



City of Mexico Beach
Planning & Zoning Board Regular Meeting
Monday, May 21, 2018
Special Meeting 1:00 P.M.
Civic Center – 105 N. 31st Street

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
Vacant

ROLL CALL

MINUTES

1. April 24, 2018.

REVIEW/HEARING – COMPREHENSIVE PLAN

1. Review of Intergovernmental Coordination Element.
2. Review of Capital Improvements Element
3. The old section 9 (Evaluation and Monitoring) has been deleted.

MISCELLANEOUS

1. Other Various and Sundry Items.
 - A. Next meeting date and agenda 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
Tuesday, March 6, 2018 6:00 pm.
Civic Center 105 N. 31st Street

Alternate Laura Metcalf
Post 4 Bill Driver
Post 5 David Masters

Post 2 Jim Bush

The meeting was called to order at 1:00pm

Motion by Mr. Driver and seconded by Mr. Masters to approve the minutes from March 6, 2018.
Motion carried unanimously.

The first item of discussion on the agenda was a review of the conservation element of the comprehensive plan. Discussion of the board ensued. The City Planner will make the corrections that were discussed for a final draft.

The next item on the agenda was the recreation and open space element of the comprehensive plan. Discussion and questions from the board ensued regarding changes to this element. Ms. Mills Gutcher will make the recommended changes to this element.

The next comprehensive plan meeting will be on May 14, 2018 at 1:00 pm

Motion by Mr. Driver and seconded by Mr. Masters to adjourn.

Meeting adjourned at 2:10 pm.

By: _____
Chair Jim Bush

Attest: _____
Adrian Welle, City Clerk

City of Mexico Beach Comprehensive Plan Intergovernmental Coordination Element Analysis Against 2017 Florida Statutes

| Florida Statute 163.3177(6)(h) | Comment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <p>1. An intergovernmental coordination element showing relationships and stating principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the state comprehensive plan and with the applicable regional water supply plan approved pursuant to s. 373.709, as the case may require and as such adopted plans or plans in preparation may exist. This element of the local comprehensive plan must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.</p> | |
| <p>a. The intergovernmental coordination element must provide procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.</p> | <p>Policy 8.2.9, Policy 8.2.11</p> |
| <p>b. The intergovernmental coordination element shall provide for a dispute resolution process, as established pursuant to s. 186.509, for bringing intergovernmental disputes to closure in a timely manner.</p> | <p>Objective 8.3; Policy 8.3.1</p> |
| <p>c. The intergovernmental coordination element shall provide for interlocal agreements as established pursuant to s. 333.03(1)(b).</p> | <p>Policy 8.2.1, Policy 8.2.7, Policy 8.2.9</p> |
| <p>2. The intergovernmental coordination element shall also state principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards and other units of local government providing facilities and services but not having regulatory authority over the use of land. In addition, the intergovernmental coordination element must describe joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.</p> | <p>Objective 8.1; Policy 8.1.1, Policy 8.1.2, Policy 8.1.3, Policy 8.1.4, Objective 8.2; Polic 8.2.8, Policy 8.2.9</p> |

City of Mexico Beach Comprehensive Plan Intergovernmental Coordination Element Analysis Against 2017 Florida Statutes

| Florida Statute 163.3177(6)(h) | Comment |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <p>3. Within 1 year after adopting their intergovernmental coordination elements, each county, all the municipalities within that county, the district school board, and any unit of local government service providers in that county shall establish by interlocal or other formal agreement executed by all affected entities, the joint processes described in this subparagraph consistent with their adopted intergovernmental coordination elements. The agreement must:</p> | |
| <p>a. Ensure that the local government addresses through coordination mechanisms the impacts of development proposed in the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region, and the state. The area of concern for municipalities shall include adjacent municipalities, the county, and counties adjacent to the municipality. The area of concern for counties shall include all municipalities within the county, adjacent counties, and adjacent municipalities.</p> | <p>Requirement for an Agreement; outside of Comprehensive Plan.</p> |
| <p>b. Ensure coordination in establishing level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.</p> | <p>Requirement for and Agreement; outside of Comprehensive Plan.</p> |

~~VIII~~ ~~8.~~ INTERGOVERNMENTAL COORDINATION ELEMENT~~(1)~~ Purpose

~~The purpose of this element is to identify and resolve incompatible goals, objectives, policies and development proposed in other local comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies.~~

~~(2)~~ Area of Concern

~~The area of concern relative to intergovernmental coordination for Mexico Beach is Bay County, Gulf County and Tyndall Air Force Base.~~

~~(3)~~ Goals, Objectives and Policies

GOAL IC.A: PROVIDE THE CIRCUMSTANCES AND PROCEDURES TO PROMOTE COORDINATION BETWEEN THE CITY, GULF COUNTY, BAY COUNTY, AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES ON EFFICIENT AND EFFECTIVE DELIVERY OF SERVICES, REDUCTION OF CONFLICTS ARISING FROM DEVELOPMENT DECISIONS, AND PROTECTION OF NATURAL RESOURCES.

~~**OBJECTIVE 8.1:** Provide maximum opportunity for comment and coordination on this Plan to the Bay and Gulf County School Boards, and the Bay County Soil, Water Conservation District and Tyndall Air Force Base.~~ Provide maximum opportunity for the interaction and coordination of the Mexico Beach Comprehensive Plan to Bay and Gulf Counties, Tyndall Air Force Base, and other governmental agencies, as applicable.

~~**Policy 8.1.1:** Prior to final plan adoption and for subsequent plan amendments, the City shall submit copies of this Plan or amendments to other agencies providing services but not having regulatory authority over the use of land.~~

NOTE: I felt Objectives 8.1, 8.2 and 8.3 essentially stated the same thing, so I condensed them into one objective.

~~**Objective 8.2:** Provide maximum opportunity for comment and coordination on this Plan to Gulf County, Bay County and Tyndall Air Force Base.~~

~~**Policy 8.21.41:** Prior to final plan adoption, and for subsequent plan amendments, the City shall submit copies of this Plan to adjacent counties and Tyndall Air Force Base, if requested.~~

~~**Policy 8.2.2:** Pursuant to ss. 163.3184(4), F.S., the City shall rely upon the State Land Planning Agency to distribute copies of its plan or plan amendments to appropriate state, regional and local agencies for review and comment.~~

~~**Policy 8.1.2:** Mexico Beach shall maintain coordination with Bay and Gulf Counties and the applicable school boards regarding the evaluation of cross-jurisdictional impacts that may result from an amendment to the Future Land Use Map.~~

~~**Policy 8.1.3:** Mexico Beach shall coordinate its Comprehensive Plan with the plans of adjacent local governments, the applicable school board, and other units of government providing services but not having regulatory authority over the use of land.~~

~~**Policy 8.1.4:** The City shall review the relationship of development relative to the comprehensive plans of adjacent local governments and shall, to the extent practicable, coordinate land use and development along shared jurisdictional boundaries.~~

~~**OBJECTIVE 8.2:** Coordinate with other governmental organizations regarding long-term planning initiatives, development proposals, and plans.~~

~~**Policy 8.2.1:** Mexico Beach shall coordinate with Tyndall Air Force Base when a compatibility concern is made aware to City officials as the result of pending or planned development or redevelopment. Coordination mechanisms may include, but are not limited to:~~

- ~~1) Interlocal Agreements,~~
- ~~2) Written and verbal communications,~~
- ~~3) Participation on advisory committees,~~
- ~~4) Utilization of mediation processes,~~
- ~~5) Joint meetings with other governmental agencies, and~~
- ~~6) Joint meetings with the developer of the project.~~

~~**Policy 8.2.2:** Any amendment to the Comprehensive Plan that will affect the intensity, density, or use of land within Mexico Beach shall be transmitted to the commanding officer of Tyndall Air Force Base for comment. This transmittal shall occur at or prior to the stage where the Comprehensive Plan amendment is transmitted to the state land planning agency for review.~~

Policy 8.2.3: The City Council shall establish a regular means of communication among city and Tyndall officials for the purpose of addressing and resolving issues of mutual interest that may arise for development plans within the City limits of Mexico Beach.

Policy 8.2.4: Mexico Beach shall coordinate with and provide input to Bay County regarding the Local Mitigation Strategy to identify and develop intergovernmental principals and supporting strategies regarding the reduction in loss of life and property and protection of public assets.

Policy 8.2.5: A representative of Tyndall Air Force Base shall be afforded an ex officio position on the Mexico Beach Planning Commission, pursuant to Section 163.3175, Florida Statutes.

Policy 8.2.6: Mexico Beach shall coordinate transportation and mobility needs through the Bay County Transportation Planning Organization.

Policy 8.2.7: Interlocal Agreements, as authorized by Section 163.01, Florida Statutes, shall be considered as a tool for implementation of coordinated efforts.

~~**Objective 8.3:** Prior to final adoption, review and comment on proposed plans or plan amendments for Gulf County, Bay County and Tyndall Air Force Base shall be provided.~~

~~**Policy 8.3.1:** The City shall review the relationship of development relative to the comprehensive plans of adjacent local governments and shall, to the extent practicable, coordinate land use and development along shared jurisdictional boundaries.~~ **NOTE: This is now covered in the new Policy 8.1.4.**

~~**Policy 8.3.2:** If requested, the City shall evaluate the impacts of development proposed in the Future Land Use Element of within adjacent counties, particularly for areas along CR 386.~~

~~**Policy 8.3.3:** For proposed development along shared jurisdictional boundaries the City shall submit copies of requests for semi-annual amendments to this Plan, except for small-scale development activities, to Gulf County and Bay County for their review and comment.~~

~~**Policy 8.3.4:** The City shall review semi-annual plan amendments proposed by Bay County and Gulf County for areas along shared jurisdictional boundaries.~~

~~**Policy 8.3.5:** The City will resolve conflicts with other local governments through the West Florida Regional Planning Council's informal mediation process, or other appropriate process, including conflicts involving annexation issues.~~

~~**Objective 8.4:** Upon adoption of this Plan, establish levels of service for public facilities, which are not in conflict with state, regional or local entities having operational, maintenance, or regulatory authority over such facilities.~~

Policy 8.42.91: The City shall coordinate the adoption of its levels of service standards with the following agencies: If such standards are established jointly, a joint planning agreement or interlocal agreement shall be adopted.

1. Roadways -FDOT, Bay County, Gulf County

The City will coordinate with these agencies by adopting level of service standards consistent with FDOT minimum acceptable levels of service for roadways.

2. Sewer — Department of Health, ~~FDEP, FmHA, EPA~~Bay County

The City has constructed a central sewer system and all new developments will be required to connect to this system. Any future additions to the system will be coordinated with the appropriate state and federal agencies.

3. Potable Water, ~~Gulf County, FDEP, NFWMD~~Bay County

The City will coordinate with Gulf County pursuant to contract arrangements for provision of water service to parts of Gulf County. The City will coordinate with FDEP and NFWMD by making sure all applicable permit requirements are considered in establishing level of service standards, and that permit requirements are met when providing public facilities and services.

4. Solid Waste - Bay County

The City will coordinate with Bay County on maintaining the availability of solid waste disposal capabilities at Bay County facilities, and on maintaining a recycling program with county assistance.

5. Drainage - FDOT, FDEP, USDEP

The City will coordinate with FDOT on drainage improvements of mutual benefit along U. S. 98, and by requiring drainage connection permits consistent with FDOT level of service design standards. The City will coordinate with FDEP by adopting level of service standards consistent with state rules (ch. 17-25, FAC).

6. Recreation - Bay County, DEP

The City will coordinate with Bay County through utilization of funding for recreation improvements available through the Boating Improvement Trust Fund

and related funds. The City shall coordinate with FDEP through utilization of funding for recreation improvements available through the Florida Recreation Development Assistance Program (FRDAP).

Policy 8.42.210: The City shall coordinate with other regulatory or jurisdictional agencies on issuance of permits, and on provision of services and information. At a minimum, the City shall require the following permits, when applicable, prior to issuing ~~its development approval~~ any Certificate of Occupancy, and shall refer developers to appropriate agencies to obtain permits.

1. FDOT Drainage Connection Permit ~~(ch. 14-86, FAC);~~
2. FDOT Vehicular Connection Permit ~~(ss. 338.18, FS);~~
3. FDEP Stormwater Permit ~~(ch. 17-25, FAC);~~
4. FDEP Dredge and Fill Permit ~~echo 17-12, FAC);~~
5. FDEP/ACE Coastal Construction Permit ~~(ch. 10B-24, FAC); and,~~
~~6. Department of Health Septic Tank Permit (ch. 10D-6, FAC), and;~~
7. 6. Bay and Gulf County School Districts.

Policy 8.2.11: Joint Planning Agreements (JPAS) shall be considered as a tool when areas are identified for future annexation and when infrastructure needs are jointly provided. JPAs shall include, but are not limited to, the following considerations:

- 1) Cooperative planning and review of land development activities and population projections within the areas covered by the agreement.
- 2) Specification of service delivery.
- 3) Funding and cost-sharing issues; and
- 4) Enforcement and implementation.

OBJECTIVE 8.3: Provide mechanisms for conflict resolution.

Policy 8.3.1: The City will resolve conflicts with other local governments through the West Florida Regional Planning Council's (WFRPC) informal mediation process, or other appropriate process, including conflicts involving annexation issues. The WFRPC shall act as a mediator and conciliator as outlined in Rule 29A-3 of the Florida Administrative Code.

~~**Objective 8.5:** The City shall coordinate with Tyndall Air Force Base on concurrency and the provision of services and information.~~ **NOTE: See Objective 8.2 and policies following.**

~~**Policy 8.5.1:** The City shall provide for and encourage regular and extensive exchange of information between the City of Mexico Beach and Tyndall Air Force Base by including an ex-officio position on the Mexico Beach Planning Board.~~

~~**Policy 8.5.2:** The City shall refer all proposed comprehensive plan amendments and proposed land development code changes to Tyndall Air Force Base for review and comment.~~

~~(4) Requirements for Capital Improvements Implementation~~

~~There are no capital improvements identified as being necessary for implementation of this element.~~

City of Mexico Beach Comprehensive Plan Capital Improvements Element Analysis Against 2017 Florida Statutes

| Florida Statute 163.3177(3)(a) and (b) | Comment |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| (a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth: | |
| 1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period. | Objective 9.1; Policy 9.1.1, Policy 9.1.2, Policy 9.1.4, Policy 9.1.5, Policy 9.4.6, Policy 9.4.8 and Table 9.2 |
| 2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities. | Policy 9.1.4, Policy 9.1.5 |
| 3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service. | Policy 9.1.6, Table 9.1 |
| 4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. | Policy 9.4.8 and Table 9.2 |
| 5. The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s.339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7). | |

City of Mexico Beach Comprehensive Plan Capital Improvements Element Analysis Against 2017 Florida Statutes

| Florida Statute 163.3177(3)(a) and (b) | Comment |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| (b) The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan. | Policy 9.1.2, Policy 9.1.3 |

~~VIII — 9. CAPITAL IMPROVEMENTS ELEMENT~~~~(1) Purpose~~

~~The purpose of this element is to provide financial policies which will guide the funding of improvements and to schedule the funding and construction of improvements to public facilities in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements.~~

~~(2) Goals, Objectives and policies~~

GOAL CI.A: ESTABLISH THE FISCAL PROCEDURES AND CIRCUMSTANCES NECESSARY FOR THE TIMELY AND EFFICIENT PROVISION OF PUBLIC FACILITIES THROUGH SOUND FISCAL POLICES.

OBJECTIVE 9.1: ~~Use this element, and annual updates thereof, as the designated means to meet the needs for construction of capital facilities to~~ correct existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities.

Policy 9.1.1: ~~For the purposes of this Element, capital improvements shall be defined as an improvement or improvements that have a useful life of three years or more, a cost of \$25,000 or greater, pertain to an improvement to a level of service standard listed in Table 9.1, and fulfill one or more of the purposes listed:~~

- ~~1) The improvement maintains or upgrades existing capacity in public facilities.~~
- ~~2) The improvement eliminates existing facility deficiencies.~~
- ~~3) The improvement expands or improves existing public facility capacity or provides new public facility capacity.~~

Policy 9.1.42: On an annual basis, the City shall evaluate capital facilities needs relative to: ~~adopted~~ level of service ~~standards~~ deficiencies; repair and replacement of obsolete or worn-out facilities; and, the need for new facilities to accommodate growth. Costs to accommodate capital improvements shall be funded, or phased for funding, as a distinct capital ~~improvements~~ budget within the overall ~~a~~Annual ~~Operating~~ ~~b~~Budget.

Policy 9.1.23: When evaluating the need for capital improvements the City shall use the following criteria:

- ~~1) The project is necessary to eliminate~~ ~~Elimination of~~ public health and safety hazards;

- 2) ~~The project is necessary to correction of capacity deficiencies based on levels of service;~~
- 2)3) The project is necessary to maintain the adopted level of service.
- 3)4) The extent to which costs associated with the capital improvement can be funded from existing revenues;
- 4)5) The extent to which the capital improvement will meet the goals and objectives of this Plan;
- 5)6) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
- 6)7) ~~The project is needed for the capital improvement to accommodate new or additional growth;~~
- 7)8) ~~The financial feasibility relative to the size and capabilities of the City;~~
- 8)9) ~~The availability of state or Federal financial assistance in defraying costs; and~~
- 9)10) The extent to which the expenditure is necessary to meet the mandates or regulatory requirements of other units of government.

Policy 9.1.34: The City shall consider the deficiencies identified in this Plan as priority needs and shall include funding, or phasing, to correct such deficiencies.

Policy 9.1.45: The City shall charge fees and rates for enterprise activities in sufficient amounts so as to meet applicable bond obligations, and maintain adequate funds for repair and replacement of facilities.

Policy 9.1.56: The City shall utilize level of service standards found in ~~Table 9.1 sections VIII-2 (2), VIII-4.A.1., VIII-4.B.1, VIII-4.C.1, VIII-4.D.1. and VIII-7 (2) of this Plan to evaluate public facilities deficiencies. Level of service of deficiencies shall be evaluated on an annual basis as set forth in the Evaluation and Monitoring section of this Plan.~~

Table 9.1 Level of Services Standards

| <u>Service</u> | <u>Level of Service Standard</u> |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Transportation</u> | <u>LOS C – roadways classified as arterial roads (HWY 98)</u> <u>LOS D - roadways classified as collector roads (386A/15th Street)</u> <u>LOS D – all local roads</u> |
| <u>Parks and Recreation</u> | <u>Waterfront park space: 1 acre per 5,000 population</u> |

| <u>Service</u> | <u>Level of Service Standard</u> |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <u>Community parks: 1 acre per 1,000 population</u> <u>Neighborhood parks: 1 acre per 500 population</u> |
| <u>Public Schools</u> | <u>Not applicable</u> |
| <u>Potable Water</u> | <u>Residential: 250 gallons per unit per day at 40 lbs pressure per square inch</u> <u>Non-residential: 150 gallons of water per 1,200 square feet of heated and cooled space at 40 lbs pressure per square inch.</u> |
| <u>Sanitary Sewer</u> | <u>0.473 million gallons per day</u> |
| <u>Stormwater</u> | <u>Retention basins: 25 year 24-hour critical duration storm event</u> <u>Detention basins: to pre-development discharge of the 25-year frequency storm critical duration</u> <u>Storm sewers: Three year</u> <u>Crossdrains: 100 year/24 hour storm for closed system. 25 year/24 hour for open system</u> |
| <u>Solid Waste</u> | <u>Residential: 4.5 lbs per person per day</u> <u>Non-residential: 6.89 lbs per 1,000 square feet of heated and cooled space.</u> |

OBJECTIVE 9.2: Establish an ongoing procedure for coordination of land use decisions and fiscal resources with a schedule of capital improvements, which maintains adopted level of service standards, and meets existing and future facility needs.

Policy 9.2.1: The City shall use a balanced program of land development regulations and capital improvements to ensure availability of public facilities and services. Land development regulations shall be used to maintain level of service standards and prevent ~~future deficiencies as a result of the land~~ development of land problems.

Policy 9.2.2: The need for capital improvements shall be evaluated on an annual basis consistent with the criteria specified in Policy 9.1.2. ~~Identified~~ Capital improvements adopted as part of the Annual Operating Budget that pertain to level of service standards shall be included in the schedule of capital improvements contained within this element.

Policy 9.2.3: The City shall not issue ~~development approval~~ Certificate of Occupancy unless public facilities and services are available concurrent with the impacts of development, ~~or as provided in section VI of this Plan as required by §163.3180(2), Florida Statutes.~~

Policy 9.2.4: Development Orders Permits shall remain valid for a period of six (6) months after the date of approval.

OBJECTIVE 9.3: ~~In order to adequately maintain level of service standards, the City will establish provisions by which developers will bear a proportionate cost of facility improvements necessitated by such development to adequately maintain level of service standards.~~

Policy 9.3.1: ~~When assessing a pro rata share of costs associated with providing public facilities and services the City shall use the following guidelines, unless otherwise specifically waived by the City Council for affordable housing purposes. Costs shall be determined on a case-by-case basis contingent upon the type and size of the proposed development. A developer shall either provide or shall be assessed at a pro rata share of costs necessary to finance public facility improvements necessary to maintain the adopted level of service standards as a result of the impact of any proposed development.~~

Policy 9.3.2: ~~The developer of any project shall be required to provide potable water and sanitary sewer lines, stormwater facilities, and roadways for any development intended for human occupancy. Such facilities shall be constructed to City standards as specified in the Land Development Regulations.~~

Policy 9.3.3: ~~No structure or development within the City limits shall be issued a Certificate of Occupancy which will cause a level of service standard to fall below the adopted level. Exceptions to this policy shall include:~~

- ~~1) Developments considered as a de minimis impact. A de minimis impact is one that would not cumulatively affect more than one percent of the capacity of the adopted level of service of the affected facility.~~
- ~~2) The developer pays a proportionate-share contribution that directly relates to the impact of the proposed development.~~

~~1) Developers shall be required to provide water, sewer, drainage, roadways and parking for all residential, commercial, institutional, or other development intended for human occupancy. Such facilities shall be constructed to City standards as specified in the land development regulations or this Plan. Upon approval of the City Council, developers may provide funds in lieu of construction if such funds are in an amount at least equal to actual costs of providing facilities.~~

~~2) Developers of residential subdivisions consisting of over ten (10) residential lots shall provide land area to be dedicated for public or private recreation use. Land area dedicated for residential use shall be at least equal to the size of one (1) residential lot and shall be located on upland property with the same site characteristics as the subdivision as a whole. Upon approval of the City Council, developers may provide~~

~~funds in lieu of property dedication if such funds are at least equal to the market value of one (1) residential lot within the subdivision.~~

- ~~3) Developers of development activities which cause deficiencies in levels of service below minimum adopted standards shall provide funds to correct such deficiencies. The specific amount of such funds shall be based upon the actual cost of correcting level of service deficiencies as determined by the City.~~

OBJECTIVE 9.4: ~~The City shall m~~Manage the land development process and provision of public facilities consistent with the capability of the City to provide, or require provision of, needed capital improvements.

Policy 9.4.1: The City shall not permit, or accept dedication of, any development or public facilities which are considered substandard or which would otherwise create an unnecessary financial hardship or liability for the City.

Policy 9.4.2: The City shall, ~~on an annually basis,~~ evaluate the need for capital improvements with regard to other needs of the City and shall adjust its schedule of capital improvements to reflect priority needs.

Policy 9.4.3: The City shall limit the use of revenue bonds consistent with the type, use and available dedicated revenue sources. Revenue bonds shall not become the entire source of indebtedness for the City.

Policy 9.4.4: The maximum ratio of total debt service to total revenue shall not exceed 30%.

Policy 9.4.5: The City shall ensure that adequate fees or charges are levied in enterprise accounts to maintain bond obligations, provide repair and replacement funds, and provide capital improvements.

Policy 9.4.6: Mexico Beach shall use the following guidelines to assure that the objectives and policies established in this Plan are met and that the Capital Improvements Schedule remains feasible. In the event that a revenue source identified in the Capital Improvements Schedule is not available to fund a project when scheduled, the following guidelines specify how the City shall make adjustments:

- 1) Undertake a Comprehensive Plan amendment that lowers the adopted level of service standard for the facility or service for which funding cannot be obtained.
- 2) Undertake a Comprehensive Plan amendment that would adjust the Capital Improvements Schedule.

- 3) Undertake a Comprehensive Plan amendment that would delay projects until funding can be guaranteed.
- 4) Do not issue any Certificates of Occupancy for the development or project that would cause a deficiency based upon the adopted level of service standards.
- 5) Transfer funds from the funded but not deficient public facility or service in order to fund an identified deficient public facility or service.

Policy 9.4.7: Any capital improvement identified in any development agreement shall be included in the Five-Year Capital Improvements Schedule.

Policy 9.4.8: The Five-Year Capital Improvements Schedule for projects that affect adopted level of service standards is shown in Table 9.2.

Table 9.2 Five-Year Capital Improvements Schedule 2019 – 2023

| <u>Project</u> | <u>18/19</u> | <u>19/20</u> | <u>20/21</u> | <u>21/22</u> | <u>22/23</u> | <u>Funding Source</u> |
|----------------------------------------------------------------|------------------------|---------------------------|------------------------|------------------------|------------------------|-----------------------------------------|
| <u>Alternative Water Source</u> | | <u>\$1,592,309</u> | | | | <u>State Appropriation</u> |
| <u>Wastewater Improvements (infiltration)</u> | <u>\$40,000</u> | <u>\$40,000</u> | <u>\$40,000</u> | <u>\$40,000</u> | <u>\$40,000</u> | <u>Sewer Enterprise Fund</u> |
| <u>Stormwater Improvements/City-wide Drainage Improvements</u> | | <u>\$300,000</u> | <u>\$30,000</u> | <u>\$30,000</u> | <u>\$30,000</u> | <u>General Fund and/or Grant Funded</u> |
| <u>TOTAL</u> | <u>\$40,000</u> | <u>\$1,932,309</u> | <u>\$70,000</u> | <u>\$70,000</u> | <u>\$70,000</u> | |

(3) Requirements for Capital Improvements Implementation

~~_(a) Schedule of Capital Improvements~~

~~Project/location Year Est. Cost Revenue Source Element Reference~~

| | | | | |
|--------------------------------------------------|-----------|-------------|-----------------------------------------|--------------------------|
| 1.— Improve Municipal Park | 2008-2010 | \$150,000 | Gen. Fund/Grants | VIII 4.D.2 |
| 2.— Extend/Add to Pier | 2008-2010 | \$700,000 | Gen. Fund/Grants | VIII 4.D.2 |
| 3.— Improve the Canal Dredging System | 2007-2010 | \$40,000/yr | Gen. Fund/Canal Fund Util. Tax, Grants. | VIII 4.D.2 VIII 7.(3) |
| 4.— Stormwater Management — Ditches and Drainage | 2007-2010 | \$40,000/yr | Gen. Fund/1% Sales Tax, Grants | VIII 4.D.2 |
| 5.— Water/Sewer System Upgrades | 2007-2010 | \$60,000/yr | Cap. Impr. Funds Impact Fees | VIII 4.(3) |
| 6.— Master Drainage & Stormwater Plan | 2007-2010 | \$50,000 | Gen. Fund/1% Sales Tax, Grants | IV 4.(6) |

(b) Implementation Program

~~Administrative Responsibility: The City Council shall be responsible for implementation of this element.~~

~~Process: Programs or procedures, which will be used to ensure that the goals, objectives and policies of this element are met or exceeded, are as follows:~~

~~1.— The City shall evaluate needs and priorities for capital improvements, based on levels of service, on an annual basis. The methodology described in Section X "Concurrency Management System" shall be used as a basis of evaluation. Such evaluation shall be undertaken prior to adoption of the annual budget. At a minimum, the following criteria will also be considered:~~

- ~~a.— Changes in anticipated costs and/or revenue sources;~~
- ~~b.— Changes in priorities for projects;~~
- ~~c.— The extent to which identified project needs have been completed to correct existing deficiencies;~~
- ~~d.— Changes, or the need for changes, to anticipated project completion dates;~~
- ~~e.— Changes to level of service standards;~~
- ~~f.— Availability of, or applications for, grant funds;~~
- ~~g.— Any emergency improvements which occurred during the year;~~
- ~~h.— Major development projects, or potential projects, which would have significant impact on public facilities;~~
- ~~i.— Availability of funds for completing projects identified for implementation during the coming budget year.~~

~~2.— The City shall require that adequate public facility capacity be available for proposed development prior to issuing development permits. The impact~~

- ~~measuring system described in the Future Land Use Element shall be used as the basis of evaluation.~~
- ~~3.—The City shall require developers of property to provide public facilities such as street, water and sewer lines, and drainage. These facilities shall be designed and constructed according to City standards.~~
 - ~~4.—The City shall periodically evaluate its fees, assessments and user chargers to promote an equitable balance between capital improvements needs and revenue sources.~~
 - ~~5.—The City shall evaluate, on an annual basis, its capability to provide facilities and service for the types and densities of land use shown on the Land Use Map.~~

~~(c) Financial Feasibility~~

~~The City shall manage this element so as to achieve and maintain the levels of service adopted herein. Projects listed in the Schedule of Capital Improvements will be used to correct existing deficiencies and provide for the needs of the projected population through 2015. The City shall provide for the financial feasibility of the Schedule of Capital Improvements and this element by establishing dedicated capital improvement funds to be comprised of the following revenue sources.~~

- ~~1.—Water Capital Improvements Account Funds dedicated from Water Enterprise Fund.~~
- ~~2.—Paving and Maintenance Capital Improvements Account~~

~~Funds dedicated by ordinance from utility Tax, Gas Tax and Property Owner Assessments.~~
- ~~3.—Recreation Capital Improvements Fund~~

~~Funds to be obtained from FRDAP, BITF and General Revenue.~~
- ~~4.—Sewer Capital Improvements Account~~

~~Funds dedicated from the Sewer Enterprise Fund.~~

~~The City shall undertake an annual review of this element as specified under s. 163.3177(3) (b), F.S. and shall make corrections, modifications or updates concerning costs, revenue sources and acceptance of dedicated facilities. Such corrections, modifications or updates shall be made by ordinance as part of~~

~~the annual budget process and shall not be considered an amendment to this Plan. In the event funds are not available when needed to fund a project listed on the Schedule of Capital Improvements the City shall undertake one or more of the following actions:~~

- ~~a. Undertake a plan amendment, which lowers the level of service for the facility or service for which funding is not available;~~
- ~~b. Undertake a plan amendment, which will adjust the Schedule of Capital Improvements by removing low-priority projects;~~
- ~~c. Undertake a plan amendment, which would delay the project until funding can be guaranteed;~~
- ~~d. Not issue development permits which would cause a reduction in the adopted level of service standard; or,~~
- ~~e. Transfer funding from a funded but not deficient public facility account to fund an identified deficient public facility or service.~~

~~The following restrictions shall apply to actions taken pursuant to a. through e. above:~~

~~Projects cannot be removed, delayed or deferred from the Schedule of Capital Improvements unless level of service standards will continue to be maintained;~~

~~Projects other than roads and mass transit cannot be eliminated, deferred or delayed once relied upon for purposes of maintaining level of service standards;~~

~~Development orders or permits shall not be issued which will result in a reduction in the level of service below the adopted standard for any public facility or service.~~

~~(4) Requirements for Monitoring and Evaluation~~

~~In addition to the provisions of sections IX and X, this element shall be specifically reviewed on an annual basis as part of the annual budget preparation process.~~