting the planned centers and neighborhoods, requires a mixture of land uses in the districts and other strategies as specified in Table 12A and Chapter 12 for Bay County and Table BW-1 and the Bay-Walton Sector Plan Element policies for Walton County (**Appendix XI**).

4. Promotes conservation of water and energy.

ACHIEVED – The Bay-Walton Sector Plan requires conservation of water and other resources and seeks energy efficiencies and the minimization of automobile use by encouraging other transportation modes.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

ACHIEVED – The Bay-Walton Sector Plan identifies lands for permanent agriculture/silviculture and phases the development of lands so silvicultural activities can continue until conversion to development is practical.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

ACHIEVED – The Long Term Master Plan identifies 53,229 acres for preservation and conservation and 4,318 acres for recreation and open space.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

ACHIEVED – The Long Term Master Plan reflects a balance of housing and employment in compact development patterns that will be based on market demands.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in Section 163.3164, F.S.

ACHIEVED – The Bay-Walton Sector Plan is not remediating poor land use patterns. The sector plan process is a statutory recognized tool that is innovative and a deterrent to sprawling development patterns.

CONCLUSION: The Bay-Walton Sector Plan meets all 8 development patterns/forms set in statute and is determined to discourage urban sprawl.

9. Comprehensive Plan Consistency

The Bay-Walton Sector Plan is consistent with the Bay County and Walton County Comprehensive Plans as proposed. A detailed review is included in **Appendix XII – Consistency with Comprehensive Plan.**

10. Land Use Framework

The intent of the Bay-Walton Sector Plan is to create a cohesive hierarchy of residential neighborhoods, urban centers and recreational and open spaces based on established planning principles and a strong respect for the special aspects of the site. To realize this, the plan proposes a series of Town Centers and Village Centers within the planning area. (refer to **Map 23 – Land Use Framework Graphic Illustration**)

Town Centers are to be the more urbanized areas with more intense land uses. The planning and design of the Town Centers will generally be guided by four principles, which are described below and represented on the Conceptual Town Center graphic:

- Regional in focus – Town Centers are to provide the commercial, retail, employment and service needs of a broad region and be the “downtown” places for the surrounding Village Center land uses. As such, Town Centers generally have larger footprints, are located along or near regional circulation routes and have a wide range of land uses. This will be the place “where all roads lead”.
- Distinct components – Within each Town Center, there will be distinct areas of intensity. These will vary based on the location and size of the Town Center but generally will be comprised of a downtown area with the most intense uses, moderately dense housing and commercial/retail uses along the primary roads, and lower density residential with limited commercial uses at the edges. Combined, this will create a logical hierarchy of the components.
- Connectivity – Moving about easily is fundamental to Town Centers. A network of streets and trails is intended to allow convenient circulation for residents, business patrons and visitors and to provide links to adjacent neighborhoods and regional open spaces.
- A landscape framework – Although generally urban in character, landscaped and outdoor places will be key components of a Town Center and provide an organizational framework. Town Centers will generally be located adjacent to large scale recreational features such as a golf course or open spaces such as a lake or park. A network of greenways, pocket parks and landscaped streets will be located to appropriately provide a range of gathering areas.

Village Centers are to be vibrant neighborhoods comprised of a range of residential uses, along with an appropriate amount of commercial, community and recreational facilities. Five overall principles are to guide the planning of the Village Centers. These principles are described below and represented on the Conceptual Village Center graphic:

- The land is the primary “form-giver” – The existing setting and landscape is intended to be the driving force in the layout of each village. Wetlands, conserved areas, and open space and recreational corridors will be the framework within which each Village sits.
- Each village has a defined center – Within each Village will be a “center” generally located along the primary roads/trails for easy access. The center will potentially consist of a “green” or other large gathering space, a wider range of residential types, potentially including single family detached, single family attached and multifamily homes, and village-scale commercial, recreational and community uses to meet the daily functional needs of local residents. Each center will be different, based on the specific character of that community and the unique site conditions.

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- Compact neighborhoods – Around the center will be a series of residential neighborhoods. Each neighborhood will be clustered and compact, and the actual layout of streets and lots will vary based on that neighborhood’s size and site conditions.
- A rational road network – The approach to road circulation is based on the principles of connectivity, hierarchy and safety. Roads will be sized based in response to the specific service and access needs of that Village. Collector roads will be the primary links between Village Centers and to the regional transportation network. From these arterials will be a series of local streets that serve individual neighborhoods.
- A hierarchy of parks and outdoor spaces – While the primary recreation facility will be at the center of the Village, other outdoor places and parks will be distributed throughout the neighborhoods for the convenient use of nearby residents. These parks and outdoor places could be used for gathering and events, passive recreation and other community uses, as well as organizing neighborhoods. A network of trails and paths will generally knit neighborhoods together and provide links to regional open spaces.

D. WATER SUPPLY ANALYSIS SUMMARY

Below is a summary of the water supply analysis conducted for the Bay-Walton Sector Plan by Buchanan & Harper. The analysis is included as **Appendix IV – Water Supply Impact Analysis** and meets the requirements of a general analysis as described in Section 163.3245(3)(a), F.S.. This general analysis is consistent with the methodology presented to the agencies in the August 2013 Pre-Application Meeting as summarized below:

- A general water supply analysis at a five-year period (2019) and through a 50-year build out (2064)
- The water analysis is calculated based on the sum of the project demand, less any appropriate credit, combined with the committed facility capacity as compared to the facility capacity at both the 5 year and 50-year build out to determine if sufficient capacity is available to serve the Bay-Walton Sector Plan.
- Project demand is calculated on a population and uniform per capita demand rates.
- Population is based on the **Table 9 – Land Use Assumptions for Bay and Walton County** and presumed occupancy rate is based on both the age restricted and standard housing. 40% of the residential units are presumed to be age-restricted with a lower occupancy rate for age-restricted units.
- Allowances are given based on the adopted Future Land Use Map, the approved West Bay DSAP Phase I and the WaterSound North DRI.
- A separate water supply level of service is used as described in **Appendix IV**.
- The water supply analysis segregates use into potable and non-potable use.
- The water supply analysis together with proposed policy language puts emphasis on the more detailed analysis that will be provided when a DSAP is proposed. At that time there will be a defined project for a specific area within the Bay-Walton Sector Plan allowing for more meaningful analysis and mitigation of any identified impacts. For this reason, the proposed plan amendment seeks to identify a general process and procedure which will result in a more meaningful impact analysis throughout the life of the Bay-Walton Sector Plan.
- Bay County and Walton County must approve a DSAP in their respective counties before any new development orders can be issued. The DSAP is a shorter-range development plan with more specific development units, locations and other development details identified. Therefore, the DSAP is the stage where the more detailed analysis will be submitted to the agencies to identify specific impacts, and resulting potable water facility needs and improvements and the timing of those improvements.

- Conservation measures are included in the proposed Bay-Walton Sector Plan policies to reduce water supply demand.

1. Existing Conditions

The Bay-Walton Sector Plan is within two service jurisdictions, Bay County and Walton County, each with multiple service areas for water supply. A map of the service areas that cover the Bay-Walton Sector Plan boundary is included as **Map 4 – Utility Service Areas** which depicts the Bay-Walton Sector Plan area being located within the following service areas:

- Bay County
 - Bay County West Bay Service Area
 - Panama City Beach Service Area
- Walton County
 - Regional Utilities Service Area
 - Walton County Unassigned

The existing conditions of the service areas are discussed below.

Bay County – Potable Water is supplied by Bay County even though the County is segregated into service districts. No specific capacity is dedicated to the service areas. The water source for all of Bay County is the Deer Point Lake reservoir. The system has a current permitted and operational capacity of 60 million gallons per day (MGD) with planned phase expansions to 96 MGD.

Bay County currently does not have non-potable water supply but some distribution infrastructure has been constructed and has a planned capacity of 1.5 MGD in the Bay County West Bay Service Area. The City of Panama City Beach has a current non-potable water capacity of 10 MGD but could expand to its operational capacity of 14 MGD.

Walton County – Walton County does not provide potable water supply. Regional Utilities is the provider in its service area, which is located in Walton County, south of the Intracoastal Waterway. There is no designated utility service provider in the area north of the Intracoastal Waterway in Walton County. The water source for the service areas is the Nokuse Well Field consisting of 8 wells. The system has a current permitted capacity of 8.09 MGD with a planned expansion to a 9th well.

Non-Potable Water in Walton County is provided by Regional Utilities which has a permitted and operational capacity of 16.802 MGD.

2. Proposed Level of Service Standard

Appendix IV includes Buchanan & Harper’s recommendation to use a water supply level of service standard based on the latest statewide historical data which would better project

demand for residential and non-residential uses and non-potable water usage and be more reflective of updated technologies and fixtures associated with new construction.

3. Results of Analysis

The table below summarizes the results of the general potable water demand analysis:

TABLE 10: Potable and Non-Potable Water Analysis – 5 year (2019) and 50 year build out (2064)

Provider	2019		2064		Year Deficient
	Capacity	Deficient	Capacity	Deficient	
Bay County					
Potable Water	Yes	N/A	No*	6.48 MGD	2058
Non-Potable Water	Yes	N/A	No	14.88 MGD	2027
Panama City Beach					
Non-Potable Water	Yes	N/A	Yes^	N/A	N/A
Walton County (Regional Utilities)					
Potable Water	Yes	N/A	No	6.89 MGD	2045
Non-Potable Water	Yes	N/A	Yes	N/A	N/A

* - Bay County has facility capacity at build out but exceeds 90% of level of service

^ - Panama City Beach is at 96% of capacity at build out

4. Conclusions

Based on the above analysis, Buchanan & Harper recommends the following:

- Bay County – No improvements required for potable water. Continue long-term facility planning for potable water. For non-potable water additional non-potable water sources are needed beyond 2019.
- Walton County/Regional Utilities – No improvements should be planned at this time. Phase improvements as more detailed plans are proposed. At least 30 years of capacity available at this time. Adequate non-potable water facilities are available.
- Panama City Beach – Adequate non-potable water facilities are available.

E. WASTEWATER ANALYSIS SUMMARY

Below is a summary of the wastewater analysis conducted for the Bay-Walton Sector Plan by Buchanan & Harper. The analysis is included as **Appendix V – Wastewater Impact Analysis** and meets the requirements of a general analysis as described in Section 163.3245(3)(a), F.S.. This general analysis is consistent with the methodology presented to the agencies in the August 2013 Pre-Application Meeting as summarized below:

- A general wastewater analysis at a five-year period (2019) and through a 50-year build out (2064)
- The wastewater analysis is calculated based on the sum of the project demand, less any appropriate credit, combined with the committed facility capacity as compared to the facility capacity at both the 5 year and 50 year build out to determine if sufficient capacity is available to serve the Bay-Walton Sector Plan.
- Project demand is calculated based on the potable water demand.
- Population is based on the **Table 9 – Land Use Assumptions** for Bay-Walton Sector Plan and the presumed occupancy rate is based on both the age-restricted and standard housing. 40% of the residential units are presumed to be age-restricted with a lower occupancy rate for age-restricted units.
- Allowances are given based on the adopted Future Land Use Map, the approved West Bay DSAP Phase I and the WaterSound North DRI.
- A separate wastewater level of service is used as described in **Appendix V- Wastewater Impact Analysis**.
- The wastewater analysis together with proposed policy language puts emphasis on the more detailed analysis that will be provided when a DSAP is proposed. At that time there will be a defined project for a specific area within the Bay-Walton Sector Plan allowing for more meaningful analysis and mitigation of any identified impacts. For this reason, the proposed plan amendment seeks to identify a general process and procedure which will result in a more meaningful impact analysis throughout the life of the Bay-Walton Sector Plan.
- Bay County and Walton County must approve a DSAP before any new development can proceed. The DSAP is a shorter-range development plan with more specific development units, locations and other development details identified. Therefore, the DSAP stage is where the more detailed analysis will be submitted to the agencies to identify specific impacts, and resulting wastewater facility needs and improvements and the timing of those improvements.
- Conservation measures are included in the proposed Bay-Walton Sector Plan policies to reduce wastewater demand.

1. Existing Conditions

The Bay-Walton Sector Plan is within two service jurisdictions, Bay County and Walton County, each with multiple service areas for wastewater collection and treatment. A map of the service areas that cover the Bay-Walton Sector Plan boundary is included as **Map 4 – Utility Service Areas** which shows the project area being located within the following service areas:

- Bay County
 - Bay County West Bay Service Area
 - Panama City Beach Service Area
- Walton County
 - Regional Utilities Service Area
 - Walton County Unassigned

The existing conditions of the service areas are discussed below.

Bay County – Wastewater is provided by Bay County and Panama City Beach. In the West Bay Service Area sewer is provided by the River Camps Wastewater Treatment Plant which has a permitted capacity of 0.07 MGD. No capacity improvements are planned.

The Panama City Beach Service Area has a permitted and operational plant capacity of 14 MGD. There are no current plans for expansion.

Walton County – Walton County does not provide wastewater. Regional Utilities is the provider in its service area which is located in Walton County, south of the Intracoastal Waterway. There is no designated utility service provider in the area north of the Intracoastal Waterway.

Regional Utilities provides wastewater through 3 interconnected plants. The combined permitted capacity is 8 MGD with a planned 1.0 MGD expansion in year 2020. No other capacity improvements are planned.

2. Proposed Level of Service Standard

Appendix V includes Buchanan & Harper’s recommendation to use a wastewater level of service standard consistent with the proposed potable water level of service standard which is based on the latest statewide historical data which would better project demand for residential and non-residential uses and be more reflective of the project, new construction and the potable water conservation strategies.

3. Results of Analysis

The table below summarizes the results of the analysis:

TABLE 11: Wastewater Analysis - 5 year (2019) and 50 year build out (2064)

Provider	2019		2064		Year Deficient
	Capacity	Deficient	Capacity	Deficient	
Bay County					
Wastewater	Yes	N/A	No	15.23 MGD	2021
Panama City Beach					
Wastewater	Yes	N/A	No	21.69 MGD	2027
Walton County (Regional Utilities)					
Wastewater	Yes	N/A	No	8.37 MGD	2033

4. Conclusions

Based on the above analysis, Buchanan & Harper recommends the following:

- Bay County – Expansion and/or development of the wastewater treatment facility (WWTF) will be required over time and phased to provide the estimated 15 to 16 MGD required at build out.
- Panama City Beach – Expansion or development of a new WWTF will be needed and phased with development to provide the 21 to 22 MGD required.
- Walton County/Regional Utilities – Expansion or development of a new WWTF will be needed and phased with development to provide the 8 to 9 MGD required.

F. STORMWATER MANAGEMENT ANALYSIS SUMMARY

Below is a summary of the stormwater management analysis conducted for the Bay-Walton Sector Plan by Buchanan & Harper. The analysis is included as **Appendix VII – Stormwater Management Analysis** and meets the requirements of a general analysis as described in Section 163.3245(3)(a), F.S.. This general analysis is consistent with the methodology presented to the agencies in the August 2013 Pre-Application Meeting.

Buchanan & Harper’s analysis determined the following:

- The Bay-Walton Sector Plan is in the Bay County and Walton County Service Areas.
- No existing facilities are available or planned so no impact methodology was presented.
- The stormwater management analysis is limited to an evaluation of the community level of service standards, and development of project specific standards and strategies to ensure stormwater is managed concurrent with development.
- Since no facilities are available, on site facilities will be required to provide water quality and flood attenuation for run-off.

Strategies

The following strategies are incorporated into the Bay-Walton Sector Plan policies:

1. Separate drainage level of service standard and methodology as described in proposed policies.
2. Maintain natural drainage basin drainage patterns to the greatest extent practicable.
3. Utilize any allowable water quality treatment type consistent with performance standards and regulatory requirements.
4. Utilize any allowable flood attenuation facility type consistent with performance standards and regulatory requirements.

G. SOLID WASTE ANALYSIS SUMMARY

Below is a summary of the solid waste analysis conducted for the Bay-Walton Sector Plan by Buchanan & Harper. The analysis is included as **Appendix VI – Solid Waste Impact Analysis** and meets the requirements of a general analysis as described in Section 163.3245(3)(a), F.S.. This general analysis is consistent with the methodology presented to the agencies in the August 2013 Pre-Application Meeting as summarized below:

- A general solid waste analysis at a 5-year period (2019) and through a 50-year build out (2064)
- The solid waste analysis is calculated based on the sum of the project demand, less any appropriate credit, combined with the committed facility capacity is compared to the facility capacity at both the 5 year and build out to determine if sufficient capacity is available to serve the Bay-Walton Sector Plan.
- Project demand is calculated based on solid waste demand rates.
- Population is based on **Table 9 – Land Use Assumptions for Bay-Walton Sector Plan** and presumed occupancy is based on the age restricted and standard housing. 40% of the residential units are presumed to be age-restricted.
- Allowances are given based on the adopted Future Land Use Map, the approved West Bay DSAP Phase I and the WaterSound North DRI.
- A separate solid waste level of service is used as described in **Appendix VI– Solid Waste Impact Analysis**.
- The analysis together with proposed policy language puts emphasis on the more detailed analysis that will be provided when a DSAP is proposed. At that time there will be a defined project for a specific area within the Bay-Walton Sector Plan allowing for more meaningful analysis and mitigation of any identified impacts. For this reason, the proposed plan amendment seeks to identify a general process and procedure which will result in a more meaningful impact analysis throughout the life of the Bay-Walton Sector Plan.
- Bay County and Walton County must approve a DSAP before any new development can proceed. The DSAP is a shorter-range development plan with more specific development units, locations and other development details identified. Therefore, the DSAP stage is where the more detailed analysis will be submitted to the agencies to identify specific impacts, and resulting solid waste facility needs and improvements and the timing of those improvements.
- Conservation measures are included in the proposed Bay-Walton Sector Plan Element policies to reduce solid waste demand.

As previously identified, the Bay-Walton Sector Plan is 110,500 acres of The St. Joe Company’s holdings in western Bay County and eastern Walton County as identified on **Map 2 – Long Term Master Plan**. Buchanan & Harper analyzed solid waste impacts for the Bay-Walton Sector Plan using the same development amounts as established in **Table 9 – Land Use Assumptions** for Bay-Walton Sector Plan.

1. Existing Conditions

The Bay-Walton Sector Plan is within two service jurisdictions, Bay County and Walton County.

The existing conditions of the service areas are discussed below.

Bay County – Bay County provides solid waste services to the Bay County West Bay and Panama City Beach Service Areas. The Bay County landfill is on Steelfield Road which as of 2011 had 5.92 millions of cubic yards (MCY) of capacity. No expansion is planned at this time but Bay County has 300 vacant acres next to the landfill that could be used to expand the facility.

Walton County – Walton County contracts with Waste Management to provide for solid waste services. Waste Management has the Springhill landfill which has an available capacity of 50.52 MCY. No expansion is planned at this time.

2. Proposed Level of Service Standard

Appendix VI includes Buchanan & Harper’s recommendation to use a solid waste level of service standard based on the last 5 year average gross statewide rate of 8.14 persons per capita per day to be more reflective of the project and new construction.

3. Results of Analysis

The table below summarizes the results of the analysis:

TABLE 12: Solid Waste Analysis – 5 year (2019) and 50 year build out (2064)

Provider	2019		2064		Year Deficient
	Capacity	Deficient	Capacity	Deficient	
Bay County					
Solid Waste	Yes	N/A	No	12.46 MCY	2038
Walton County (Waste Management)					
Solid Waste	Yes	N/A	Yes	N/A	N/A

4. Conclusions

Based on the above analysis, Buchanan & Harper recommends the following:

- Bay County – Expansion of landfill will be required but phased with development.
- Walton County/Waste Management – Adequate capacity is available through build out.

H. TRANSPORTATION ANALYSIS SUMMARY

Below is a summary of the transportation analysis conducted for the Bay-Walton Sector Plan by Kimley-Horn. The analysis is included as **Appendix III – Transportation Analysis** and meets the requirements of a general analysis as described in Section 163.3245(3)(a), F.S. This general analysis is consistent with the methodology presented to the agencies in the August 2013 Pre-Application Meeting as summarized below:

- A general transportation analysis through build out of the Bay-Walton Sector Plan’s future transportation needs at a high planning level.
- The transportation analysis does not include any detailed modeling or traffic operational analyses. Instead, the analysis identifies a hierarchy of transportation facilities within the Bay-Walton Sector Plan and other future facilities needed to serve the area.
- The analysis utilizes to a small degree the current Northwest Florida Regional Model, which has a current horizon year of 2035 with updated data if newer information was available. The model helped identify other future possible needs to accommodate the Bay-Walton Sector Plan to its build out date and other growth in the area. A few new traffic analysis zones to represent new development areas were added to the model as well as inputs on estimated dwelling units, population, and employment by development area were added to the model inputs based on the **Table 9 – Land Use Assumptions** for Bay-Walton Sector Plan.
- Assumptions were made based on the consultant team experiences working on similar large-scale projects, and general transportation planning principles. Similar to a long-range sector plan, identification of long-term “needs” were identified on a roadway basis in a study area adjacent to and on facilities serving the Bay-Walton Sector Plan.
- The analysis together with proposed policy language puts emphasis on the more detailed transportation analysis that will be provided when a DSAP is proposed. At that time there will be a defined project for a specific area within the Bay-Walton Sector Plan allowing for more meaningful analysis and mitigation of any identified impacts. For this reason, the proposed plan amendment seeks to set out the general process and procedures to do more meaningful transportation planning throughout the life of the Bay-Walton Sector Plan. Policy language is included in the proposed Bay-Walton Sector Plan Element policies providing criteria for the DSAP proposals and requirements for intergovernmental coordination during DSAP review.
- Bay and Walton County must approve a DSAP before any new development can proceed. The DSAP is a shorter-range development plan with more specific development units, locations and other development details identified. Therefore, the DSAP stage is where the more detailed traffic analysis will be submitted to the

agencies to identify specific impacts, and resulting transportation needs and improvements and the timing of those improvements.

- The Bay-Walton Sector Plan establishes the policy guidance for the development of the Bay-Walton Sector Plan including linking land use and transportation, requiring a mixed-use and compact development pattern and encouraging multiple modes of transportation within the Bay-Walton Sector Plan.
- As previously identified, the Bay-Walton Sector Plan is 110,500 acres of The St. Joe Company's holdings in western Bay County and eastern Walton County as identified on **Map 2 – Long Term Master Plan**. Kimley-Horn analyzed project traffic for the Bay-Walton Sector Plan using the same development amounts as established in **Table 9 – Land Use Assumptions** for Bay-Walton Sector Plan. These project trips in Bay County and Walton County were applied to the Northwest Florida Regional Model as mentioned above to determine general project impacts on the regional transportation system.

1. Existing Conditions

The Bay-Walton Sector Plan is served directly by several existing east-west and north-south arterial roadways. These include SR 77, SR 79, US 98/SR 30A and CR 388. Other roadways in the area include SR 20 to the north and US 331 to the west in Walton County, both important arterials helping to serve this area. Existing conditions for these current major roadways are provided in **Appendix III**. These conditions are based on the most recently available traffic information from the West Florida Regional Planning Council and include the LOS standard, existing volumes, existing peak hour levels of service, and whether this facility is on the State's Strategic Intermodal System (SIS). Note that only one segment listed, which is US 98 from Mandy Lane to Richard Jackson Boulevard, is currently over capacity in the p.m. peak hour.

2. Planned Transportation Projects

There are several planned transportation projects in the immediate study area of the Bay-Walton Sector Plan. According to the Okaloosa-Walton TPO, the Bay County TPO latest long-range cost feasible plans and FDOT work program, the following projects are planned as identified in the **Table 13** below:

TABLE 13: Planned Transportation Improvements in Bay-Walton Sector Plan

Roadway	Segment	Proposed Improvement	Document
BAY COUNTY			
SR 79	From 388 to the Washington County line	4 lane	Bay County TPO Cost Feasible Plan
SR 77	From Mill Creek Bridge to Bailey Bridge		Bay County TPO Cost Feasible Plan
Back Beach Road	From Gulf Coast Parkway/West Bay Parkway to SR 79, then east to US 98	4 lane	Bay County TPO Cost Feasible Plan
Gulf Coast Parkway/West Bay Parkway	From US 98 in Walton County to US 231 in Bay County	4 lane	Bay County TPO Cost Feasible Plan
SR 79	From US 98A (SR 30) to SR 30A (US 98)	Preliminary Engineering 2015-2016	FDOT 5 Year Work program
West Bay Parkway Extension	From SR 77 to US 231	Corridor Planning 2014	FDOT 5 Year Work program
WALTON COUNTY			
US 331	From and including the US 331 Bridge to I-10	4 lane	Okaloosa-Walton TPO Cost Feasible Plan
US 331	From I-10 to the Alabama State Line	PD&E 2014	FDOT 5 Year Work program
I-10	From the Okaloosa County line to east of SR 83 (US 331)	Preliminary Engineering 2015	FDOT 5 Year Work program
US 331	From Edgewood Circle to I-10	Right of Way 2013-2017	FDOT 5 Year Work program
US 331	From north of SR 20 to I-10	Construction, add lanes 2013	FDOT 5 Year Work program

Considerable planning has been taking place on the West Bay Parkway facility, which is an integral part of the Bay-Walton Sector Plan. The Florida Department of Transportation has been studying this for several years. The Parkway has been under a Project Development and Environment (**PD&E**), and has been broken into two segments: Segment 1 - US 98 to SR 79 and Segment 2 – SR 79 to SR 77. Segment 1 is an Environmental Impact Statement Class of Action (EIS); a final public hearing has not yet taken place to select a preferred alternative to move forward for approval from Florida Department of Transportation and Federal Highway Administration. Segment 1 is a new alignment through The St. Joe

Company’s property and the Bay-Walton Sector Plan project area. Segment 2 from SR 79 to SR 77 is an Environmental Assessment Class of Action (EA). A public hearing has been conducted, waiting on approval from Florida Department of Transportation and Federal Highway Administration. Segment 2 is basically along the alignment of CR 388 with some new alignment connecting to SR 79, approximately twelve miles in length.

A map of these proposed improvements is included as **Map 15**.

3. Anticipated Transportation Improvements

Map 3 is the Conceptual Primary Roadway Network for the Bay-Walton Sector Plan. The map is the output of the general transportation analysis and generally reflects the build out scenario. The map reflects a very high level analysis but identifies that an internal transportation network must be developed in order to serve the Bay-Walton Sector Plan’s needs. In addition, the analysis identifies the need to improve external roads that serve the Bay-Walton Sector Plan and the larger region. **Table 14 –Bay-Walton Sector Plan Facility Needs** below identifies the external roads that will need improvements.

TABLE 14: Bay-Walton Sector Plan Facility Needs

Existing Facilities Needing Improvements	Jurisdiction
SR 20	Bay/Walton Counties
SR 79	Bay County
CR 388	Bay County
Planned Facilities Included in LRTP	Jurisdiction
West Bay Parkway	Bay/Walton Counties
Power Line Road	Bay/Walton Counties
West Bay Connector	Bay/Walton Counties

Note: This table does not include additional new facilities required in support of traffic generated by the Bay-Walton Sector Plan.

The DSAP phase is when a detailed transportation analysis must be provided. Local governments, state agencies including TPO’s, WFRPC and FDOT, and The St. Joe Company will be required to closely coordinate on future transportation needs.

I. COMMUNITY FACILITIES ANALYSIS SUMMARY

Below is a summary of the community facilities analysis conducted for the Bay-Walton Sector Plan by Carlton Fields Jordan Burt. The analysis is included as **Appendix VIII** and meets the requirements of a general analysis as described in Section 163.3245(3)(a). This analysis covers impacts to public schools and parks and recreation capacity in the Bay-Walton Sector Plan. This general analysis is consistent with the methodology presented to the agencies in the August 2013 Pre-Application Meeting as summarized below:

Methodology for Public Schools and Parks and Recreation Analysis

- A general analysis identifying impacts of Bay-Walton Sector Plan at build out.
- Population is based on the **Table 9 - Land Use Assumptions** for the Bay-Walton Sector Plan and presumed occupancy is based on the age restricted and standard housing. 40% of the residential units are presumed to be age restricted.
- Allowances are given based on the adopted Future Land Use Map, the approved West Bay DSAP Phase I and the WaterSound North DRI.
- The analysis uses both Bay County and Walton County’s adopted level of service.
- The Community Facilities analysis together with proposed policy language puts emphasis on the more detailed analysis that will be provided when a DSAP is proposed. At that time there will be a defined project for a specific area within the Bay-Walton Sector Plan allowing for more meaningful analysis and mitigation of any identified impacts. For this reason, the proposed plan amendment seeks identify the general process and procedure which will result in a more meaningful impact analysis throughout the life of the Bay-Walton Sector Plan.
- Bay County and Walton County must adopt a DSAP before any new development can proceed. The DSAP is a shorter-range development plan with more specific development units, locations and other development details identified. Therefore, the DSAP stage is where the more detailed analysis will be submitted to the agencies to identify specific impacts, and resulting community facility needs and improvements and the timing of those improvements.

Methodology for School Analysis only

- The school impact analysis is calculated based on the sum of the project demand, less any appropriate credit, combined with the existing facility capacity to determine if sufficient capacity is available to serve the Bay-Walton Sector Plan at build out.

- The analysis assumes that age restricted units will have no impacts on public schools.
- The Bay County and Walton County student generation rates were used as described in **Appendix VIII – Community Facilities Analysis**.

1. School Analysis Summary

a. Existing Conditions

The project area is within the concurrency service areas (CSA) for Bay County and Walton County. **Map 21 (Bay County) and Map 22 (Walton County)** show the project area located within the following service areas:

- Bay County
 - Arnold Family CSA
- Walton County
 - South Walton A CSA
 - South Walton B CSA

The existing conditions of the service areas are discussed below.

Bay County – The Bay County School Board provides schools within the County. Below, in **Table 15 – Arnold Family CSA and Available Capacity** the schools within the Arnold Family CSA are identified with their available capacity based upon the most recent capacity analysis provided by the County:

TABLE 15: Arnold Family CSA and Available Capacity

School	Capacity	Enrollment	Capacity in Adjacent CSA	Available Capacity
High School – Arnold	1,802	1,618	115	299
Middle School – Breakfast Point, Surfside	1,484	1,289	58	253
Elementary School – West Bay, Beach and Patronis	2,727	2,752	225	194

Walton County – The Walton County School Board provides schools within the County. **Table 16 – South Walton CSA and Available Capacity** below the schools within the South Walton A&B CSA are identified with their available capacity based upon the most recent capacity analysis provided by the County:

TABLE 16: South Walton CSA and Available Capacity

School	Capacity	Enrollment	Capacity in Adjacent CSA	Available Capacity
South Walton High	609	544	280	345
Emerald Coast Middle School	346	284	453	515
Bay Early Elementary School	358	297	32	110
Van Butler Elementary School	667	650		

b. Proposed Level of Service Standard

The analysis is based on the Bay County and Walton County adopted level of service standards.

c. Results of Analysis

The table below summarizes the results of the school analysis:

TABLE 17: Student Stations Needed to Serve Bay-Walton Sector at Build out (2064)

School Type	Student Stations Generated in Bay-Walton Sector Plan	Available Capacity	Student Stations Needed
WALTON COUNTY – 2,441			
High	668	345	323
Middle	578	515	63
Elementary	1,195	110	1,085
BAY COUNTY -17,481			
High	5,070	299	4,771
Middle	3,670	253	3,417
Elementary	8,741	194	8,547
TOTAL STUDENTS – 19,922			

d. Conclusions

Carlton Fields Jordan Burt recommends that at the time of DSAP submittal the specific school impacts be analyzed. It is impossible to provide for school capacity to serve the Bay-Walton Sector Plan in advance because any school impacts are dependent upon whether the units are dedicated to age-restricted or standard units.

2. Parks and Recreation Analysis Summary

The Bay-Walton Sector Plan is planned as a community with a strong dedication to parks and recreation. Since a significant portion of the Bay-Walton Sector Plan is planned as an age-restricted community there will be a high demand for recreational amenities including parks, walking trails and golf courses.

As identified in the **Table 18-Required Parks and Recreation Lands for Bay-Walton Sector Plan** below, the Bay-Walton Sector Plan will more than meet the adopted level of service of standards for Bay County and Walton County. This does not include the 53,229 acres to be placed in conservation which will also permit passive recreation activities.

TABLE 18: Required Parks and Recreation Lands for Bay-Walton Sector Plan

Parks	Requirement	Population	Park Acres Needed	Park Acres Planned
WALTON COUNTY				
Parks	6.25 acres per 1,000 population	52,575	325 acres	1,800 acres
BAY COUNTY				
Local Parks	2.3 acres per 1,000 population	319,213	690 acres	2,400 acres
Regional Parks	4.0 acres per 1,000 population	319,213	1,200 acres	

3. Fire/Law Enforcement and Emergency Medical Services Summary

Providing sufficient law enforcement and medical services is essential in planning for a successful community especially with a large senior population. The Bay-Walton Sector Plan includes policies in the Community Facilities Section which requires the following:

- Policy 12.2.3 (Bay County) and BW-1.2.3 (Walton County) (**Appendix XI**) requires that each DSAP assess and analyze the public needs associated with the Bay-Walton Sector Plan and how those needs will be met. The DSAP must include an accounting of public costs and a forecast of revenues. Public needs include fire, police and emergency medical facilities as well as other facilities.

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- Policy 12.14.1 (Bay County) and BW-1.14.1 (Walton County) (**Appendix XI**) requires identification of the land necessary for fire, law enforcement and emergency medical services bases of operation within each DSAP.
- Policy 12.14.1 (Bay County) and BW-1.14.1 (Walton County) (**Appendix XI**) requires coordination with Bay County and Walton County to plan for locations for public buildings and facilities such as post offices, police and fire stations.

The Bay-Walton Sector Plan will address the need for law enforcement and medical services as part of the DSAP approval.

J. AGENCY COORDINATION SUMMARY

Over the course of the development of the Bay-Walton Sector Plan, The St. Joe Company and its project team have had numerous meetings with local, regional and state agencies. The meetings below are not inclusive of all of the briefings and conversations that have occurred with agencies regarding this project.

1. Introductory Meetings

In May and June of 2013 introductory meetings were held with review staff with Bay County, Walton County, the Department of Economic Opportunity (formerly DCA), the Florida Department of Transportation, the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, the Northwest Florida Water Management District, the West Florida Regional Planning Council, Regional Utilities and the City of Panama City Beach. At the introductory meetings the sector plan requirements were discussed, the study boundary identified and major issues explored.

2. Pre-Application Meeting

In August 2013 a Pre-Application Meeting was held with the same agencies to present the project team and discuss the general project methodology and assumptions. The agencies also received a Pre-Application Methodology Document summarizing the purpose and goals of the Bay-Walton Sector Plan and the requirements for a sector plan under Section 163.3245, F.S.. After the meeting the project team followed up with the agencies to make sure any questions were addressed.

3. Follow Up Meetings with Agencies

In February 2014 the project team conducted follow up meetings with agencies to present the details of the Bay-Walton Sector Plan and the findings of the supporting analysis. Any issues that the project team believed needed more direction from the agencies were presented to and discussed with the agencies. The agencies were also briefed on the public participation efforts.

4. Strategic Follow-up

As the project team internally reviewed the application prior to submittal, any major issues were raised with agencies in order to minimize any agency concerns that may be raised during formal application review.

The project team will continue to work with the agencies during the formal review of this application and commit to work with the agencies during the DSAP review phase as required in proposed policy text amendments.

K. PUBLIC PARTICIPATION SUMMARY

The St. Joe Company and its project team have encouraged public participation by creating a website to act as a clearinghouse for information on the project and hosting a series of open houses about the Bay-Walton Sector Plan. The St. Joe Company has done the following in public outreach:

1. West Bay Sector Plan

Much of the groundwork for the Bay-Walton Sector Plan was created through the visioning efforts that helped create the West Bay Sector Plan. Many of the lessons learned through many public meetings related to West Bay were carried forward in this Bay-Walton Sector Plan expansion.

2. Public Speaking

Representatives of The St. Joe Company have made numerous presentations to groups in the region to discuss the Bay-Walton Sector Plan expansion and creation of an age-restricted component within the Bay-Walton Sector Plan.

3. Community Open Houses

In December 2013 and February 2014, The St. Joe Company advertised and hosted a total of six community open houses in Bay and Walton Counties to present the general plan concepts and to receive public feedback. Nearly 400 members of the public attended these community open houses.

4. Bay-Walton Sector Plan Website

In conjunction with the Community Open Houses, The St. Joe Company created its project website and has updated the website with articles and project content to serve as a clearinghouse for information on the project.

The website is: www.bay-waltonsectorplan.com.

5. Bay County Planning Commission Workshop

In February 2014, a workshop was held with the Bay County Planning Commission to introduce the project.

The St. Joe Company project team will continue to work with the public during the formal review of this application and commit to work with the public during the DSAP review phase.

L. FISCAL ANALYSIS SUMMARY

The St. Joe Company is proposing a major, mixed use Long Term Master Plan, also known as the Bay-Walton Sector Plan located in Bay County and Walton County.

1. Fiscal Impacts - Bay County

Based on Table 9 – Land Use Assumptions the Bay County lands will include:

- 145,494 residential units constructed over a 50-year period, with a projected 29,101 units constructed in first 10 years.
- 11.2 million square feet of office/employment center space
- 4.5 million square feet of retail/commercial space
- 1,350 hospital beds
- 2,775 hotel rooms
- 6 million square feet of industrial/warehouse space
- 342 holes of golf
- 1.1 million square feet of recreation development.

The Bay-Walton Sector Plan will have a peak population of 350,643 of which approximately 13.9% are seasonal residents. Within the first ten years of construction, the population is expected to reach 70,133.

The projected employment at build out is about 62,676, with about 12,536 new jobs created within the first ten years.

The hotel development will generate approximately 4,627 full-time equivalent visitors at build out.

The Bay-Walton Sector Plan is expected to have a taxable value of \$6.6 billion in ten years and \$79.8 billion at build out. Based upon the County’s current Budget, the Bay-Walton Sector Plan will have a positive fiscal impact of \$10.3 million per year on Bay County’s operations by year ten. At build out, the annual fiscal benefit will reach \$182 million.

TABLE 19: Fiscal Benefit for Bay County: Bay-Walton Sector Plan

	Taxable Value	Ad Valorem	Total Revenue	Total Expenditure	Net Fiscal Impact
Year 10	\$6,645,665,588	\$30,902,345	\$47,850,003	\$37,527,825	\$10,322,178
Year 20	\$17,175,040,083	\$79,863,936	\$119,370,654	\$87,665,806	\$31,704,848
Year 30	\$31,937,511,816	\$148,509,430	\$217,068,695	\$152,531,100	\$64,537,595
Year 40	\$52,242,285,169	\$242,926,626	\$348,665,069	\$235,840,046	\$112,825,022
Year 50	\$79,849,250,913	\$371,299,017	\$524,023,487	\$341,488,885	\$182,534,602

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- The 20-year present value of the benefit is \$62 million
- The 50-year present value of the benefit is \$156 million

It is at the DSAP stage that the more detailed analysis will be performed to assess the capital costs of the required infrastructure including roads, law enforcement, fire/EMS, parks/recreation, water/wastewater, stormwater, library and public buildings. Much of this infrastructure may be funded by special assessments. Impact fees will cover some of the capital costs associated with the Bay-Walton Sector Plan.

- Total Fire Impact Fees are projected to reach \$61.1 million
- Total Parks Impact Fees are projected to reach \$95.9 million
- Total Library Impact Fees are projected to reach \$24.0 million

About 40% of the residential units within the Bay-Walton Sector Plan will have an age restriction. With this restriction taken into consideration, the Bay-Walton Sector Plan will generate approximately 24,326 students at build out. Without impact fees, several new schools will have to be funded by the Bay-Walton Sector Plan during the initial ten years of development.

TABLE 20: Ad Valorem Analysis for Bay County: Bay-Walton Sector Plan

	<u>Year 1-10</u> <u>(millions)</u>	<u>Year 11-20</u> <u>(millions)</u>	<u>Year 21-30</u> <u>(millions)</u>	<u>Year 31-40</u> <u>(millions)</u>	<u>Year 41-50</u> <u>(millions)</u>	<u>Total</u> <u>(millions)</u>
Operating Ad Valorem	\$197.4	\$765.3	\$1.6	\$2.7	\$4.2	\$9,443.3
Capital Ad Valorem	\$34.2	\$132.8	\$273.1	\$466.9	\$731.9	\$1,639.1
State Sources	\$0.2	\$0.6	\$1.0	\$1.4	\$1.8	\$4.9
Sales Tax	<u>\$30.2</u>	<u>\$85.3</u>	<u>\$140.0</u>	<u>\$195.5</u>	<u>\$250.6</u>	<u>\$702.3</u>
Total Capital Revenue	\$64.6	\$218.8	\$414.5	\$663.9	\$984.4	\$2,346.4
Capital Cost	\$134.4	\$155.9	\$181.0	\$213.2	\$247.3	\$932.0

2. Fiscal Impacts - Walton County

Based on **Table 9 – Land Use Assumptions** the Walton County lands will include:

- 24,706 residential units constructed over a 50-year period, with a projected 5,048 units constructed in first 10 years.
- 113,000 square feet of office/employment center space
- 505,000 square feet of retail/commercial space
- 530 hotel rooms
- 81 holes of golf
- 322,000 square feet of recreation development.

The Bay-Walton Sector Plan will have a peak population of 58,800 of which approximately 35% is seasonal residents. Within the first ten years of construction, the population is expected to reach 12,015.

The projected employment at build out is projected to be approximately 2,066 new jobs, with about 860 new jobs created within the first ten years.

The hotel development will generate approximately 742 full-time equivalent visitors at build out.

The Bay-Walton Sector Plan is expected to have a taxable value of \$1.0 billion in ten years and \$9.6 billion at build out.

Using the information available from Walton County’s current Budget, the Bay-Walton Sector Plan appears to have a neutral to slightly positive fiscal impact on the Walton County’s operations in the early year. The net fiscal benefit increases as development proceeds.

TABLE 21: Fiscal Benefit for Walton County: Bay-Walton Sector Plan

	Taxable Value	Ad Valorem	Total Revenue	Total Expenditure	Net Fiscal Impact
Year 10	\$1,038,048,943	\$3,691,613	\$8,448,651	\$7,799,140	\$649,511
Year 20	\$2,537,505,446	\$9,024,131	\$22,413,643	\$18,193,687	\$4,219,956
Year 30	\$4,415,117,661	\$15,701,483	\$39,962,268	\$31,396,606	\$8,565,662
Year 40	\$6,761,719,487	\$24,046,703	\$65,760,727	\$48,001,068	\$17,759,659
Year 50	\$9,615,832,376	\$34,196,785	\$105,169,868	\$67,808,589	\$37,361,279

It is at the DSAP stage that the more detailed analysis will be performed to assess the capital costs of all required infrastructure including roads, law enforcement, fire/EMS, parks/recreation, water/wastewater, stormwater, library and public buildings. Much of this infrastructure may be funded by special assessments.

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About 40% of the residential units within the Bay-Walton Sector Plan will have an age restriction. With this restriction taken into consideration, the Bay-Walton Sector Plan will generate approximately 2,829 students at build out. Several new schools will have to be funded by the Bay-Walton Sector Plan.

TABLE 22: Ad Valorem Analysis for Walton County: Bay-Walton Sector Plan

	<u>Year 1-9</u> <u>(millions)</u>	<u>Year 11-20</u> <u>(millions)</u>	<u>Year 21-30</u> <u>(millions)</u>	<u>Year 31-40</u> <u>(millions)</u>	<u>Year 41-50</u> <u>(millions)</u>	<u>Total</u> <u>(millions)</u>
Operating Ad Valorem	\$24.0	\$86.1	\$166.5	\$267.1	\$391.6	\$935.3
Capital Ad Valorem	\$7.8	\$28.1	\$54.4	\$87.2	\$127.9	\$305.4
State Sources	\$0.0	\$0.1	\$0.2	\$0.2	\$0.3	\$0.8
Total Capital Revenue	\$7.9	\$28.2	\$54.5	\$87.5	\$128.2	\$306.2
Capital Cost	\$28.0	\$32.4	\$37.5	\$39.5	\$35.8	\$173.2

M. HISTORICAL AND ARCHAEOLOGICAL SUMMARY

Archaeological investigations have been conducted in this part of the state since the early 1900s. There is variation in the quality of the investigations as many of the sites were recorded by avocational archaeologists. There have been 45 cultural resource investigations in the area, which have recorded no bridges, one cemetery, two linear resources, nine structures, and 51 archaeological sites. Most of the previously recorded sites have not been evaluated in terms of NRHP eligibility by the SHPO. Twenty sites were determined ineligible for listing in the NRHP, and one has insufficient information to make a determination. Therefore, little is known about the importance of the recorded sites. It should also be noted that just because an area is marked as having an archaeological survey, the sufficiency of testing may not be up to current standards and thus may need further investigations to determine if sites are present. Bay County and Walton County must approve a DSAP before any new development orders can be issued. The DSAP is a shorter range development plan with more specific development units, locations and other development details identified. Therefore, the DSAP is the stage where the more detailed analysis will be submitted to the agencies to identify if sites are present.