



City of Mexico Beach
Planning & Zoning Board Regular Meeting
Monday, December 10, 2018
Special Meeting 6:00 P.M.
City Hall- 201 Paradise Path

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

Alternate Post 1
Alternate Post 2

Laura Metcalf
Michael Piccolo

ROLL CALL

MISCELLANEOUS

1. Comprehensive Plan Discussion
2. LDR Discussion
3. 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).

GOAL 1A: ~~CONTINUE TO PROVIDE THE FISCAL AND REGULATORY CONDITIONS NECESSARY TO PROTECT THE HEALTH, WELFARE, SAFETY AND QUALITY OF LIFE OF CITY CITIZENS CONSISTENT WITH CONTINUED ECONOMIC DEVELOPMENT AND PRIVATE PROPERTY RIGHTS.~~ MAINTAIN A DEFINED PATTERN OF LAND USE INTENDED TO GUIDE THE PROVISION OF PUBLIC FACILITIES AND PROVIDE PREDICTABILITY IN MANAGING DEVELOPMENT ~~AND CONTINUE TO MAINTAIN THE COMPATIBILITY BETWEEN RESIDENTIAL AND EXISTING TOURIST FACILITIES.~~

Objective 1.1: Maintain a Future Land Use Map which coordinates ~~f~~Future ~~l~~Land ~~u~~Uses ~~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 l~~Land ~~u~~Use ~~districts-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 the Florida Department of Environmental Protection requirement.~~

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 refer to all contiguous land under unified ownership, including land proposed to be dedicated for public or private rights-of-way.~~

Policy 1.1.24: ~~Future Land u~~Use ~~districts-categories~~ depicted on the Future Land Use Map shall be ~~described~~ as follows.

A. Residential ~~Low-Density (RLD)~~

~~1. Residential Low-Density (RLD)~~

1. Intent - This ~~district-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. ~~Mobile homes are prohibited in this land use category.~~
2. Density - No more than six (6) dwelling units per ~~gross~~ acre.

3. ~~Intensity-Height~~ - No more than 32 feet in height, ~~not to exceed 40% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent.~~ ~~Maximum height for properties outside of the Coastal Construction Control Line (CCCL) is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus seventeen (17) feet above the NGVD line or per FDEP requirements.~~
4. ~~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. , or as determined by Chapter 10D-6, FAC, whichever is more stringent.~~ ~~Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~
- i. ~~Parking lot(s) will only be used for single family housing, churches or public recreational facilities.~~
5. ~~Allowable uses~~ – ~~Single family residential; centralized utilities; public infrastructure; 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.~~
6. ~~Development restrictions~~ – ~~Houses of worship must be located on a collector or arterial roadway.~~

B2. Residential General (RG)

1. Intent - This ~~district category~~ is intended to provide areas for the location of low-density residential dwelling units including duplex, triplex, **and quadraplex.** ~~mobile homes (only in a state recognized or approved mobile home park) and manufactured housing.~~ ~~Mobile homes are prohibited in this land use category.~~
2. Density - No more than six (6) dwelling units per **gross** acre.

- 2.3. Intensity-Height - No more than 32 feet in height, ~~not to exceed 40% lot coverage as determined by dividing total impervious area by the gross area of the site or lot or as determined by Chapter 10D-6, FAC, whichever is more stringent.~~ ~~Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the~~

~~property. Properties within the CCCL are to have maximum height measured from plus 17' feet above the NGVD line or per FDEP requirements.~~

- ~~4. Impervious Surface Area – Not to exceed 40% lot coverage as determined by dividing total impervious area by the gross area of the site.~~
- ~~5. Allowable Uses – All uses as provided for in Policy 1.1.4.A.5.; duplexes; triplexes; quadruplexes.~~
- ~~3-6. Development Restrictions – Houses of worship must be located on a collector or arterial roadway.~~

~~3C. Tourist High-Density-Residential (THDR)~~

- ~~1. Intent - This district category is intended to provide areas for tourist-oriented higher-density residential development including seasonal rentals apartments and condominiums, cottages, medium-density dwellings and other similar land uses. Mobile homes are prohibited in this land use category.~~
- ~~2. Density - No more than eight (8) dwelling units per gross acre.~~
- ~~3. Intensity Height - No more than thirty-two (32) feet in height, not to exceed 50% lot coverage as determined by dividing total impervious area by the gross area of the site or lot or as determined by Chapter 10D-5, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17 feet' above the NGVD line or per FDEP requirements.~~
- ~~4. Impervious Surface - Not to exceed 50% lot coverage as determined by dividing total impervious area by the gross area of the site, or lot or as determined by Chapter 10D-5, FAC, whichever is more stringent.~~
- ~~5. Allowable Uses – Those uses allowable in Policy 1.1.4.B.5. in addition to multi-family structures.~~
- ~~6. Development Restrictions – None.~~

~~B. Commercial~~

~~1D. Tourist-Commercial (TC)~~

1. Intent - This ~~district~~ category is intended to provide areas for low-intensity tourist-oriented commercial activities, ~~including small motels, specialty shops, boutiques, souvenir shops, other similar businesses which are primarily seasonal in nature, and residences. Mobile homes are prohibited in this land use category.~~
2. Density – No more than eighteen (18) dwelling units **to the per gross** acre.
3. Intensity Height - No more than 32 feet in height, ~~not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 100-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~
4. Impervious Surface - Not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 100-6, FAC, whichever is more stringent.
- 4.5. Allowable Uses – Residential, 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; centralized utilities, public infrastructure.
- 5.6. Performance mitigation Development Restrictions - All commercial structures constructed in the Tourist-commercial district shall provide, and maintain in good order, buffers to adjacent residential structures in ~~low-density residential districts~~ 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 Code Regulations.

E.6. Tourist Mixed Use (TMU)

1. ~~(a)~~ Intent – This ~~district~~ 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.

2. Density - No more than two (2) dwelling units per gross acre within the total land area of the overall parent parcel.

3. Height – No more than forty-eight (48) feet in height.

4. Impervious Surface – Not to cumulatively exceed 70% lot coverage based on the total land area of the project.

1.5. Allowable Uses – The uses may include sSingle-family, multifamily, and any residential ancillary uses; ~~hotel, motel and other temporary~~ lodging units; neighborhood and community-scale commercial; beach clubs and other recreational uses; public and private uses such as offices and services; ~~religious institutions~~ houses of worship; marinas and water related facilities; utilities, infrastructure and entertainment facilities.

~~(c) Density – The density within the total land area of the overall parent parcel that is assigned the “Tourist Mixed Use” Future Land Use category (the “Property”) shall be a maximum of two (2) dwelling units per acre.~~

~~(d) Intensity – A Property shall contain buildings no more than 48 feet in height and not to exceed an impervious surface ratio of 0.7 based on the total land area.~~

2.6. (f) Specific Development Restrictions

1a) Where ~~practicable~~practical, native vegetation will be used for residential lots and common open spaces. Native vegetation to be used can be identified from Waterwise Florida Landscape as produced by Florida’s water management districts.

2b) Connection to central water and sanitary sewer systems shall be required prior to any certificate of occupancy being issued.

3c) The Tourist Mixed Use category may be implemented through the Planned Unit Development process as defined in the Land Development Regulations.

4d) A ~~P~~Property must be under single ownership or under unified control at the time the Tourist Mixed Use category is assigned.

E. General-Commercial (GC)

1. (a) Intent - This ~~district category~~ is intended to provide areas for the maintenance and development of high intensity commercial land uses, which for the purposes of this policy shall include retail and service industry establishments. ~~including retail sales and services, wholesale sales, shopping centers, office complexes, mobile home/RV parks (only in a state recognized or approved mobile home park), or other similar land uses, which generate concentrations of pedestrian and vehicular traffic. Mobile homes are prohibited in this land use category.~~
2. ii. ~~Density~~ - No more than eighteen (18) dwelling units to the per gross acre only when the residential dwelling units are incorporated into the structure or structures above the commercial uses which are to be located at ground level. Otherwise, no density is allowed. Lodging, such as hotels, motels, and bed and breakfast establishments, shall not be considered as a residential use.
3. ~~Intensity Height~~ - No more than 4832 feet in height, ~~not to exceed 90% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 100-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' feet above the NGVD line or per FDEP requirements.~~
4. ~~Impervious Surface~~ - Not to exceed ninety (90) percent% lot coverage as determined by dividing total impervious area by the gross area of the site.
- 2.5. ~~Allowable Uses~~ - Uses allowable in Policy 1.1.4.D.5; Retail sales and services; office uses; mobile home parks, RV parks, commercial uses not otherwise allowable in the Tourist Commercial Future Land Use category, and similar uses.
6. ~~Performance mitigation~~Development Restrictions - All commercial structures constructed in the General-Commercial district shall provide, and maintain in good order, buffers to parcels adjacent residential structures in low density residential districts 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 Code Regulations.

G. Industrial (I)

1. Intent – This category is intended to provide locations for business uses that do not provide services that meet the General Commercial **Future Land Use** category definition. This category is provided to allow the siting of manufacturing and distribution uses.
 2. Density – None.
 3. Height – No more than fifty (50) feet in height, with **the** exception **to**of towers and other structures needed to service the primary function of the use.
 4. 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.
 5. Allowable Uses - Those uses not otherwise allowed in any other Future Land Use category as described in this Plan.
 6. 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.
- CH.** Public/Institutional District (PI)

1. Intent - This ~~district category~~ is intended to provide areas for public ~~uses, buildings and grounds, churches, cemeteries, institutions, and other similar land uses. Mobile homes are prohibited in this land use category.~~
2. Density – None
- ~~3. Intensity Height - For buildings and structures, n~~ No more than 32 feet in height. ~~not to exceed 90% lot coverage as determined by dividing total impervious areas by the gross area of the site or lot. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' feet above the NGVD line.~~
4. Impervious Surface - ~~n~~Not to exceed ninety (90) percent lot coverage as determined by dividing total impervious areas by the gross area of the site or lot.

4.5. Allowable Uses – Houses of worship; cemeteries; public institutions; public uses such as parks and governmental buildings; recreational spaces, utilities, and similar uses.

iv. ~~Public/Institutional land uses shall be allowed in all land use districts except "Preservation" upon approval by the City Council.~~

6. Development Restrictions – Any request for a use for incarceration facilities must be approved by the City Council at a regularly scheduled public hearing.

~~D~~I. Recreation District (REC)

1. Intent - This land use district category is intended to provide limited active and passive recreation areas open to the public. Mobile homes are prohibited in this land use category.

2. Density – None.

~~3. Intensity Height - For building and structures, no more than 32 feet in height, not to exceed 50% lot coverage, unless otherwise approved by the City Council. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' feet above the NGVD line or per FDEP requirements.~~

4. Impervious Surface - Not to exceed fifty eighty (580) percent% lot coverage, unless otherwise approved by the City Council.

5. Allowable Uses – Limited pPublic 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, bird-watching and other wildlife viewing areas. Parking lots that are associated with beach access points. Uses may be for-profit recreational activities.

4.6. 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.

iv. ~~Recreation land uses shall be allowed in all land use districts upon approval by the City Council.~~N

~~E~~. Conservation District (CON)

~~i. This district category is intended to conserve or protect natural resources or areas of environmental/recreational quality such as wetlands. Designation of areas as conservation zones is not intended to preclude or prohibit development activities but rather provide an indicator that environmental features may be present which require special construction practices or additional permits.~~

~~ii. Conservation districts shall include:~~

~~1. Flood zones "A" and "V" depicted on current Flood Insurance Rate Map;~~

~~2. Areas suspected of containing jurisdictional wetlands;~~

~~3. Surface waters, which are under City jurisdiction;~~

~~4. Land area within 500 ft. of any municipal potable water well;~~

~~5. Areas of identified wildlife habitat which are under City jurisdiction, and;~~

~~6. Living marine resources, which are located in waters under city jurisdiction.~~

FJ. Preservation District (PRS)

1. (a) Intent - This district is intended to protect and preserve natural resources and locally designated environmentally sensitive resources.

2. Density – None

3. Height – None

4. Impervious Surface – None except those associated with the development of boardwalks to preserve other natural resources such as dunes and wetlands.

5. Allowable Uses – Passive recreational activities such as those relating to beach activities, beach renourishment, and dune crossover boardwalks.

1.6. Development Restrictions – Development within this district is restricted to that which is created to preserve or enhance, the natural environment 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.

~~i. (b) Preservation districts shall include:~~

~~ii. The dune and beach area south of US 98 between 8th Street and the eastern city limits;~~

- ~~iii. Areas seaward of the Coastal Construction Control Line surveyed and recorded by the Department of Environmental Protection.~~
- ~~iv. (c) All development activities in this district shall be prohibited except for beach renourishment, public recreation, dune protection, dune crossover walks, hazard mitigation from hurricanes, and emergency post-disaster activities.~~
- ~~vi. (d) All City owned access to dunes and beach areas shall be preserved without exception.~~

K. Agriculture (AG)

1. Intent – This category is intended to provide areas for the location of agriculture activities.
2. Density – One dwelling unit per 10 gross acres.
3. Height – None
4. Impervious Surface – Not to exceed ten (10) percent lot coverage.
5. Allowable Uses – Those uses generally associated with agriculture uses such as ranching, food production, and animal breeding.
6. 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:
1. Exterior wall assembly construction shall have a laboratory sound transmission class (STC) rating of at least thirty-nine (39) at each room.
 2. Exterior glazing assemblies and installation shall have a laboratory STC rating of at least twenty-eight (28) at each room.
 3. Exterior door assemblies and installation shall have a laboratory STC rating of at least twenty-eight (28) at each room.
 4. Combined roof and ceiling assembly construction shall have a laboratory STC rating of at least thirty-nine (39) at each room.
 5. Skylights shall have a laboratory STC rating of at least twenty-eight (28) at each room.
 6. Attic ventilation shall be installed at the minimum sized required by the Florida Building Code.
 7. Window and/or through-wall air conditioning units are prohibited.
 8. Ducts on kitchen vents and bathroom vents are required to have backdraft dampers.
 9. Penetration of exterior walls at pipes, ducts and conduits shall be caulked or mortared tight.
 10. Through-door and/or through-wall pet doors and/or mail slots shall be prohibited.
 11. 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:
1. Clustering of dwelling units
 2. The establishment of buffers of existing native vegetation between dwelling unit clusters along each row of development
 3. Minimization of building footprints
 4. Utilization of elevated boardwalk access to the beach
 5. Reduced roadway width where feasible

6. 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 1.1.27: 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 1.1.38: The city shall consider 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 Section VI of this Plan and the Land Development Regulations.

Policy 1.1.49: The City shall undertake measures to protect and conserve environmentally sensitive land and those areas designated as within the "Conservation Preservation" on the Future Land Use Map and district. At a minimum, such measures shall include: Goals, objectives and policies directing the preservation of these lands are located in the Conservation Element of this Plan.

Prohibition of development in areas suspected of potentially containing jurisdictional wetlands until such time as a jurisdictional interpretation is conducted pursuant to Chapter 17-12, FAC pursuant to state law.

- i. Refer developers of property suspected of containing jurisdictional wetlands to the Department of Environmental Protection, and Reserve development permit approval until such time as jurisdictional interpretations and appropriate permits are obtained.
- ii. Prohibit construction of docks, piers, wharves and other similar structures in water bodies under city jurisdiction, unless specifically approved by the City Council.
- iii. Coordinate with the Department of Environmental Protection on permits for development located seaward of the Coastal Construction Control Line. The City shall prohibit construction of major structures seaward of this line unless otherwise overruled by the Governor and Cabinet.
- iv. Enforce the provisions of the Coastal Zone Protection Act through regulation of construction in the Coastal Building Zone.
- v. Enforce the provisions of the Flood Damage Prevention Ordinance.
- vi. Prohibit construction activities, which will degrade water quality in adjacent water bodies.

- ~~vii.—Undertake measures to reduce stormwater pollution into estuarine water bodies, including both regulatory and structural measures. At a minimum, all new development must comply with the provisions of Chapter 17-25, FAC state law.~~

~~**Policy 1.1.5:** The City shall incorporate the current version of the Air Installation Compatible Use Zone (AICUZ) map for Tyndall Air Force Base as an overlay on the Future Land Use Map.~~

~~**Objective 1.2:**—The City shall maintain adopted land development regulations, which contain specific provisions for implementation of this Plan. Such regulations shall contain innovative land use management provisions such as for mixed-use areas and planned unit developments.~~

~~**Policy 1.2.1:** The City shall adopt and administer land development regulations for implementation of the Comprehensive Plan. At a minimum these regulations shall:~~

- ~~(a) Regulate the subdivision of land;~~
- ~~(b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses;~~
- ~~(c) Protect the Conservation-Protected lands designated on the Future Land Use Map and in the Conservation Element;~~
- ~~(d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;~~
- ~~(e) Regulate signage;~~
- ~~(f) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and,~~
- ~~(g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.~~

~~**Policy 1.2.2:** In conjunction with its land development regulations the city shall establish a system to determine potential impacts caused by proposed development activities. At a minimum the following criteria shall be evaluated for all development activities as part of the development review process subsequent to application for development approval through the Building Department.~~

- ~~(a) Availability of facilities and services;~~
- ~~(b) Suitability of site conditions including topography and soils;~~
- ~~(c) Ingress and egress;~~

- ~~(d) Drainage or stormwater management;~~
- ~~(e) Vehicular traffic, including on-site parking;~~
- ~~(f) Required permits from other governmental agencies;~~
- ~~(g) Noise;~~
- ~~(h) Lighting;~~

- ~~(i) Public safety and/or potential to create a public nuisance;~~
- ~~(j) Impacts on natural resources.~~

~~**Policy 1.2.3:** The City shall use this Plan and its Land Development Regulations to promote compatibility of adjacent land uses and reduce the potential for nuisances.~~

~~**OBJECTIVE 1.32:** Provide flexibility in the ongoing approval process so as to encourage the redevelopment or renewal of blighted or unsightly areas.~~

Policy 1.32.1: 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 1.32.2: The City shall use its land development regulations to reduce eyesores, junk, substandard housing or unsafe buildings.

~~**Objective 1.4:** The City will enforce the procedures set forth in the Land Development Code for the elimination or reduction of land uses inconsistent with the character of the City and the future land uses designated in this Plan.~~

~~**Policy 1.4.1:** The City shall restrict proposed development, which is inconsistent with the character of the community and will incorporate provisions for the elimination of non-conforming land uses into its land development regulations.~~

~~**OBJECTIVE 1.53:** Require coordination of coastal area population densities with~~ **Ensure there is** adequate capability for hurricane evacuation through use of appropriate land use regulations, ~~maintaining existing densities and intensities of land use, and by maintaining required levels of service on evacuation routes.~~

Policy 1.53.1: ~~The City shall limit the density of dwelling units~~ **The City Manager/Administrator shall annually provide a report to the City Council that shows the current hurricane evacuation capacities of the properties located in the coastal area/Coastal High Hazard Area so as not to exceed hurricane evacuation capabilities within the City's jurisdiction.**

Policy 1.53.2: The City shall prohibit the location of hospitals, nursing homes, convalescent homes or other similar high-density 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 1.53.3: 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 1.64: Reduce proliferation of urban sprawl through provision of public facilities, and through density controls in land use districts.

Policy 1.64.1: The City shall not provide public facilities or services outside its City limits unless specifically provided for by contract or interlocal agreement.

~~Policy 1.6.2: The City shall maintain land use districts and densities as appropriate to promoting "in-fill" of vacant areas.~~

~~Policy 1.4.32: 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 1.4.43: 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 1.75: ~~Include provisions~~Require for public utility crossings, easements, and/or rights-of-way as conditions for development approval, when applicable and necessary.

Policy 1.75.1: 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 1.75.2: The City shall coordinate with legally established public utilities or public works ~~consistent with the provisions of Chapter 361 and Chapter 362, F. S.,~~ and as provided in local franchise agreements, to provide land needed for location of utilities facilities.

OBJECTIVE 1.86: The City shall identify and require protection of historically significant properties, as recognized by federal, state, ~~and county~~ and local registers, as they are identified.

Policy 1.86.1: 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 1.86.2: ~~When identified, t~~The City will designate and protect registered historic properties as part of its development review and permitting process.

Policy 1.86.3: The City shall use the Florida Master Site File, ~~and~~ the National Register of Historic Places, and local professionally acceptable surveys to assist in identifying historically significant properties.

OBJECTIVE 1.97: Provide ~~the~~ public facilities and services necessary to accommodate the types and densities of land use shown on the Future Land Use Map.

Policy 1.97.1: 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 1.97.2: 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 1.79.3: 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.

~~**Objective Policy 1.107.4:**~~ The City shall maintain a stormwater management plan for the purpose of minimizing flooding and drainage problems.

~~**Policy 1.10.1:**~~ ~~The City will establish and maintain an ongoing program of stormwater management.~~

~~**Policy 1.10.2:**~~ ~~The City shall evaluate all proposed development activities to ensure that adequate drainage is provided consistent with the adopted level of service as specified in Section VIII 4.D.1. of this Plan.~~

~~**Objective 1.11:** The City shall maintain adequate facilities for public recreation to meet or exceed the adopted level of service standards~~

~~**Policy 1.11.1:** The City shall pursue local, state and federal funds as necessary to upgrade and/or acquire facilities for public recreation and public waterfront access.~~

~~**Policy 1.11.2:** The City shall retain ownership of all public street ends or easements to the gulf beach.~~

~~**Objective 1.12:** The City shall preserve or acquire areas that will be required for future utilities or road right of way.~~

~~**Policy 1.12.1:** The City shall acquire or assist in the acquisition of areas that will be necessary for future municipal public works projects.~~

~~**Policy 1.12.2:** The City shall consider multiple use of lands acquired for public works projects, such as using drainage areas for open space or recreation.~~

GOAL 1B: PROTECT THE RIGHTS OF PROPERTY OWNERS AND REQUIRE NEW DEVELOPMENT BE COMPATIBLE WITH EXISTING USES.

~~*OBJECTIVE 1.138:* Upon adoption of this Plan and enactment of attendant land development regulations provide reasonable measures to protect the rights of property owners as guaranteed by law.~~

Policy 1.138.1: Upon adoption of this Plan, property owners' rights of development shall be vested when a valid, unexpired building permit/development order has been obtained from the City, and the development order 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 residential 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 that 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 1.13.2:** Land uses or structures, which do not conform to the provisions of this Plan on the date of plan adoption shall be considered non-conforming. Such land uses or structures shall be allowed to remain in a non-conforming condition, including ordinary repair and maintenance until: 1) the land use or structure is discontinued or abandoned for a period of six (6) months or more; or, 2) the land use or structure is expanded, modified or extended.~~

Policy 1.8.7: A lawful use which was made unlawful by the adoption or amendment of this Plan or subsequent amendment shall be considered a non-conforming use. 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.

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 1.138.39:** The City shall maintain provisions for hardship relief in its land development regulations. Such provisions shall include standards for establishing economic hardships and assurances that the granting of hardship relief shall not undermine the intent and integrity of this Plan.~~

~~**Policy 1.13.4:** Upon adoption of this Plan, the City shall provide for amendments to this Plan as provided in Section V and s. 163.3184, F.S.~~

~~**Policy 1.13.5:** Upon adoption of this Plan and enactment of attendant land development regulations, the City shall provide due process of law during the regulation of private property. Such due process shall be undertaken in accordance with Section VII of this Plan.~~

~~**Objective 1.14:** The City has executed an interlocal agreement with the Bay County School Board providing for close coordination and evaluation of development proposals.~~

~~**Policy 1.14.1:** The City's Land Development Code will delineate the specific process to be used to advise the School Board of proposed developments which would impact their jurisdiction.~~

~~**Policy 1.14.28.10:** The City ~~has established~~ shall retain a non-voting position for a School Board representative on the City's Planning Board for consideration of all policy plan amendments, rezoning, 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 1.149.1:** The City ~~has established~~ shall retain an ex officio non-voting position for a Tyndall Air Force Base representative on the City's Planning Board for consideration of all legislative and quasi-judicial hearings that may affect military installation operations.~~

~~**Policy 1.149.2:** Although no AICUZ compatibility concerns occur within the City of Mexico Beach, the City shall further the purpose of the March 2016 Tyndall Air Force Base Air Installations Compatible Use Zones (AICUZ) Study, as applicable.~~

~~**Policy 1.149.3:** The City shall ensure that development approved by the City is compatible ~~to~~with 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.

Potential City of Mexico Beach Land Development Regulations Revision

- Add a definition of a dwelling unit; it is unclear through the LDRs when a residential unit is being referred to vs. a short-term rental.
- Add an Industrial zoning category to implement the Industrial land use category or remove the category from the Comprehensive Plan.
- Provide a clear link between which zoning districts are allowed within each land use category.
- Reorganization of Section 2.02.00; Separate regulations by zoning district. Currently, Section 2.02.02 defines the uses, section 2.02.03 correlates each use type to each district and includes other regulations in separate sections throughout the regulations. Proposed reorganization would include a separate section for each zoning district and include the density/intensity, allowed uses, height and setbacks, and other restrictions for each district contained in one area. Include a summary table of uses for quick reference.
- Section 2.05.00 B.4 is unclear; this should be revised to be consistent with no dwelling areas below BFE.
- Section 3.01.03 A.1 is inconsistent with Section 2.04.00; the latter does not allow accessory structures within the required setback; the former allows storage sheds to be 5' from the rear property line. These should be updated to have consistent standards.
- Treatment of mobile homes, manufactured homes, modular buildings. Clarify distinction between mobile home, manufactured home, and modular home (definitions section) and clarify zoning districts where each type is allowed.
- PUDs. Clarify the uses allowed within the PUD and ensure that they are consistent with those allowed within the Comprehensive Plan.
- Accessory dwelling units and structures. Establish criteria for accessory dwelling units and structures – setbacks, size, etc. Establish what is allowed; all others prohibited.
- Establish rules that specifically regulate cellular towers or small cells.
- Section 2.02.02J. prohibits various uses everywhere; create a section that creates a procedure for approving special uses.
- Remove language regarding the discharge of fireworks; retain rule about selling fireworks.
- Lot splits. Clarify the difference between a lot split (one lot into two) and a subdivision (one lot into three or more) and define procedures for both processes.
- Evaluate Section 4.05.00, floodplain regulations, for consistency with City Code; edit or remove unneeded regulations.
- Clarify the procedure for changing the use on a parcel, from one use allowed in a zoning category to another use allowed within the same zoning category.
- Evaluate Section 4.03.00, environmental sensitive lands and natural resources, edit or remove unneeded regulations.
- Clarify the approval procedure for platting, including responsibility for the installation of infrastructure and timing.
- Clarify grandfathering/non-conforming uses; dwelling units only, or commercial spaces. Uses and/or structures.
- Evaluate developing a very basic design overlay district that could be applied to specific areas of the City such as portions of Highway 98, to maintain a consistent "small town coastal beach community".