



City of Mexico Beach
Planning & Zoning Board Regular Meeting
Tuesday, January 2, 2018
Regular Meeting 6:00 P.M.
Civic Center – 105 N. 31st Street

Post 1 Alex Hogan	Alternate Post 1	Vacant
Post 2 Jim Bush	Alternate Post 2	Vacant
Post 3 Jack Kerigan		
Post 4 Bill Driver		
Post 5 David Masters		

ROLL CALL

MINUTES

1. December 04, 2017.

REVIEW – ELEMENTS 1-3

1. Deliberation.

MISCELLANEOUS

1. Next Comp Plan Meeting.
2. Other Various and Sundry Items.

ADJOURN

*Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Adrian Welle, City Clerk, at 114 N 22nd Street, Mexico Beach, Florida 32410; or by phone at (850) 648-5700 at least five calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (TDD).

Planning and Zoning
Monday, December 4, 2017 6:00 pm.
Civic Center 105 N. 31st Street

Post 1 Alex Hogan
Post 4 Bill Driver
Post 5 David Masters

Post 2 Jim Bush
Post 3 Jack Kerigan

The meeting was called to order at 6:01 pm

Motion by Mr. Hogan and seconded by Mr. Driver to approve the minutes from September 6, September 19, October 2, October 17, and October 30, 2017. Motion carried unanimously

The board heard a request from Zach Childs to replat the properties at 1003 and 1005A Cypress Lane. Discussion ensued.

Motion by Mr. Kerigan and seconded by Mr. Hogan to approve the replat request for 1003 and 1005A Cypress Lane. Motion carried unanimously.

The next comprehensive planning meeting will be January 2nd at 6:00 pm.

City Administrator Smigielski presented the board with the 2018 calendar of meetings. The meetings will be changed to the 1st Tuesday of each month.

Motion by Mr. Hogan and seconded by Mr. Kerigan to adjourn.

Meeting adjourned at 6:11 pm.

By: _____
Chair Jim Bush

Attest: _____
Adrian Welle, City Clerk

FUTURE LAND USE ELEMENT

GOAL FLU 1: MAINTAIN A DEFINED PATTERN OF LAND USE INTENDED TO GUIDE THE PROVISION OF PUBLIC FACILITIES AND PROVIDE PREDICTABILITY IN MANAGING DEVELOPMENT.

OBJECTIVE 1.1: Maintain a Future Land Use Map which coordinates Future Land Use categories with appropriate topography, soil conditions, conservation of natural resources and availability of facilities and services and ensures compatibility of uses.

Policy 1.1.1: The City shall regulate land use through designation of Future Land Use categories on the official Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the City consistent with conservation of natural resources and availability of public facilities and services.

Policy 1.1.2: As described in this Plan, height for properties landward of the Coastal Construction Control Line (CCCL) shall be measured from one foot above the crown of the road directly adjacent to the property. If there is more than one road adjacent to the property, then the road with the highest elevation shall be used. Properties seaward of the CCCL shall have a maximum height measured from plus seventeen (17) feet above the North American Vertical Datum (NAVD) line, or per the Florida Department of Environmental Protection requirements.

Policy 1.1.3: As used in this Plan, the definition of gross area shall be the portion of the parcel outside of a jurisdictional wetland boundary.

Policy 1.1.4: Future Land Use categories depicted on the Future Land Use Map shall be as follows.

- A. Residential Low-Density (RLD)
 - i. Intent - This category is intended to provide areas for the conservation of existing residential neighborhoods and development and new development of low-density neighborhoods consisting of single-family detached units on individual lots.
 - ii. Density - No more than six (6) dwelling units per acre.
 - iii. Height - No more than 32 feet in height..
 - iv. Impervious Surface Area - Not to exceed 40% lot coverage as determined by dividing total impervious area by the gross area of the site or lot.

- v. Allowable uses – Single family residential; centralized utilities; houses of worship; public or non-commercial private recreation; home occupations; community residential homes as defined in §419.001, F.S. with six or fewer residents.
- vi. Development restrictions – Houses of worship must be located on a collector or arterial roadway.

B. Residential General (RG)

- i. Intent - This category is intended to provide areas for the location of low-density residential dwelling units including duplex, triplex, and manufactured housing.
- ii. Density - No more than six (6) dwelling units per acre.
- iii. Height - No more than 32 feet in height. . Impervious Surface Area – Not to exceed 40% lot coverage as determined by dividing total impervious area by the gross area of the site.
- iv. Allowable Uses – All uses as provided for in Policy 1.1.4.A.v.; duplexes; triplexes; quadraplexes.
- v. Development Restrictions – Houses of worship must be located on a collector or arterial roadway.

C. High-Density-Residential (HDR)

- i. Intent - This category is intended to provide areas for higher-density residential development including apartments and condominiums
- ii. Density - No more than eight (8) dwelling units per acre.
- iii. Height - No more than forty-eight (48) feet in height.
- iv. Impervious Surface - Not to exceed 50% lot coverage as determined by dividing total impervious area by the gross area of the site.
- v. Allowable Uses – Those uses allowable in Policy 1.1.4.B.v. in addition to multi-family structures.
- vi. Development Restrictions – None.

D. Tourist-Commercial (TC)

- i. Intent - This category is intended to provide areas for low-intensity tourist-oriented commercial activities.
- ii. Density – None
- iii. Height - No more than 32 feet in height.
- iv. Impervious Surface - Not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site
- v. Allowable Uses – Lodging, low-intensity retail, restaurants, facilities which rent tourist-related activities, recreational activities, amusements which are contained on a total development site of one acre of land or less.
- vi. Development Restrictions - All commercial structures constructed in the Tourist-commercial district shall provide, and maintain in good order, buffers to adjacent residential structures in the Low Density Residential and Residential General Future Land Use categories. Buffers shall be in the form of fencing, landscaping or other similar means necessary to mitigate traffic, noise, lighting, trespass or other similar nuisances and shall be further defined in the Land Development Regulations. E.

E. Mixed Use (MU) NOTE: this category should be deleted. It was introduced before we had the TMU ordinance inserted. See next category.

- i. Intent – This category is intended to promote a functional mixture of compatible uses within the same development or structure.
- ii. Density – No more than fifteen (15) units to the acre.
- iii. Height – No more than 48 feet in height.
- iv. Impervious Surface – not to exceed ninety (90) percent lot coverage as dividing total impervious area by the gross area of the site.
- v. Allowable Uses – Any use otherwise allowed by this Plan with exception to industrial uses, and subject to compatibility analyses and provided that no single use creates a nuisance to any other.
- vi. Development Restrictions –

- a. No uses within this category may produce excessive noise, any smoke, glare, odors, or house at any time any hazardous materials.
- b. Buffers, setbacks, and other development standards to insure the compatibility of uses to each other internal and external to the project shall be as specified in the Land Development Regulations.
- c. No single use may be comprised of more than seventy-five (75) percent of the total of all uses within the development, unless the majority category is Recreation, Preservation, Conservation, or a combination of those three.
- d. A minimum of two (2) uses are required for projects under five (5) acres in size.
- e. A minimum of three (3) uses are required for projects five (5) acres and larger in size.
- f. Any residential development within the project boundary shall be located outside of the Coastal High Hazard Area.

F. Tourist Mixed Use

- i. Intent – This category provides for an integrated mix of resort uses that are predominantly tourist-oriented and seasonal in nature, and development will be designed to encourage connectivity among the uses. Development shall be clustered to the extent practical to provide open space and to protect environmentally sensitive areas.
- ii. Density – No more than two (2) dwelling units to the acre within the total land area of the overall parent parcel. Single-family residential uses with accessory dwelling units may exceed the density if the parcel does not provide the required lot area by one unit to provide a single accessory structure on one developed single family residential lot.
- iii. Height – No more than 48 feet in height.
- iv. Impervious Surface – No to exceed seventy (70) percent lot coverage of the total project land area.
- v. Allowable Uses – Single-family residential, multi-family residential, centralized utilities; houses of worship; public or private recreation; home occupations; community residential homes as defined in §419.001, F.S. with six or fewer residents, lodging establishments, neighborhood-scale commercial, beach club, office and service commercial, marinas, water-dependent uses.
- vi. Percentage of Distribution of Uses – At least three uses listed in part vii. above must be incorporated into the overall development, with one use a residential use. None of the land uses developed within the overall development may be

less than ten (10) percent of the overall area of the development. The development may occur in phases.

- vii. Development Restrictions –
 - a. Where practical, native vegetation will be used for common open spaces. Native vegetation may be identified from *Waterwise Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscape* as produced by Florida's water management districts.
 - b. Connection to central water and sanitary sewer systems shall be required prior to any issuance of a certificate of occupancy.
 - c. This category may be implemented through the Planned Unit Development process as defined in the Land Development Regulations.
 - d. A property or properties must be under single ownership or under unified control at the time the Tourist Mixed Use category is assigned by the City Council.

G. General-Commercial (GC)

- i. Intent - This category is intended to provide areas for the maintenance and development of high intensity commercial land uses.ii. Density – None.
- ii. Height - No more than 48 feet in height.
- iii. Impervious Surface - Not to exceed ninety (90) percent lot coverage as determined by dividing total impervious area by the gross area of the site.
- iv. Allowable Uses – Uses allowable in Policy 1.1.2.D.; Retail sales and services; office uses; mobile home parks, RV parks, commercial uses not allowable in the Tourist Commercial Future Land Use category.
- v. Development Restrictions - All commercial structures constructed in the General-Commercial district shall provide, and maintain in good order, buffers to parcels adjacent which are located in the Residential Low Density and Residential General Future Land Use categories. Buffers shall be in the form of fencing, landscaping or other similar means necessary to mitigate traffic, noise, lighting, trespass or other similar nuisances and shall be further defined in the Land Development Regulations.

H. Industrial (I)

- i. Intent – This category is intended to provide locations for business uses that do not provided services that meet the General Commercial land use category definition. This category is provided to allow the siting of manufacturing and distribution uses.
- ii. Density – None.
- iii. Height – No more than fifty (50) feet in height, with exception to towers and other structures needed to service the primary function of the use.
- iv. Impervious Surface – No more than seventy (70) percent lot coverage as determined by dividing the total impervious areas by the gross area of the site.
- v. Allowable Uses - those uses not otherwise allowed in any other Future Land Use category as described in this Plan.
- vi. Development Restrictions – Industrial performance standards that pertain to noise, smoke, glare, odor, and other compatibility issues shall be set forth in the Land Development Regulations.

I. Public/Institutional (PI)

- i. Intent - This category is intended to provide areas for public uses.
- ii. Density - None
- iii. Height - No more than 32 feet in height.
- iv. Impervious Surface - Not to exceed ninety (90) percent lot coverage as determined by dividing total impervious areas by the gross area of the site
- v. Allowable Uses – Houses of worship; cemeteries; public institutions; public uses such as parks, governmental buildings, and recreational spaces.
- vi. Development Restrictions – Any request for a use for incarceration facilities must be approved by the City Council at a regularly scheduled public hearing.

J. Recreation (REC)

- i. Intent - This land use category is intended to provide limited active and passive recreation areas open to the public.

- ii. Density – None.
 - iii. Height - For building and structures, no more than 32 feet in height.
 - iv. Impervious Surface - Not to exceed eighty (80) percent lot coverage
 - v. Allowable Uses –Public and private active and passive recreational uses such as camping, golfing, walking, bicycling, and hiking trails, sports fields and courts, and water-dependent recreational uses such as boat docks, boat ramps and parking for boat trailers. Passive recreational uses such as picnic grounds, bird-watching and other wildlife viewing areas. Parking lots that are associated with beach access points. Uses may be for-profit recreational activities.
 - vi. Development Restrictions – No impervious surfaces shall be developed within fifty (50) feet of a jurisdictional wetland. Recreational uses that generate excessive noise shall not be allowed in this category.
- K. Preservation (PRS)
- i. Intent - This district is intended to protect and preserve natural resources and locally designated environmentally sensitive resources.
 - ii. Density – None
 - iii. Height – None
 - iv. Impervious Surface – None except those associated with the development of boardwalks to preserve other natural resources such as dunes and wetlands.
 - v. Allowable Uses – Passive recreational activities such as those relating to beach activities, beach renourishment, and dune crossover boardwalks.
 - vi. Development Restrictions – Development within this district is restricted to that which is created to preserve, enhance, or mitigate previous development or natural hazard activities which have degraded the natural state. All City-owned access to beach dunes and beach areas shall be preserved without exception.
- L. Agriculture (AG)
- i. Intent – This category is intended to provide areas for the location of agriculture activities.
 - ii. Density – One dwelling unit per 10 acres.

- iii. Height – None
- iv. Impervious Surface – Not to exceed ten (10) percent lot coverage.
- v. Allowable Uses – Those uses generally associated with agriculture uses such as ranching, food production, and animal breeding.
- vi. Development Restrictions – Any activities associated with a slaughterhouse are not permitted in this category.

Policy 1.1.5: For those properties identified on Map 1.1, and assigned the Tourist Mixed Use Future Land Use category by Ordinance 513, the following maximum development parameters apply to the entire 486-acres:

- A. Maximum 750 dwelling units.
- B. Maximum 55,000 square feet of heated and cooled commercial space, to include ancillary uses and structures.
- C. Maximum 15,000 square feet of heated and cooled office space, to include ancillary uses and structures.

Policy 1.1.6: For those properties identified on Map 1.2, and assigned the Tourist Mixed Use Future Land Use category by Ordinance 513, the following policies shall apply:

- A. Prior to the development or construction of any communications towers or facilities, the developer of said tower or facility shall coordinate with the appropriate Tyndall Air Force Base (TAFB) representative for clearance that no adverse impact will be made to base operations as a result of the proposed development or construction.
- B. All construction shall incorporate the following practices which meet a higher standard for noise and vibration attenuation, unless it can be otherwise shown through professionally acceptable analysis that equivalent performance standards can be met by other means and methods:
 - i. Exterior wall assembly construction shall have a laboratory sound transmission class (STC) rating of at least thirty-nine (39) at each room.
 - ii. Exterior glazing assemblies and installation shall have a laboratory STC rating of at least twenty-eight (28) at each room.
 - iii. Exterior door assemblies and installation shall have a laboratory STC rating of at least twenty-eight (28) at each room.
 - iv. Combined roof and ceiling assembly construction shall have a laboratory STC rating of at least thirty-nine (39) at each room.

- v. Skylights shall have a laboratory STC rating of at least twenty-eight (28) at each room.
 - vi. Attic ventilation shall be installed at the minimum sized required by the Florida Building Code.
 - vii. Window and/or through-wall air conditioning units are prohibited.
 - viii. Ducts on kitchen vents and bathroom vents are required to have backdraft dampers.
 - ix. Penetration of exterior walls at pipes, ducts and conduits shall be caulked or mortared tight.
 - x. Through-door and/or through-wall pet doors and/or mail slots shall be prohibited.
 - xi. Fireplaces shall have flue dampers and doors.
- C. The developer shall provide a disclosure to customers, both in the contract of sale, and in the recorded covenants that describes the locality of TAFB to the property. In addition, both in the contract and the recorded covenants the developer shall notify customers that resulting affects from potential noise and vibration from the base operations may affect the enjoyment of their property.
- D. Mexico Beach shall coordinate with TAFB personnel to consider adoption of guidelines and standards for an avigation easement, the purpose of which are to preserve the military operations at TAFB, the mission of TAFB, and to protect public safety. If such guidelines and standards are adopted, the City shall adopted into its Land Development Regulations an avigation easement requirement which shall be implemented as appropriate.
- E. Beachside development shall be compliant with all regulations that protect adjacent marine environment.
- F. Development adjacent to and in line-of-sight of sea turtle nesting beaches shall utilize best available technology for all lighting, including long wavelength light sources, low mounting heights, and shielding as appropriate. Such development shall be compliant with Florida's Marine Turtle Protection Act, the Florida Administrative Code Rule 62B-34.070(4), and the Florida Administrative Code Rule 62B-55.
- G. Existing native vegetation in areas south of HWY 98 shall be retained and incorporated into the community landscape pallet by the developer to the extent possible to provide habitat for coastal upland animal species and to reduce the need for irrigation. Removal of existing native vegetation by the developer shall be limited to the minimum area required for any building or construction activities which are permitted by the applicable governmental agencies.

- H. Beach access walkovers and similar structures shall be compliant with state and federal agency standards to protect the structural integrity of the coastal dune system and conserve dune habitat.
- I. If or when state-listed shorebird species (including snowy plovers, piping plovers, American oystercatchers, black skimmers, and least terns) are wintering consistently on the parcels identified in this policy for substantial period of time in an established area, the developer or owner's association shall act to minimize activities which could interfere with the species, including placing restrictions on homeowners to allow their cats to range in such areas.
- J. Impacts by the developer to habitat of the St. Andrews beach mouse shall be minimized through:
 - i. Clustering of dwelling units
 - ii. The establishment of buffers of existing native vegetation between dwelling unit clusters along each row of development
 - iii. Minimization of building footprints
 - iv. Utilization of elevated boardwalk access to the beach
 - v. Reduced roadway width where feasible
 - vi. Retention of existing native vegetation and minimization of turf grasses, hardscape features, and other similar community design practices.

In addition, restoration of beach mouse habitat with native vegetation shall be conducted by the developer where practical and restrictions shall be placed on the ability of homeowner's to allow their cats to range in such areas.

- K. In cooperation with the Florida Fish and Wildlife Conservation Commission, implementation of homeowner education and community signage to minimize the potential for bear-human interactions shall be of high priority of the developer. Also, bear-resistant trash receptacles shall be used throughout the development.
- L. The City of Mexico Beach shall work with the Florida Department of Transportation to reduce roadway speed limits and lower the potential for bear kills or injury from motorized vehicles.
- M. Wildlife habitat in existing natural areas such as nature preserves, lakes, ponds, rivers, streams, recreational areas, wetlands, uplands and floodplains shall be managed by the developer or responsible organization, such as an owner's association, to maintain the biological diversity of the native flora and fauna. This shall be implemented in a Planned Unit Development, master planning, or other similar process through techniques such as setbacks, retention of native vegetation, conservation easements and provisions for common areas.

- N. The developer shall retain sufficient habitat to support the maintenance, management, mitigation, or recovery of threatened or endangered flora and fauna species.
- O. Threatened and endangered species listed in official federal or state lists shall be identified and afforded the legal protective status provided by law. The City shall work with agencies responsible for enforcing those regulations.
- P. Monitoring data from the state and federal agencies shall be periodically reviewed by the developer or responsible organization, such as an owner's association, to determine the status of threatened and endangered species habitat within the development. Such review shall be submitted to the City annually, at minimum.
- Q. The developer shall preserve selected viable examples of significant natural upland communities and shall develop appropriate conservation strategies to permit appropriate development where preservation strategies cannot be accomplished.
- R. At the time of purchase, the developer and/or owner's association shall provide an educational pamphlet to homeowners on the importance of the natural resources within the development. The pamphlet shall emphasize appropriate measures to be taken to prevent human disturbance of environmentally sensitive areas and to minimize passive harassment of wildlife.

Policy 1.1.7: The city shall consider the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process.

Policy 1.1.8: The city shall review the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in the Land Development Regulations.

Policy 1.1.9: The City shall undertake measures to protect and conserve environmentally sensitive land and those areas designated as "Preservation" on the Future Land Use Map. Goals, objectives and policies directing the preservation of these lands are located in the Conservation Element of this Plan.

Objective 1.2: Provide flexibility in the ongoing approval process so as to encourage the redevelopment or renewal of blighted or unsightly areas.

Policy 1.2.1: The City shall coordinate with developers of areas considered to be blighted or unsightly. Such coordination may include, but not be limited to provision of public facilities, tax incentives, development agreements or other action considered necessary to promote redevelopment or renewal.

Policy 1.2.2: The City shall use its land development regulations to reduce eyesores, junk, substandard housing or unsafe buildings.

Objective 1.3: Ensure there is adequate capability for hurricane evacuation through use of appropriate land use regulations.

Policy 1.3.1: The City Administrator shall annually provide a report to the City Council that shows the current hurricane evacuation capacities of the properties located in the Coastal High Hazard Area so as not to exceed hurricane evacuation capabilities within the City's jurisdiction.

Policy 1.3.2: The City shall prohibit the location of hospitals, nursing homes, convalescent homes or other similar high-risk institutions in "A" or "V" flood zones as noted on the most recently published Flood Insurance Rate Map produced by the Federal Emergency Management Agency.

Policy 1.3.3: The City shall regulate development so as to maintain required levels of service on evacuation roadways. Development permits shall not be issued for development activities which degrade the level of service below that adopted in this Plan.

Objective 1.4: Reduce proliferation of urban sprawl through provision of public facilities, and through density controls in land use districts.

Policy 1.4.1: The City shall not provide public facilities or services outside its City limits unless specifically provided for by contract or interlocal agreement.

Policy 1.4.2: Urban sprawl shall be discouraged and infill shall be encouraged by incentivizing mixed-use developments, infill development and redevelopment. The City shall study the use of overlay districts and neighborhood planning tools to promote infill development by 2022.

Policy 1.4.3: The City shall allow entrepreneurs of small, home-based businesses and promote the reduction of sprawl by allowing home occupations in residential areas. Specific performance measures shall be adopted in the Land Development Regulations to consider compatibility issues.

Objective 1.5: Require public utility crossings, easements, and/or rights-of-way as conditions for development approval, when applicable and necessary.

Policy 1.5.1: The City shall establish provisions to allow needed land area for public utilities provided the location of such facilities does not create a threat to public health or safety, or otherwise cause a public nuisance.

Policy 1.5.2: The City shall coordinate with legally established public utilities or public works and as provided in local franchise agreements, to provide land needed for location of utilities facilities.

Objective 1.6: The City shall identify and require protection of historically significant properties, as recognized by federal, state, county and local registers, as they are identified.

Policy 1.6.1: The City shall use grant funds available through the Department of State to conduct studies/surveys for identification of historic properties when such properties become significant.

Policy 1.6.2: The City will designate and protect registered historic properties as part of its development review and permitting process.

Policy 1.6.3: The City shall use the Florida Master Site File, the National Register of Historic Places, and local professionally acceptable surveys to assist in identifying historically significant properties.

Objective 1.7: Provide public facilities and services necessary to accommodate the types and densities of land use shown on the Future Land Use Map.

Policy 1.7.1: The City shall require that public facilities and services located within the city limits meet adopted level of service standards specified in the traffic circulation, general utilities, and parks and recreation elements of this plan.

Policy 1.7.2: The City shall require that public facilities and services are available concurrent with the impacts of development activities, or that development permits are specifically conditioned upon the availability of public facilities necessary to serve the proposed development.

Policy 1.7.3: The City shall not permit any proposed development activity, which, due to improper or inadequate design and construction, will impose a financial liability upon the City.

Policy 1.7.4: The City shall maintain a stormwater management plan for the purpose of minimizing flooding and drainage problems.

Objective 1.8: Provide reasonable measures to protect the rights of property owners

Policy 1.8.1: Upon adoption of this Plan, property owners' rights of development shall be vested when a valid, unexpired development order has been obtained from the City,

and development has not expired, or development has commenced and continued in good faith prior to adoption or subsequent amendment of this Plan.

Policy 1.8.2: Platted lots which were approved as part of a recorded subdivision shall not be used for non-residential purposes other than those uses associated with a home occupation.

Policy 1.8.3: Parcels of record or recorded platted lots within a land use category that allows for residential development and existed on or prior to the original adoption date of this Plan shall be permitted one residential dwelling unit per parcel or recorded lot.

Policy 1.8.4: Priority shall be given to water-dependent uses such as marinas and public access to waterways in decisions affecting waterfront property.

Policy 1.8.5: Preserve existing recreational and commercial working waterfronts for water-dependent uses by prohibiting the location of any use that will consider the working waterfront a nuisance.

Policy 1.8.6: Working waterfronts shall be protected by prohibiting the approval of any new residential subdivision along the access road between the working waterfront and HWY 98.

Policy 1.8.7: A lawful use or structure which was made unlawful by the adoption or amendment of this Plan or subsequent amendment shall be considered a non-conforming use or structure. Such uses shall be allowed to remain in a non-conforming condition until:

- A. The use is discontinued or abandoned for a period of six (6) months or more.
- B. The use is substantially changed, intensified, or expanded from the current use. A use shall be considered substantially changed, intensified, or expanded if it results in an increase in the number of trips generated as deemed so by a comparative analysis utilizing the Institute of Traffic Engineers Trip Generation Manual, 9th Edition or for non-residential uses the hours of operation change from the existing use.

Policy 1.8.8: Structures which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of this Plan or a subsequent amendment, shall be considered non-conforming structures. Other than those structures which are designated historical or historically significant, such structures shall be allowed to remain in a non-conforming condition in perpetuity unless:

- A. The structure is damaged or destroyed to the extent of fifty (50) percent or more of the fair market value of the structure at the time of the damage or destruction.

- B. Structures which are deemed historical or historically significant may rebuild to the historic nature of the development.

Policy 1.8.9: The City shall maintain provisions for hardship relief in its land development regulations.

Policy 1.8.10: The City shall retain a non-voting position for a Gulf County School Board representative on the City's Planning Board for consideration of all policy and quasi-judicial hearings that may affect school capacities.

Policy 1.8.11: The City shall use this Plan and its land development regulations to promote the compatibility of adjacent land uses and to prevent the potential for nuisances.

Policy 1.8.12: A compatibility analysis shall be submitted by the applicant for any proposed land use change contiguous to existing land designated Residential Low Density or Residential General on the Future Land Use Map. Compatibility shall be as defined in Chapter 163, Florida Statutes.

Objective 1.9: Protect the missions of Tyndall Air Force Base from encroaching land uses.

Policy 1.9.1: The City shall retain a non-voting position for a Tyndall Air Force Base representative on the City's Planning Board for consideration of all policy and quasi-judicial hearings that may affect military installation operations.

Policy 1.9.2: Although no AICUZ compatibility concerns occur within the City of Mexico Beach (Source: Tyndall AFB AICUZ Study, March 2016, pgs 68 and 69), the City shall further the purpose of the March 2016 Tyndall Air Force Base Air Installations Compatible Use Zones (AICUZ) Study, as applicable.

Policy 1.9.3: The City shall ensure that development approved by the City is compatible to Tyndall Air Force Base pursuant to §163.3175, F.S. and shall follow the procedures as adopted by the legislature.

Policy 1.9.4: Any development that would threaten the integrity and mission of Tyndall AFB is strictly prohibited.

TRAFFIC CIRCULATION ELEMENT

The purpose of this element is to address the adequate provision of all modes of transportation within Mexico Beach, and to coordinate with adjacent local governments regarding transportation networks.

GOAL T1: PROVIDE AND MAINTAIN A SAFE AND EFFICIENT TRANSPORTATION SYSTEM THROUGHOUT THE CITY.

Objective 2.1: Classify all roadways according to function and adopt level of service standards for arterial and collector streets.

Policy 2.1.1: The City shall utilize functional classifications of roadways to institute a system of traffic circulation for the purpose of evaluating capacities and the need for roadway improvements.

Policy 2.1.2: In cases of County, State and Federal roadways the City will coordinate with the appropriate agencies to ensure that the roadway capacities are maintained to meet their functionally.

Policy 2.1.3: The minimum level of service (LOS) standard for roadways classified as arterial roads within the City limits shall be "C". An arterial road shall generally be defined as one that provides for the highest degree of movement from one general area to another with the largest proportion of total daily vehicle trips in the city. Within the city limits of Mexico Beach, the following roadways shall be designated as arterial:

- a) HWY 98

Policy 2.1.4: The minimum LOS standard for roadways classified as collector roads within the City limits shall be "D". A collector road shall generally be defined as one that provides links for through traffic movement and direct access to property and local roads. Within the city limits of Mexico Beach, the following roadways shall be designated as arterial:

- a) 386A (15th Street)

Policy 2.1.5: The minimum LOS standard for roadways classified as local roads within the City limits shall be "D". A local road shall generally be defined as one that provides direct access to homes, businesses, and other destinations.

Policy 2.1.6: When evaluating existing and future capacities on roadways, the Average Daily Traffic (ADT) and PM Peak Hour volume information shall be analyzed to evaluate adopted levels of service and determine concurrency with this Comprehensive Plan.

Policy 2.1.7: All new development impacts shall subject to the vehicular transportation concurrency requirements of this Plan, with exception to those which are considered a “de minimis impact”.

Policy 2.1.8: Redevelopment activities shall be exempt from the concurrency requirements of this Element as long as the impact does not cause any roadway segment to be classified as a level of service “F”.

Policy 2.1.9: Public transit facilities are exempt from concurrency requirements.

Objective 2.2: Provide for a safe, convenient and efficient motorized and non-motorized transportation system.

Policy 2.2.1: The City shall coordinate with FDOT to make improvements to the intersections of US 98 and selected collector roads, as necessary.

Policy 2.2.2: The City shall include specific and detailed provisions such as lane widths, parking requirements, driveway connections and other similar provisions for regulating development adjacent to roadways in its land development regulations.

Policy 2.2.3: As of the effective date of this Plan, no development permits shall allow back-out parking onto arterial or collector roadways.

Policy 2.2.4: Individual residential driveway connections shall not be permitted to directly access arterial roadways on lots created after December 1, 2017.

Policy 2.2.5: All newly platted properties shall have direct access roadways.

Policy 2.2.6: The City shall use the criteria set forth in §335.065, F.S. when planning and constructing bicycle and pedestrian ways.

Policy 2.2.7: The City shall require new non-residential development to locate parking to the rear or side of the building to provide for and encourage pedestrian access and activity adjacent to arterial roadways.

Policy 2.2.8: Safely accommodate pedestrian and bicycle circulation and minimize potential bicycle and pedestrian interaction with vehicular traffic by dedicating areas for non-motorized transportation activity.

Policy 2.2.9: The City shall encourage and incentivize land uses and development that promotes bicycle and pedestrian activity within and connecting to development.

Objective 2.3: Improve community appearance through the installation and improvement of landscaping along US HWY 98.

Policy 2.3.1: The City shall seek and use state, federal, or other funding to improve landscaping and highway beautification along selected portions of US HWY 98.

Policy 2.3.2: The roadway and right-of-way along US HWY 98 within the City limits shall be designated as the Mexico Beach Tourist Corridor on the Future Land Use Map series. Within this area code enforcement, beautification efforts, and landscaping shall be a priority within the City.

Policy 2.3.3: By 2022, the City shall seek funding to draft and adopt a corridor landscaping plan for the Mexico Beach Tourist Corridor.

Objective 2.4: Protect existing and future rights-of-way (ROW) from building encroachment.

Policy 2.4.1: By 2020, the City shall develop standards for donation and dedication of ROW by developers.

Policy 2.4.2: The City shall preserve existing rights-of-way through use of minimum building setbacks.

Policy 2.4.3: To protect existing ROWs, no construction other than that which supports alternative modes of transportation shall be permitted in any ROW.

Policy 2.4.4: Dedication of ROWs shall be depicted on the site plan for any development permitting process in Mexico Beach.

Policy 2.4.5: The City shall preserve or acquire areas that will be required for future road rights-of-way.

Objective 2.5: Maintain procedures to control the connections and access points of driveways and roads to roadways.

Policy 2.5.1: The City shall utilize the standards set forth in FDOT Guidelines for Vehicular Connections and the "Greenbook" for Road Construction, latest edition, subject to City Council approval to control access to arterial and collector roads.

Policy 2.5.2: Any new non-residential development or redevelopment adjacent to US HWY 98 shall, to the extent possible, create common access to adjacent properties to avoid unnecessary ingress and egress onto US HWY 98.

Policy 2.5.3: Any new non-residential development or redevelopment adjacent to US HWY 98 shall, to the extent possible, create shared single-access points to multiple developments to avoid multi-access points to properties which are located along US HWY 98.

Policy 2.5.4: To control access points to the US HWY 98 corridor, effective December 1, 2017, new development shall be allowed a maximum of one access point to US HWY 98 per parcel. Development occurring on two or more parcels as part of the same development plan shall be allowed a maximum of one access to point US HWY 98 for the project.

Policy 2.5.5: Any new residential development as of the effective date of this Plan shall be required to reverse the frontage of the residential lot along any collector or arterial road so that the vehicular access to the parcel is via a local road.

Policy 2.5.6: No driveway permits shall be issued for residential development onto an arterial or collector road after the effective date of this Plan, unless the parcel can only be accessed via an arterial or collector road.

Policy 2.5.7: To avoid dead-end streets and non-connected road networks, the City shall require that ROW be dedicated to the public when the development has opportunity to connect to any existing or planned public street or roadway.

Policy 2.5.8: New developments shall be required to “stub-out” to adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are “stubbed-out” at their boundaries.

Objective 2.6: Coordinate with the FDOT and Bay County Transportation Planning Organization (TPO) regarding public transportation projects and needs adjacent to and within Mexico Beach.

Policy 2.6.1: Mexico Beach shall work with the Bay Transportation Planning Organization (TPO) to promote transportation improvements within the city.

Objective 2.7: Support the complete streets model and encourage development that reduces urban sprawl, sustainable development patterns and promotes alternative modes of transportation.

Policy 2.7.1: Require all development or redevelopment adjacent to the US HWY 98 corridor to provide or improve, as applicable, off-site public sidewalks within the roadway right-of-way. Alternatively, a fee in-lieu of may be provided as set forth in the Land Development Regulations.

Policy 2.7.2: Require all non-residential development or redevelopment adjacent to the US HWY 98 corridor to provide shade trees in close-proximity to existing or planned sidewalks so that the tree will provide shade to pedestrians traveling on the sidewalk.

Policy 2.7.3: To increase alternative modes of transportation, require all new commercial and tourist-related development to provide bicycle parking areas within the development site.

Policy 2.7.4: Promote sustainable development patterns and livable neighborhoods by supporting complete streets concepts along US HWY 98.

Policy 2.7.5: All new local roads shall be designed and constructed to include at minimum four-foot wide sidewalks and/or bicycle lanes to safely accommodate bicycle and pedestrian traffic on at least one side of the road.

Policy 2.7.6: Mexico Beach shall inventory sidewalks that do not provide connections to the overall sidewalk network to coordinate and consider future capital improvements projects. This inventory shall be reviewed annually and updated as conditions change.

Policy 2.7.7: Bicycle and pedestrian facilities shall be provided, when feasible, as part of a road widening, reconstruction, or resurfacing project.

Policy 2.7.8: Mixed-use developments are encouraged in order to promote walking and bicycling between residential and non-residential uses.

Policy 2.7.9: When redesigning or constructing new roadways, the City shall design such roadways to enable safe access for all users. This includes pedestrians, bicyclists, motorists, and transit riders as that mode becomes available.

Policy 2.7.10. Any Planned Unit Development approved after December 1, 2017 shall include complete streets concepts into all arterial and collector roadway designs.

Objective 2.8: Maintain safe hurricane evacuation clearance times.

Policy 2.8.1: Mexico Beach shall work with Bay County and applicable state agencies in the maintenance of adopted hurricane evacuation times.

Policy 2.8.2: Development within Mexico Beach shall be reviewed as outlined in the Coastal Management Element for impacts to adopted hurricane evacuation clearance times.

HOUSING ELEMENT

Purpose

The purpose of this element is to provide strategies which will provide guidance and support to the provision of housing, correct substandard or unsafe housing conditions, and maximize private sector involvement in the delivery of safe, sanitary and affordable housing.

GOAL H1: PROVIDE CONDITIONS FOR AN ADEQUATE SUPPLY OF SAFE, SANITARY, AND AFFORDABLE HOUSING IN A VARIETY OF TYPES, SIZES, AND LOCATIONS.

Objective 3.1: Provide systems to support a variety of housing types to accommodate the needs of the existing population, anticipated population growth, and households with special housing needs.

Policy 3.1.1: Future Land Use categories as adopted on the Future Land Use Map and described in this Plan in the Future Land Use Element shall provide for a variety of types and densities of housing options.

Policy 3.1.2: As an option for low cost housing, Mexico Beach shall continue to permit manufactured homes that bear an insignia of approval as described in the Florida Manufactured Building Act of 1979 in any Future Land Use category that allows for single family residential development.

Policy 3.1.3: No restriction shall be placed on the location of low-income or workforce housing within the City limits outside of the regulatory framework of the Future Land Use category requirements located in the Future Land Use Element.

Policy 3.1.4: A study of a density bonus program for the provision of workforce housing shall be conducted to understand if the program would benefit the provision of workforce housing within the city.

Policy 3.1.5: The City shall coordinate with developers of housing for low- and moderate-income families by maintaining adequate infrastructure capacities to accommodate such developments.

Policy 3.1.6: Coordination with private developers on the location and construction of workforce housing within the city shall be a high priority.

Policy 3.1.7: The Land Development Regulations shall include processes that streamline the permitting process when workforce housing at least twenty-five (25) percent of the development plan.

Policy 3.1.8: By 2019, Mexico Beach shall amend its fee schedule to reduce application and examine the reduction of other fees for the development of affordable housing projects.

Policy 3.1.9: The City shall investigate the feasibility of establishing selected housing programs through coordination with the Department of Economic Opportunity. Such programs shall be based on actual need and be financially feasible for the City.

Policy 3.1.10: Development that proposes a mixture of uses and housing types to serve a range of income levels shall be supported by the City through incentives outlined in the Land Development Regulations.

Policy 3.1.11: During each scheduled evaluation of this Plan, the City shall analyze the capacity of developable vacant lands against the City's population projections for the next ten years, to determine if adequate lands are available to support the projected population growth.

Objective 3.2: Support the rehabilitation or demolition of substandard housing.

Policy 3.2.1: The City shall incorporate provisions for eyesore, nuisance and junk control in its land development regulations.

Policy 3.2.2: The City shall retain information and/or educational materials at City Hall for residents and homeowners to utilize when seeking federal and state funding to rehabilitate their homes.

Policy 3.2.3: The City will use its building inspection authority to enforce provisions of the Florida Building Code relative to substandard housing or unsafe buildings.

Policy 3.2.4: As an option Mexico Beach may seek funding through the Florida Small Cities Community Development Block Grant Program (CDBG) to support rehabilitation of substandard housing to benefit low- and moderate-income persons in order to eliminate slum and blight, as defined by Florida Statutes.

Policy 3.2.5: Uniform and equitable treatment for persons and businesses displaced by state and local government programs shall be consistent with §421.55, Florida Statutes.

Objective 3.3: Allow for the location of group homes and foster care facilities licensed by various state agencies in residential areas.

Policy 3.3.1: Pursuant to §419.001, Florida Statutes, community residential homes which operate as the functional equivalent of a family shall be located in accordance with the following principles and criteria:

- A. A community residential home of six or fewer residents shall be allowed in any Future Land Use category which allows residential development provided that such homes are not located within a radius of 1,000 feet of another existing home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home with greater than six residents; and
- B. The applicant or agent provides information from the sponsoring agency with the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits of Mexico Beach.
- C. At the time of home occupancy, the sponsoring agency must notify the Mexico Beach City Administrator that the home is licensed by the licensing entity.

Objective 3.4: Provide infrastructure and public facilities capacity to allow for the location of households with special housing needs including low- and moderate-income household, group home and foster care facilities, mobile homes, and rural and farmworker households.

Policy 3.4.1: The City shall make available, within the limits of realistic financial feasibility, infrastructure and public facilities capacity to accommodate households with special needs.

Objective 3.5: Protect historically significant structures and districts.

Policy 3.5.1: The City shall coordinate with the Florida Department of State, Division of Historical Resources, to identify and classify structures within the city limits, at such time a structure(s) may be identified as historically significant.

Objective 3.6: Provide procedures for the conservation, rehabilitation or demolition of housing.

Policy 3.6.1: To promote housing conservation, the City shall continue to schedule public infrastructure and supporting infrastructure facilities improvements to all existing neighborhoods and multi-family developments as the needs are identified.

Policy 3.6.2: Mexico Beach supports the use of Community Development Block Grant programs to make improvements to housing stock and public infrastructure.

Policy 3.6.3: Only a Florida Certified Building Official or Building Code Administrator may issue a non-voluntary demolition or removal order to a substandard housing unit after inspection of the subject dwelling.

Policy 3.6.4: The Mexico Beach Land Development Regulations shall further the intent of this objective in procedure for any vacation, demolition, or removal of any unfit or unsafe dwelling or structure.

Objective 3.7: Formulate a housing implementation program.

Policy 3.7.1: Due to limited financial and staff resources the City is unable to provide a full-scale housing or public assistance program. Activities specified in preceding objectives and policies which promote housing implementation are as follows:

1. Designate and maintain areas on the Future Land Use Map to accommodate existing and future housing needs.
2. Provide, or require provision of, infrastructure and public facilities capacity to accommodate existing and future housing needs including those of low and moderate income families, group and foster care facilities, mobile homes, and rural and farmworker households.
3. Allow location of housing for low and moderate income households, mobile homes, group homes and foster care facilities in "Residential" land use districts consistent with standards specified in the Future Land Use Element.
4. Negotiate or otherwise coordinate with private sector housing suppliers to promote availability of affordable housing within the city.
5. Identify substandard housing or unsafe buildings and use Florida Building Code provisions and land development regulations to correct housing deficiencies including elimination of eyesores and establishment of minimum livability criteria.