



MEXICO BEACH COMPREHENSIVE PLAN

March 2023

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INTRODUCTION

This document is the result of the on-going planning program by the City of Mexico Beach and is a modification to the City's original Comprehensive Plan adopted in 1991.

The City of Mexico Beach has adopted this Comprehensive Plan to meet the requirements set forth by the Florida Legislature through the adoption of Chapter 163, Florida Statutes and the Community Planning Act, as amended. This Plan is adopted to further the goals, objectives, and policies of the growth and development plans for the City of Mexico Beach. This Plan is not intended to be a detailed, regulatory document, but rather an over-arching guiding document which sets the general framework to address the current issues facing the City.

Mexico Beach is a coastal town in Bay County within the Panhandle of Florida. One of the goals of the City is to provide a great place to live, work, and play and to offer a tourist destination for a diverse base of visitors. This Plan will establish the strategies to create a "great place" within the towns of the Florida Panhandle.

LEGAL STATUS

This Plan shall be as authorized by Florida Statutes, specifically Chapter 163. Any amendment to this Plan shall be as outlined in Chapter 163, Part II, Florida Statutes.

PUBLIC PARTICIPATION

It is the intent of the City Council that public participation in the comprehensive planning process is allowed to the fullest extent possible. To this end, the Planning and Zoning Board and the City Council will retain procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions, which will regulate the use of their property.

During consideration of Comprehensive Plan amendments by the Planning and Zoning Board or by the City Council, the procedures shall provide for broad dissemination of the proposals and alternative, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments.

DEFINITIONS

When used in this Comprehensive Plan the appropriate terms defined in section 163.3164, Florida Statutes shall have the same meanings provided herein.

PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN

(1) Purpose

The purpose of this Comprehensive Plan is to guide the future growth and development of the built environment, protect natural resources, and provide a fiscal plan for expansion of levels of service to the City's infrastructure.

(2) It is the City's intent to:

(a) Maintain the traditional town development pattern and historical appearance of its coastal architecture.

(b) Encourage and support areas for tourist-related activities as well as long-term and permanent residents.

(c) Provide land use strategies that allow and encourage new development to provide live and work spaces within close proximity to each other.

(d) Provide adequate public services and facilities for new development as related to future permanent and seasonal population projections.

Mexico Beach shall manage growth and protect local natural resources in a manner that is consistent with the City's ability to:

- a) Promote the general welfare
- b) Prevent congestion and overcrowding
- c) Maintain pleasing area aesthetics
- d) Maintain public safety
- e) Retain property values
- f) Ensure property rights consistent with the general welfare
- g) Provide the circumstances and conditions necessary to maintain an adequate supply of safe, affordable housing
- h) Provide the infrastructure necessary to maintain the current levels of services and provide additional infrastructure as required by future growth
- i) Protect coastal resources
- j) Provide for the conservation and protection of natural resources
- k) Provide increase recreational opportunities, recreation sites, and open space
- l) Protect the City's beaches
- m) Ensure dedicated public beach access

AUTHORITY

(1) This Comprehensive Plan has been prepared pursuant to and in accordance with Chapter 163, Florida Statutes.

(2) The City shall exercise the full powers and responsibilities granted to it under Chapter 163, Florida Statutes in the evaluation, interpretation and administration of this Comprehensive Plan, or any element or portion thereof, or any amendments thereto.

(3) Where this Plan may be in conflict with any other provision or provisions of law relating to local governments having authority to regulate the development of land, the provisions of this Plan shall govern unless the provisions of this Plan are met or exceeded by such other provision or provisions of law relating to local government, including land development regulations adopted pursuant to Chapter 166. Nothing in this Plan is intended to withdraw or diminish any legal powers or responsibilities of state agencies or change any requirement of existing law that local regulations comply with state standards or rules.

(4) This Plan is not intended to diminish in any manner the City's ability to govern itself by the statutory Home Rule provisions or add any additional requirements for the City to enact laws except by following the minimal requirements set forth in the relevant provisions of Florida law.

FUTURE LAND USE ELEMENT

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

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

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

Policy 1.1.2: As described in this Plan, height for properties shall be measured as follows:

- A. For properties landward of the Coastal Construction Control Line (CCCL) outside the flood plain and including unshaded Zone X on the best available FEMA Flood Insurance Rate Map, maximum height shall be measured from one foot above the crown of the road directly adjacent to the property or highest adjacent grade. If there is more than one road adjacent to the property, then the road providing access shall be used.
- B. For properties landward of the CCCL within Zones AE, VE, or shaded Zone X on the best available FEMA Flood Insurance Rate Map, maximum height shall be measured from the City's minimum finished floor elevation.
- C. For properties seaward of the CCCL, maximum height shall be measured from the base Florida Department of Environmental Protection requirement.

Policy 1.1.3: As used in this Plan, the following definitions shall apply:

- A. Gross area shall refer to all contiguous land under unified ownership, including land proposed to be dedicated for public or private rights-of-way.
- B. Commercial uses shall mean activities within land areas, which are predominantly connected with the sale, rental and distribution of products, or performance of services.
- C. Industrial uses shall mean the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

D. Mobile and manufactured homes shall be as defined in §553.38, F.S.

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

A. Residential Low-Density (RLD)

1. Intent - This category is intended to provide areas for the conservation of existing residential neighborhoods and development and new development of low-density neighborhoods consisting of single-family detached units on individual lots.
2. Density - No more than six (6) dwelling units per gross acre.
3. Height - No more than 32 feet in height.
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.
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.

B. Residential General (RG)

1. Intent - This category is intended to provide areas for the location of low-density residential dwelling units including duplex, triplex, and quadraplex.
2. Density - No more than six (6) dwelling units per gross acre.
3. Height - No more than 32 feet in height.
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; quadraplexes.

C. High-Density-Residential (HDR)

1. Intent - This category is intended to provide areas for higher-density residential development including apartments and condominiums
2. Density - No more than eight (8) dwelling units per gross acre.

3. Height - No more than thirty-two (32) feet in height.
 4. Impervious Surface - Not to exceed 50% lot coverage as determined by dividing total impervious area by the gross area of the site, with exception to those parcels located within the Townhome zoning district as mapped on the Mexico Beach Zoning Map. Those parcels located within the Townhome zoning district shall not exceed 85% lot coverage as determined by dividing the total impervious area by the gross area of the site.
 5. Allowable Uses – Those uses allowable in Policy 1.1.4.B.5. in addition to multi-family structures.
- D. Tourist-Commercial (TC)
1. Intent - This category is intended to provide areas for low-intensity tourist-oriented commercial activities.
 2. Density – No more than eighteen (18) dwelling units per gross acre.
 3. Height - No more than 32 feet in height.
 4. Impervious Surface - Not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site
 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.
 6. Development Restrictions - All commercial structures constructed in the Tourist-commercial district shall provide, and maintain in good order, buffers to adjacent residential structures in the Low Density Residential and Residential General Future Land Use categories. Buffers shall be in the form of fencing, landscaping or other similar means necessary to mitigate traffic, noise, lighting, trespass or other similar nuisances and shall be further defined in the Land Development Code.
- E. Tourist Mixed Use (TMU)
1. Intent – This category provides for an integrated mix of resort uses that are predominantly tourist-oriented and seasonal in nature, and development will be designed to encourage connectivity among the uses. Development shall be clustered to the extent practical to provide open space and to protect environmentally sensitive areas.

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.
 5. Allowable Uses – Single-family, multifamily, and any residential ancillary uses; lodging; neighborhood and community-scale commercial; beach clubs and other recreational uses; public and private uses such as offices and services; houses of worship; marinas and water related facilities; utilities, infrastructure and entertainment facilities.
 6. Development Restrictions
 - a) Where 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.
 - b) Connection to central water and sanitary sewer systems shall be required prior to any certificate of occupancy being issued.
 - c) The Tourist Mixed Use category may be implemented through the Planned Unit Development process as defined in the Land Development Code.
 - d) A property must be under single ownership or under unified control at the time the Tourist Mixed Use category is assigned.
- F. General-Commercial (GC)
1. Intent - This 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.
 2. Density – Residential units are allowed within the General Commercial category at a maximum density of eighteen (18) dwelling units per gross acre.
 3. Height - No more than 48 feet in height.

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.
 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. Development Restrictions - All commercial structures constructed in the General-Commercial district shall provide, and maintain in good order, buffers to parcels adjacent which are located in the Residential Low Density and Residential General Future Land Use categories. Buffers shall be in the form of fencing, landscaping or other similar means necessary to mitigate traffic, noise, lighting, trespass or other similar nuisances and shall be further defined in the Land Development Code.
- G. Public/Institutional (PI)
1. Intent - This category is intended to provide areas for public uses.
 2. Density – None
 3. Height - No more than 32 feet in height.
 4. Impervious Surface - Not to exceed ninety (90) percent lot coverage as determined by dividing total impervious areas by the gross area of the site
 5. Allowable Uses – Houses of worship; cemeteries; public institutions; public uses such as parks and governmental buildings; recreational spaces, utilities, and similar uses.
 6. Development Restrictions – Any request for a use for incarceration facilities must be approved by the City Council at a regularly scheduled public hearing.
- H. Recreation (REC)
1. Intent - This land use category is intended to provide limited active and passive recreation areas open to the public.
 2. Density – None.
 3. Height - For building and structures, no more than 32 feet in height.
 4. Impervious Surface - Not to exceed eighty (80) percent lot coverage

5. Allowable Uses –Public lands that are used for active and passive recreational uses such as camping, golfing, walking, bicycling, and hiking trails, sports fields and courts, and water-dependent recreational uses such as boat docks, boat ramps and parking for boat trailers. Passive recreational uses such as picnic grounds, bird-watching and other wildlife viewing areas. Parking lots that are associated with beach access points.
 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.
- I. Preservation (PRS)
1. 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 – Not to exceed twenty (20) percent lot coverage.
 5. Allowable Uses – Passive recreational activities such as those relating to beach activities, beach renourishment, and dune crossover boardwalks.
 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.

Policy 1.1.5: 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 Code 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 1.1.6: 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 1.1.7: The city shall review the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in this Plan and the Land Development Code.

Policy 1.1.8: The City shall undertake measures to protect and conserve environmentally sensitive land and those areas designated as "Preservation" on the Future Land Use Map. Goals, objectives and policies directing the preservation of these lands are located in the Conservation Element of this Plan.

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

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

Policy 1.2.2: The City shall use its Land Development Code to reduce eyesores, junk, substandard housing or unsafe buildings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1.8.1: Upon adoption of this Plan, property owners' rights of development shall be vested when a valid, unexpired development order has been obtained from the City, and 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: Priority shall be given to water-dependent uses such as marinas and public access to waterways in decisions affecting waterfront property.

Policy 1.8.3: 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 1.8.5: 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 1.8.6: Structures which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of this Plan or a subsequent amendment, shall be considered non-conforming structures. Other than those structures which are designated historical or historically significant, such structures shall be allowed to remain in a non-conforming condition in perpetuity unless:

- A. The structure is damaged or destroyed to the extent of fifty (50) percent or more of the fair market value of the structure at the time of the damage or destruction.
- B. Structures which are deemed historical or historically significant may rebuild to the historic nature of the development.

Policy 1.8.7: Parcels of record or recorded platted lots that are 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 not be prohibited by applicable density requirements from having the same number of dwelling units as existed on them on October 9, 2018.

Policy 1.8.9: The City shall maintain provisions for hardship relief in its Land Development Code.

Policy 1.8.8: The City shall retain a non-voting position for a School Board representative on the City's Planning Board for consideration of all plan amendments, rezoning, and quasi-judicial hearings that may affect school capacities.

Policy 1.8.10: The City shall use this Plan and its Land Development Code to promote the compatibility of adjacent land uses and to prevent the potential for nuisances.

Policy 1.8.11: A compatibility analysis shall be submitted by the applicant for any proposed land use change contiguous to existing land designated Residential Low Density or Residential General on the Future Land Use Map. Compatibility shall be as defined in Chapter 163, Florida Statutes.

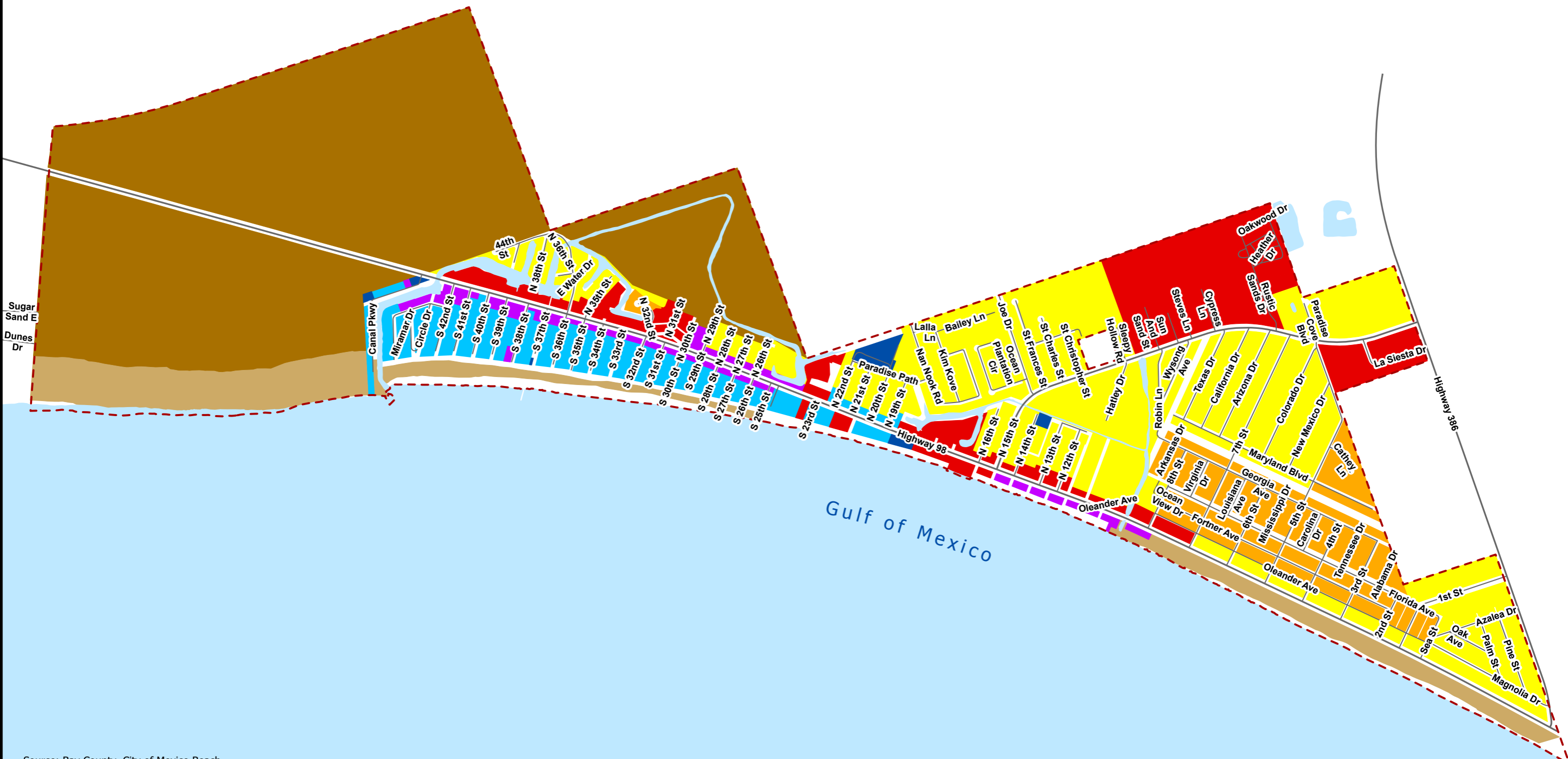
Objective 1.9: Protect the missions of Tyndall Air Force Base from encroaching land uses.

Policy 1.9.1: The City shall retain 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 1.9.2: 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 1.9.3: The City shall ensure that development approved by the City is compatible 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.



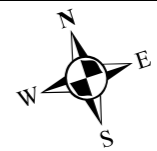
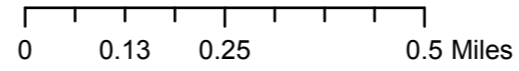
Source: Bay County, City of Mexico Beach
 Disclaimer: This map intended for planning purposes only. This map is not a legal representation of the features depicted.

Legend

- City Limits
- High Density Residential
- Tourist Mixed Use
- Tourist Commercial
- Residential Low Density
- General Commercial
- Residential General
- Public/Institutional
- Preservation

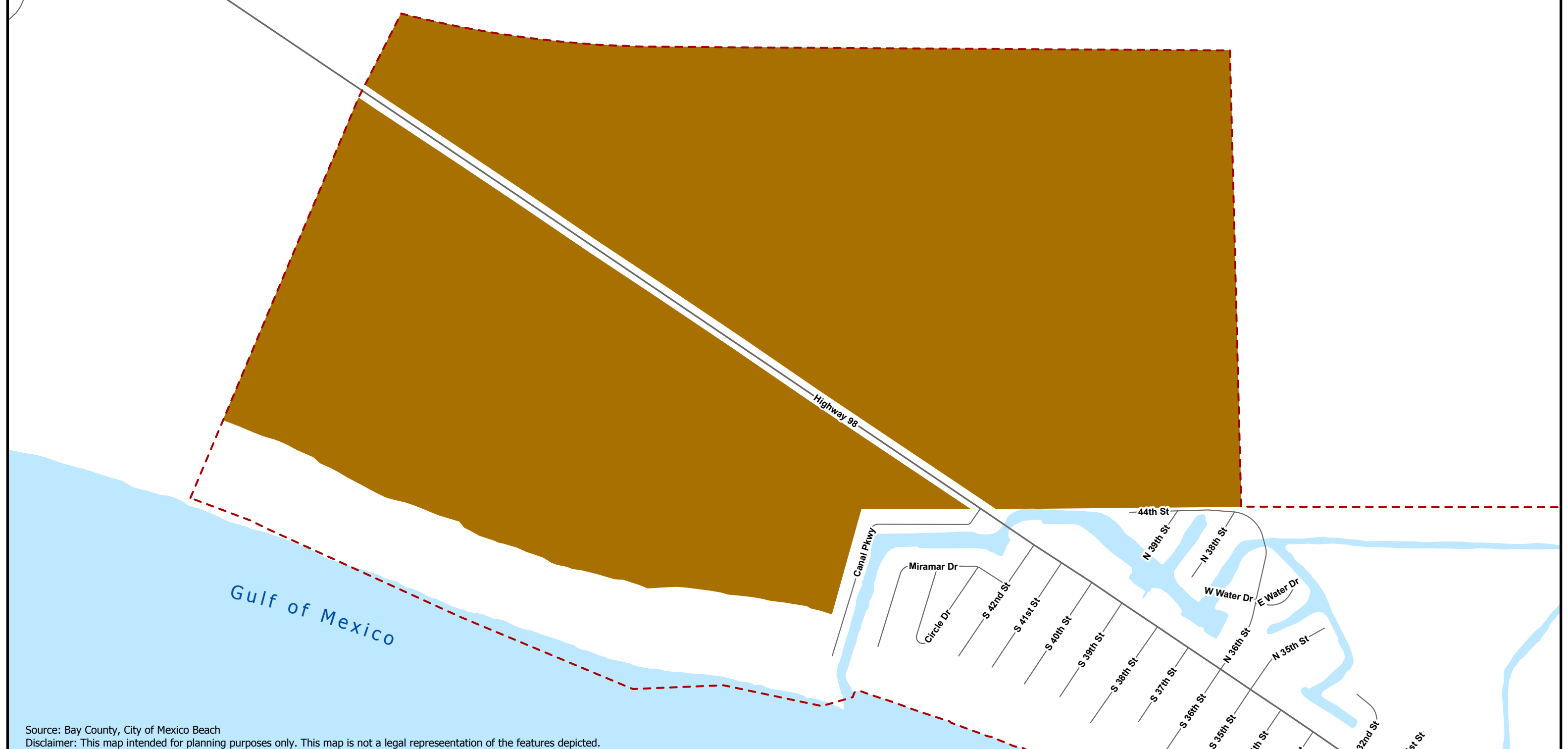
Future Land Use Map

City of Mexico Beach Comprehensive Plan





Map
1.1

Crooked
Island
Beach Rd



Source: Bay County, City of Mexico Beach
Disclaimer: This map intended for planning purposes only. This map is not a legal representation of the features depicted.

Legend

 City Limits  Tourist Mixed Use

Tourist Mixed Use
City of Mexico Beach Comprehensive Plan

0 0.07 0.15 0.3 Miles




**Map
1.2**

TRANSPORTATION ELEMENT

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

GOAL 2A: PROVIDE AND MAINTAIN A SAFE AND EFFICIENT TRANSPORTATION SYSTEM THROUGHOUT THE CITY.

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

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

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

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

- a) HWY 98

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

- a) 386A (15th Street)

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

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

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

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

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

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

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

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

Policy 2.2.3: Individual residential driveway connections shall not be permitted to directly access arterial roadways on lots created after January 1, 2019.

Policy 2.2.4: All newly platted properties shall have direct access roadways.

Policy 2.2.5: The City shall use the criteria set forth in §335.065, F.S. when planning and constructing bicycle and pedestrian ways.

Policy 2.2.6: The City shall require new non-residential development to locate parking to the rear or side of the building to provide for and encourage pedestrian access and activity adjacent to arterial roadways.

Policy 2.2.7: Safely accommodate pedestrian and bicycle circulation and minimize potential bicycle and pedestrian interaction with vehicular traffic by dedicating areas for non-motorized transportation activity.

Policy 2.2.8: The City shall encourage and incentivize land uses and developments that promotes bicycle and pedestrian activity within and connecting to development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 2.5.4: To control access points to the US HWY 98 corridor, effective March 1, 2019 new development shall be allowed a maximum of one access point to US HWY 98 per parcel. Development occurring on two or more parcels as part of the same development plan shall be allowed a maximum of one access to point US HWY 98 for the project.

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

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

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

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

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

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

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

Policy 2.7.1: Require all development or redevelopment adjacent to the US HWY 98 corridor to provide or improve, as applicable, off-site public sidewalks within the roadway

right-of-way. Alternatively, a fee in-lieu of may be provided as set forth in the Land Development Code.

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

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

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

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

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

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

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

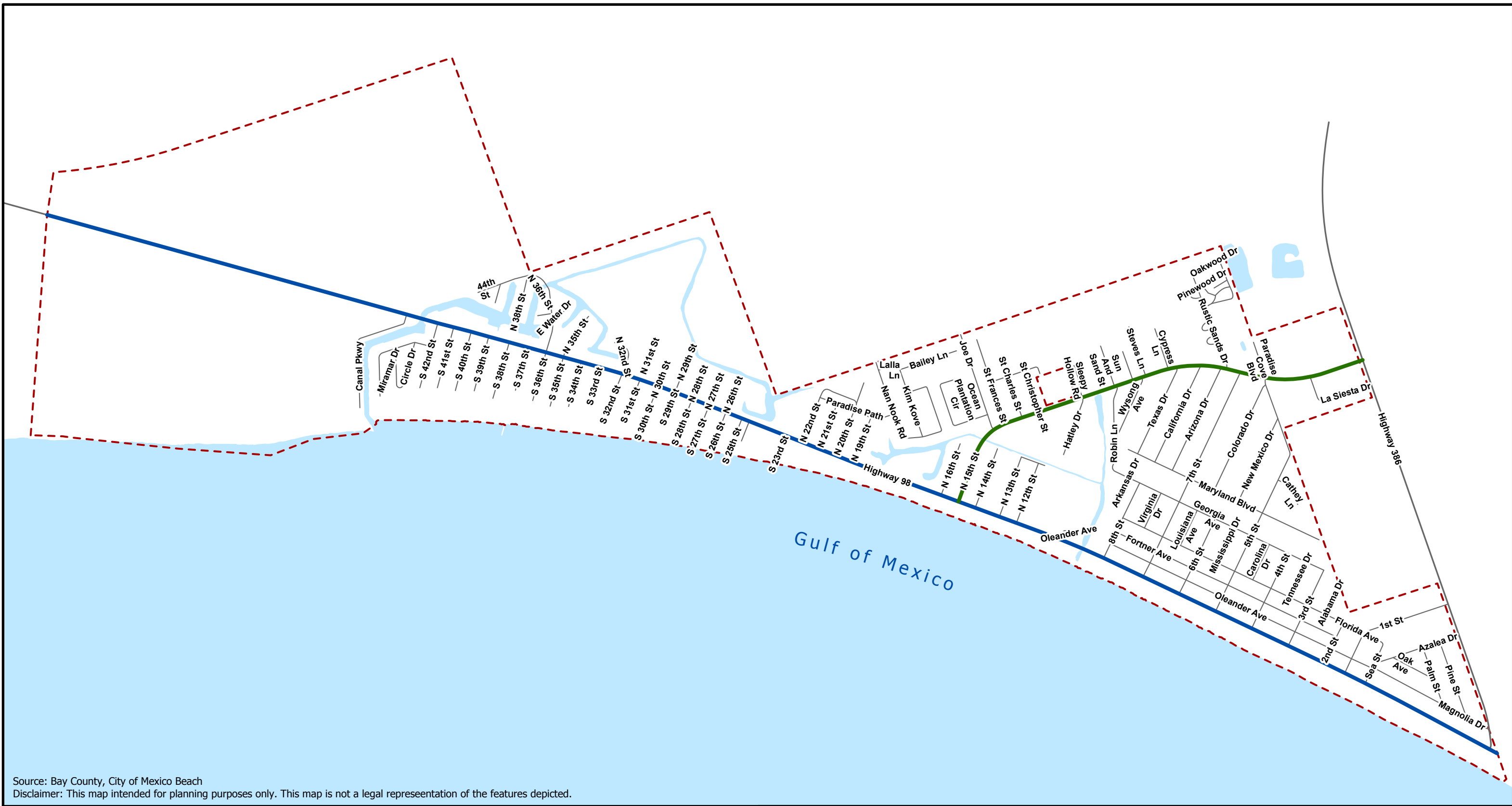
Policy 2.7.9: When redesigning or constructing new roadways, the City shall design such roadways to enable safe access for all users. This includes pedestrians, bicyclists, motorists, and transit riders as that mode becomes available.

Policy 2.7.10. Any Planned Unit Development approved after March 1, 2019 shall include complete streets concepts into all arterial and collector roadway designs.

Objective 2.8: Maintain safe hurricane evacuation clearance times.

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

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



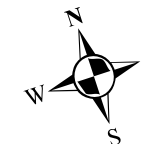
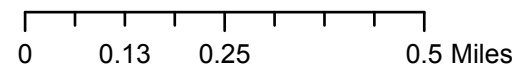
Source: Bay County, City of Mexico Beach
 Disclaimer: This map intended for planning purposes only. This map is not a legal representation of the features depicted.

Legend

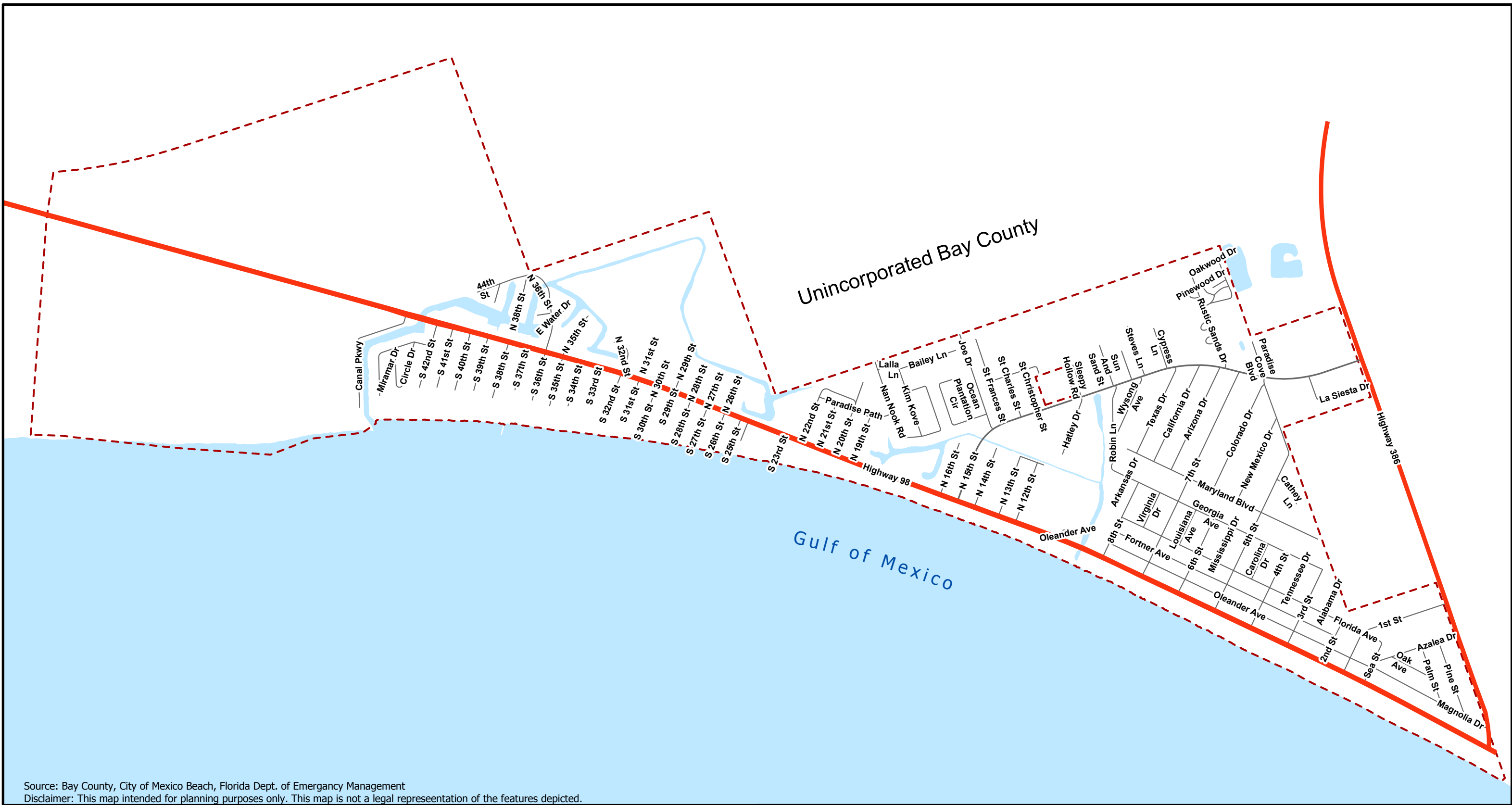
- City Limits
- Major Road Classification**
- Collector Road
- Arterial Road

Arterial and Collector Roads

Mexico Beach Comprehensive Plan



Map
2.1

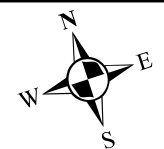
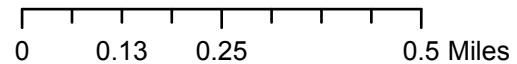


Source: Bay County, City of Mexico Beach, Florida Dept. of Emergency Management
 Disclaimer: This map intended for planning purposes only. This map is not a legal representation of the features depicted.

Legend
 - - - City Limits — Evacuation Routes

Hurricane Evacuation Routes

Mexico Beach Comprehensive Plan



**Map
2.2**

HOUSING ELEMENT

Purpose

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

GOAL 3A: PROVIDE CONDITIONS FOR AN ADEQUATE SUPPLY OF SAFE, SANITARY, AND AFFORDABLE HOUSING IN A VARIETY OF TYPES, SIZES, AND LOCATIONS.

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

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

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

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

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

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

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

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

Policy 3.1.8: By December 1, 2019, Mexico Beach shall amend its fee schedule to reduce application and examine the reduction of other fees for the development of affordable housing projects.

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

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

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

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

Policy 3.2.1: The City shall incorporate provisions for eyesore, nuisance and junk control in its Land Development Code.

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

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

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

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

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

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

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

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

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

Objective 3.5: Protect historically significant structures and districts.

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

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

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

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

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

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

Objective 3.7: Formulate a housing implementation program.

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

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

GENERAL UTILITIES ELEMENT**Sanitary Sewer Sub-Element**

GOAL 4A : ENSURE THAT AN ADEQUATE SUPPLY OF SANITARY WASTE WATER SERVICES ARE AVAILABLE TO RESIDENTS AND FUTURE DEVELOPMENT

Objective 4.A.1: Protect surface waters and groundwater from contamination from sewage.

Policy 4.A.1.1: Septic tanks are not allowed within the City limits.

Policy 4.A.1.2: Mexico Beach shall use a level of service standard for wastewater of ninety (90) percent of the potable water level of service standard.

Policy 4.A.1.3: Pursuant to the First Amendment to Wastewater Treatment Contract with Bay County entered into on January 5, 2017, Mexico Beach shall not exceed .473 million gallons per day of wastewater capacity into the County system.

Policy 4.A.1.4: The level of service standard adopted in Policy 4.A.1.2 shall be used as the basis to measure the available supply and capacity of the wastewater system, and shall be used to verify adequate wastewater supply is in place and available to serve new development no later than the issuance by Mexico Beach of a certificate of occupancy.

Policy 4.A.1.5: Developers shall design flows for wastewater systems serving any structure, building or group of buildings based on the estimated daily sewage flow as determined in 64E-6.008, FAC.

Solid Waste Sub-Element

GOAL4B: ENSURE THAT ADEQUATE SOLID WASTE COLLECTION AND DISPOSAL IS AVAILABLE TO THE CITY.

Objective 4.B.1: Collect solid waste in an efficient, cost effective manner.

Policy 4.B.1.1: The City shall evaluate the efficiency of its solid waste collection process on an annual basis.

Policy 4.B.1.2: The level of service standard for residential uses shall be 4.5 pounds of solid waste per person per day.

Policy 4.B.1.3: The level of service standard for non-residential uses shall be 6.89 pounds of solid waste per 1,000 square feet of heated and cooled space.

Policy 4.B.1.4: The level of service standard adopted in Policies 4.B.1.2 and 4.B.1.3 shall be used as the basis to measure the available supply and capacity of the solid waste system, and shall be used to verify adequate solid waste capacity is in place and available to serve new development no later than the issuance by Mexico Beach of a certificate of occupancy.

Policy 4.B.1.5: The City shall maintain liaison with Bay County to promote adequate and efficient solid waste disposal.

Policy 4.B.1.6: The City shall continue to coordinate with Bay County on recycling efforts through participation in the Bay County Recycling Program, and provide a drop-off location for recyclables within the City limits.

Policy 4.B.1.7: The City shall coordinate with Bay County on mutual solid waste disposal concerns.

Objective 4.B.2: Maintain a procedure for coordinating the extension of collection services to meet future needs.

Policy 4.B.2.1: The City shall evaluate the need for additional solid waste collection facilities when considering areas for annexation.

Policy 4.B.2.2: The City shall not provide solid waste collection services in areas outside the City limits, unless specifically provided for by contract or interlocal agreement.

Potable Water Sub-Element

GOAL 4C: PROVIDE ADEQUATE POTABLE WATER DISTRIBUTION CAPACITY TO ACCOMMODATE EXISTING DEMAND AND ANTICIPATED FUTURE GROWTH.

Objective 4.C.1: Operate the water distribution system in an efficient and cost-effective manner, and ensure adequate capacity exists for current and future populations.

Policy 4.C.1.1: The City shall evaluate the capacity, operation and maintenance of its water distribution system on an annual basis. This evaluation shall include an analysis that water mains and pressure are available and adequate to serve both existing and future population demands through a five-year window.

Policy 4.C.1.2: The level of service standard for residential uses shall be 250 gallons per unit per day delivered at a pressure of 40 pounds per square inch.

Policy 4.C.1.3: The level of service standard for non-residential uses shall be 150 gallons of water per 1,200 square feet of heated and cooled space delivered at a pressure of 40 pounds per square inch.

Policy 4.C.1.4: The level of service standard adopted in Policies 4.C.1.2 and 4.C.1.3 shall be used as the basis to measure the available supply and capacity of the potable water system, and shall be used to verify adequate supply is in place and available to serve new development no later than the issuance by Mexico Beach of a certificate of occupancy.

Policy 4.C.1.5: The City shall provide water system improvements as necessary to maintain the established level of service and adequate water pressure.

Policy 4.C.1.6: The City shall maintain adequate capacity to serve the needs of Mexico Beach before making commitments to supply water to areas outside the City limits.

Policy 4.C.1.7: The City shall continue to replace damaged and deteriorated water distribution lines as necessary and as finances permit.

Objective 4.C.2: Coordinate the extension of, or increase in capacity of, facilities to meet future needs.

Policy 4.C.2.1: The City shall use the level of service identified in this Element to evaluate the need for extension or increase in capacity of the water distribution system and for purposes of issuing development permits.

Policy 4.C.2.2: All extensions of the water distribution system shall be constructed in conformance with state law.

Policy 4.C.2.3: All connections to the water distribution system shall be in conformance with the standard Plumbing Code — Latest Edition of the Florida Building Code.

Policy 4.C.2.4: The City shall coordinate the availability of potable water with the types and densities of land use shown on the Future Land Use Map by ensuring that adequate water is available or by not issuing development permits which cause a decrease in the adopted level of service.

Policy 4.C.2.5: The City shall require that developers provide water lines constructed to City-authorized standards as part of any new development.

Policy 4.C.2.6: All habitable residential and non-residential structures shall be connected to the City water system.

Objective 4.C.3: Upon adoption of this Plan, the City will use existing water distribution facilities to reduce urban sprawl and require use of water conservation measures for all new development or redevelopment.

Policy 4.C.3.1: The City shall use existing facilities to the maximum extent practicable before making commitments for new or expanded facilities, and shall not provide water service to areas outside the City limits unless specifically provided for by contract or interlocal agreement.

Policy 4.C.3.2: The City shall encourage and allow development of land within the City, which has access to potable water, thereby reducing the potential for sprawl in other areas of Bay County.

Policy 4.C.3.3: The City shall require use of water conservation fixtures and techniques for all new development or redevelopment.

Policy 4.C.3.4: Priorities for replacement, correcting existing deficiencies, and facility expansion shall be as follows:

- a) Correction of identified deficiencies;
- b) Replacement of facilities to allow for continued operation or increased efficiency;
- c) Expansion of facilities.

Drainage Sub-Element

GOAL4D : PROVIDE AN ADEQUATE STORMWATER DRAINAGE SYSTEM.

Objective 4.D.1: Reduce stormwater flooding and stormwater flood damage to public and private property.

Policy 4.D.1.1: Mexico Beach shall implement and resolve the issues identified in Section 5 – Recommendations, of the City of Mexico Beach Stormwater Master Plan, dated May 2015.

Policy 4.D.1.2: The City shall regulate new development and substantial redevelopment in a manner which reduces stormwater impacts on drainage facilities and natural resources.

Policy 4.D.1.3: The City shall use its "Preservation" land use category and its Flood Damage Prevention Ordinance to reasonably reduce the potential for flood damage to public and private property.

Policy 4.D.1.4: The level of service standard for stormwater systems shall be as follows:

- a) Retention basins: 25 year, 24-hour critical duration storm event.
- b) Detention basins: Detention to pre development discharge of the 25-year frequency storm critical duration.
- c) Storm sewer systems: 3 year.
- d) Crossdrains: 100 year/24 hr. storm for closed system. 25 year/24 hr. for open system

Policy 4.D.1.5: The level of service standard adopted in Policy 4.D.1.4 shall be used to verify adequate stormwater capacity is in place and available to serve new development no later than the issuance by Mexico Beach of a certificate of occupancy.

Policy 4.D.1.6: Stormwater systems must be designed to provide a level of treatment which meets or exceeds Chapter 62-25, F.A.C. and applicable federal, state, regional, and Northwest Florida Water Management District requirements.

Policy 4.D.1.7: Mexico Beach shall provide incentives in the Land Development Code for developments to be design and constructed with Low Impact Development design techniques.

Objective 4.D.2: Reduce the volume of stormwater and sediment entering the estuarine system so as to protect natural drainage features.

Policy 4.D.2.1: The City shall give priority status to the drainage projects identified in the May 2015 Stormwater Master Plan, which reduce stormwater sedimentation, erosion, and pollution.

Policy 4.D.2.2: The City shall include specific and detailed provisions in its Land Development Code to protect the functions of natural drainage features. Such regulations shall include restrictions on land uses, which cause obstruction of drainageways, sedimentation, removal of vegetation and other similar provisions.

Policy 4.D.2.3: The City shall coordinate with adjacent municipalities, Bay County and state/federal agencies to promote efficiency on drainage projects of mutual interest.

Policy 4.D.2.4: Post-development stormwater runoff shall not contribute pollutants which will degrade the water quality of the watershed.

Policy 4.D.2.5: All new development and redevelopment must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body.

COASTAL MANAGEMENT ELEMENT

GOAL 5A: MAINTAIN OR IMPROVE THE QUALITY OF COASTAL RESOURCES.

Objective 5.1: Mitigate damage and destruction to the built environment through the protection of the natural environment.

Policy 5.1.1: At a minimum, the following coastal resources shall be subject to regulatory protection or conservation measures. Protection and conservation measures shall be those specified herein and in the Conservation Element of this Plan.

- a) Barrier beaches and dunes;
- b) Wetlands;
- c) Surface waters;
- d) Wildlife habitat;
- e) Living marine resources; and,
- f) The Mexico Beach Canal.

Policy 5.1.2: To prevent the stoppage of the flow of stormwater, prohibit any dumping of any natural or man-made debris into stormwater ditches or natural waterways.

Policy 5.1.3: Protect and enhance landforms such as riverbanks, wetlands, sand dunes and the Mexico Beach Canal that serve as natural mitigation features.

Policy 5.1.4: Coordinate with local, regional, state, and federal agencies to improve coastal resources.

Policy 5.1.5: Procedures to protect or conserve coastal resources and to limit specific and cumulative impacts are as follows.

- a) The City shall require that the Coastal Construction Control Line be surveyed and clearly marked on-site as part of the development of any structure along the Gulf of Mexico beach. The City Building Inspector shall periodically inspect such sites to ensure compliance with state law.
- b) The City shall require installation of dune crossover walks as part of the construction of any new development undertaken along the Gulf of Mexico beach.
- c) Adverse impacts to the dune systems are strictly prohibited.
- d) Prohibit construction of docks, piers, wharves or similar structures for areas under City jurisdiction, unless otherwise specifically approved by the City Council.

- e) Coordinate with DEP to restrict construction activities, which would permanently damage seagrass beds, oyster reefs or other living marine resources, unless mitigation measures are undertaken.
- f) A canal set-back line provision shall be included in the Land Development Regulations, including restrictions on the removal of shoreline vegetation.
- g) Withhold approval of building permits until stormwater discharge permits are obtained from appropriate state and regional agencies pursuant to Florida law.
- h) Require protection of identified wildlife habitat as part of enforceable development agreements. Conditions of permit approval shall include areas prohibited from development land set-asides, special construction practices or other similar requirements.
- i) The City shall use its "Conservation" and "Preservation" land use districts as a means to identify areas containing coastal resources, and for implementation of detailed protection standards in its land development regulations.

Policy 5.1.6: The City shall require mitigation of damage to coastal resources caused by improper or illegal construction activities.

Policy 5.1.7: The City shall restore or enhance degraded coastal resources by:

- a) Continuing beach nourishment efforts as part of canal maintenance and dredging activities.
- b) Coordinating with FDOT on the installation of dune crossover walks in the dune conservation zone.
- c) Requiring developments be designed and constructed so as to reduce stormwater pollution entering surface waters including the canal system and the Gulf of Mexico.
- d) Undertaking drainage improvements intended to improve the quality of surface waters.

Objective 5.2: Prioritize future shoreline development.

Policy 5.2.1: When reviewing applications for development orders or plan amendments the City shall consider the development of the following shoreline uses in order of priority. The City shall give priority to these uses when issuing permits for competing development applications.

- a) Resource Conservation
 - 1. Shoreline stabilization/dune protection
 - 2. Wetlands protection or preservation
 - 3. Protection of living marine resources
- b) Waterfront Access and Recreation
 - 1. Public waterfront access
 - 2. Public and private open-to-public recreation
 - 3. Open space
- c) Water-Dependent Development
 - 1. Marinas
 - 2. In-water boat repair
 - 3. Aquaculture facilities
- d) Other Uses
 - 1. Residential
 - 2. Commercial
 - 3. Institutional

Policy 5.2.2: New, expanded or redeveloped marinas shall:

- 1. Demonstrate the presence of sufficient upland area to accommodate parking, utility and support facilities;
- 2. Provide public access;
- 3. Lie outside of areas where the primary access point to the marina is through a residential subdivision.
- 4. Demonstrate oil spill cleanup capability within boundaries of the leased area;
- 5. Provide a hurricane mitigation and evacuation plan;
- 6. Designate future upland spoil site(s) for maintenance dredging activities;
- 7. Have available adequate sewage treatment facilities to serve the anticipated volume of waste. Marinas with fueling facilities will provide pump-out facilities at each fuel dock. Commercial marinas and those with live-aboard overnight

transient traffic shall provide upland sewage facilities and prohibit inappropriate sewage pump out.

8. Maintain water quality standards as provided by state law;
9. Locate in areas having adequate water depth to accommodate the proposed boat use without disturbance of bottom habitats;
10. Delineate immediate access points with channel markers that indicate speed limits and any other applicable regulations;
11. Locate in areas away from seagrass beds, oyster reefs and other important fish and shellfish spawning and nursery areas;
12. Demonstrate that it meets an economic need thereby demonstrating economic viability/feasibility.

Policy 5.2.3: Unless submitted as part of a master planned community, any expanded marina or any request for a new marina shall be accompanied by a compatibility analysis to show that no adverse impacts will be subjected to the adjacent properties. For the purposes of this policy, adjacent shall be those parcels immediately contiguous to the subject parcel to include any parcel separated by a public right-of-way.

GOAL 5B: REDUCE THE RISK OF NATURAL HAZARDS DAMAGE TO LIFE AND PROPERTY.

Objective 5.3: Maintain or reduce hurricane evacuation times.

Policy 5.3.1: The Coastal High Hazard Area is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model and is generally depicted on Map 5.1 of this Element.

Policy 5.3.2: The City shall work with Bay County to continue to monitor permitted densities in the areas subject to flooding and storm surges to ensure that evacuation order times for the base population shown in the 2013 Bay County Comprehensive Emergency Management Plan are maintained or reduced.

Policy 5.3.3: The City shall coordinate with and assist Bay County in the implementation of the County Emergency Management Plan through the availability of police and emergency personnel during hurricane evacuation and other emergency storm events.

Objective 5.4: Establish procedures, which will reduce the exposure of human life, and public and private property to hurricane-related hazards.

Policy 5.4.1: All habitable structures shall be designed and constructed in conformance with the City's Flood Damage Prevention Ordinance and the provisions of the Coastal Zone Protection Act.

Policy 5.4.2: The City shall not locate infrastructure facilities, except for water-dependent facilities, in the 100-year flood zone or the Coastal High-Hazard Area.

Policy 5.4.3: Post-disaster redevelopment shall be undertaken in conformance with the City's Flood Damage Prevention Ordinance and this Plan, including attendant land development regulations.

Policy 5.4.4: When undertaking post-disaster redevelopment activities development permits may be waived for short-term recovery measures such as:

1. Damage assessment to meet post-disaster assistance requirements;
2. Removal of debris;
3. Emergency repairs to streets, water, electricity or other associated utilities to restore service;
4. Permits may be issued for up to 180 days for temporary housing to be placed on the same residential property where the damaged housing is no longer habitable. The temporary shelter may be placed in the setbacks.
5. Emergency roof and exterior siding repairs and minor damage. Minor damage shall be defined as any repair to an existing structure that is less than twenty (20) percent of the fair market value of the structure prior to the damage occurring. This calculation shall use the Bay County Property Appraiser Just Market valuation with a factor of 1.2 to determine fair market value.

Policy 5.4.5: Long-term redevelopment activities shall require approval of development permits and be consistent with this Plan. These activities include anything not mentioned in Policy 5.4.4 above.

Policy 5.4.6: When reviewing permits for post-disaster redevelopment activities the City shall evaluate hazard mitigation measures including:

1. Relocation of structures to higher ground or outside of a flood-prone area;
2. Removal of structures;

3. Structural modification of buildings to reduce the risk of future damage.

Policy 5.4.7: Mexico Beach shall consider the hazard mitigation projects identified on the Bay County Mitigation Projects List in the Bay County Local Mitigation Plan when updating the annual capital improvements budget.

Policy 5.4.8: As part of the post-disaster redevelopment process the City shall structurally modify or improve infrastructure facilities which have experienced repeated damage due to hazards such as flooding, storm surge, wind, or other natural hazards.

Policy 5.4.9: The City shall prohibit the location of evacuation-vulnerable uses such as correctional facilities, hospitals, adult congregate living facilities, elderly housing, group homes, and mobile homes in the 100-year flood zone, Coastal High-Hazard Area, or Category 1 through 3 Hurricane Evacuation Zones.

Policy 5.4.10: The primary location of Storm Surge Zones 1-3 lies south of HWY 98 (See Map 5.2). Therefore, the City shall encourage and support the designation of lands south of HWY 98 as "Tourist Residential", Tourist Mixed Use and "Tourist Commercial" Future Land Use categories to concentrate nonpermanent populations in areas more subject to evacuation and direct permanent residential populations away from these areas.

Policy 5.4.11: By 2020, Mexico Beach shall pursue participation in the National Flood Insurance rate Program's Community Rating System.

GOAL 5C: ENSURE ADEQUATE AREAS FOR PUBLIC WATERFRONT ACCESS.

Objective 5.5: Protect existing, or provide measures to increase areas for public waterfront access to include access to the Gulf of Mexico beaches.

Policy 5.5.1: The City shall use all public or dedicated Gulf-front street-ends and 9th Street as dedicated public waterfront access points. This property may not be sold, traded, vacated or otherwise disposed of.

Policy 5.5.2: As provided in Policy 5.7.1, the City may not sell, trade, vacate, ground lease or otherwise dispose of any property which is contiguous or provides access to the beaches or the Gulf of Mexico.

Policy 5.5.3: The city may sell or exchange waterfront access points on the canal if an equal or more advantageous access is granted. Any contemplated action to sell, exchange, or trade any waterfront property on the canal must include advertising and one public meeting following the guidelines contained in the Land Development Regulations. In addition, a letter will be sent to Mexico Beach property owners using the owner information from the Bay County Property Appraiser. Any sale, exchange,

or trade shall be at a fair market value of the sale or equal value of the trade or exchange.

Policy 5.5.4: The City shall make developers aware of, and cause enforcement of, the public access provisions found in the Coastal Zone Protection Act of 1985, §161.55(5), F.S.

Policy 5.5.5: The City shall enforce public access requirements to the beach, which may be imposed as part of public beach re-nourishment projects.

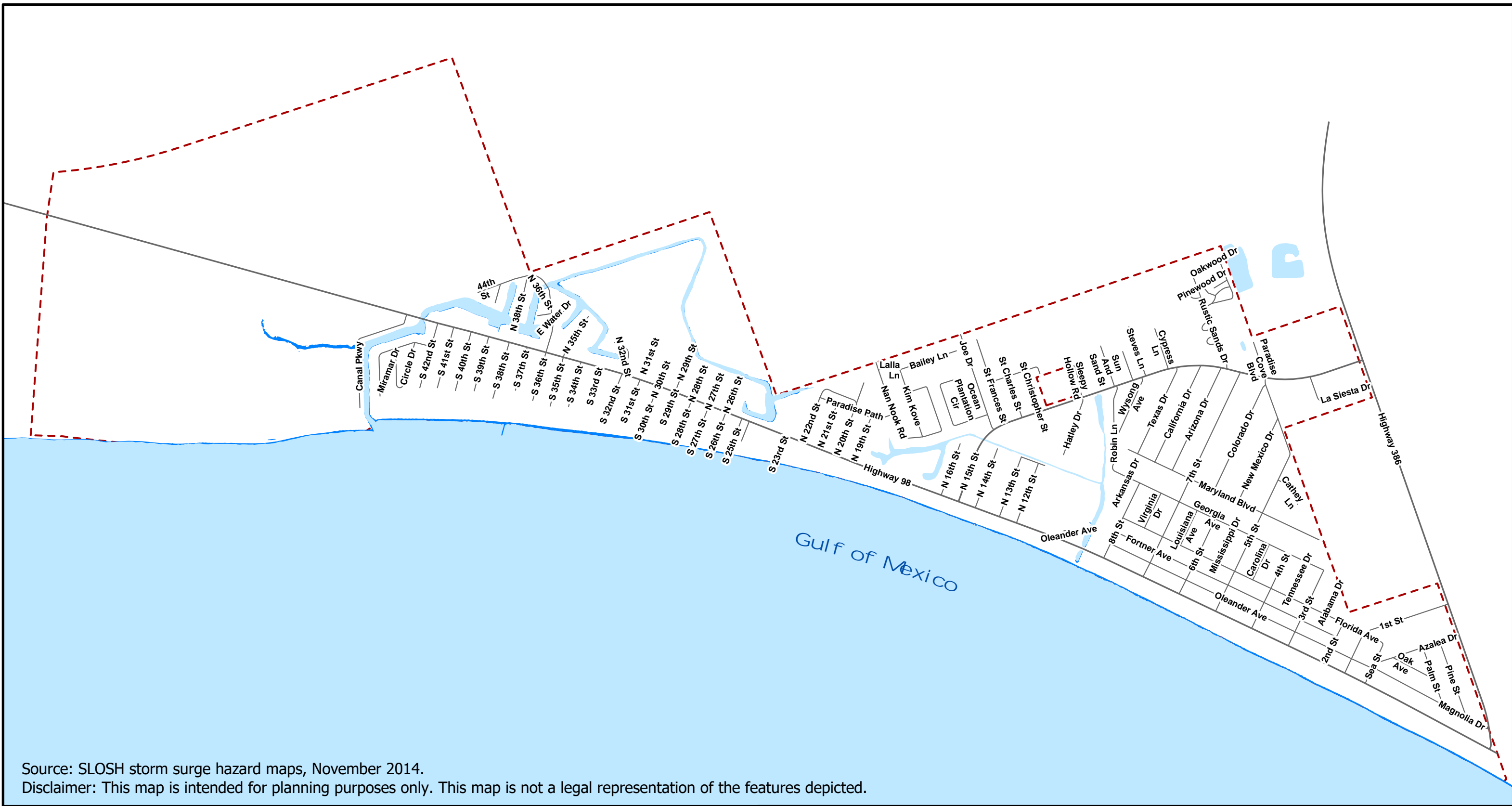
GOAL 5D: ENSURE THE AVAILABILITY OF INFRASTRUCTURE CONSISTENT WITH LEVEL OF SERVICE STANDARDS.

Objective 5.6: Maintain infrastructure capacity to provide public facilities for the types and densities of development shown on the Future Land Use Map using the level of services standards adopted in this Plan.

Policy 5.6.1: Capacity of public facilities shall be estimated using the level of service standards presented in this Plan. No development shall be permitted in the coastal area unless public facilities and services are available concurrent with the impacts of such development.

Policy 5.6.2: The City shall not fund infrastructure or other facilities located in the Coastal High-Hazard Area. Such development shall be financed by private funds and shall be limited to parks and recreational facilities, water dependent uses, or the enhancement or protection of natural resources.

Policy 5.6.3: The City shall relocate or replace infrastructure in areas which have a repeated history of hazard-related damage to an area outside of the hazard-prone area, or shall harden the infrastructure to greatly reduce or eliminate potential of hazard-related damage.

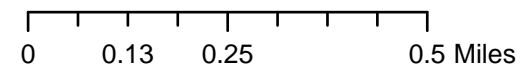


LEGEND

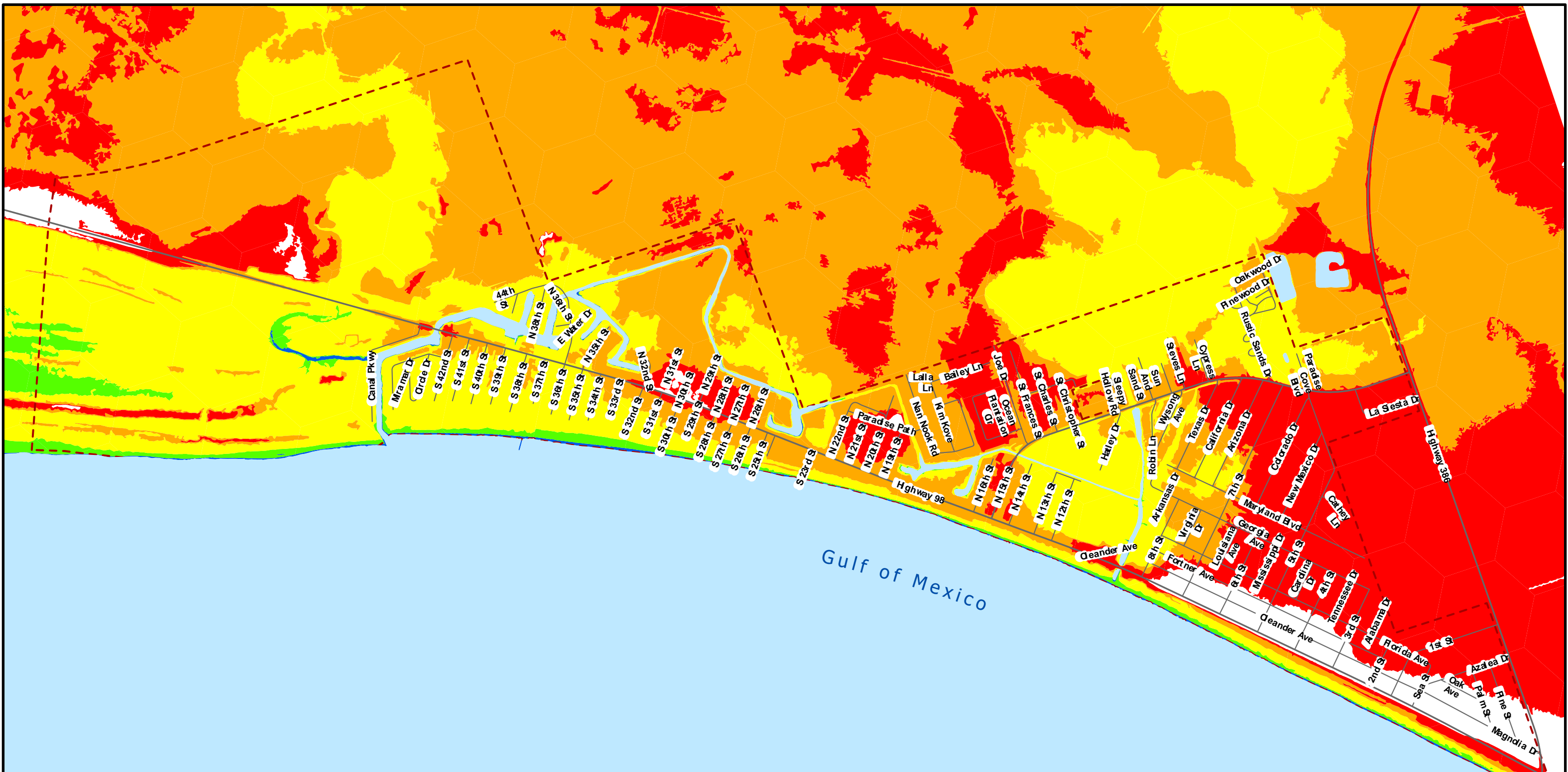
- City Limits
- Coastal High Hazard Area

Map dated February 2018

Coastal High Hazard Area
Mexico Beach Comprehensive Plan



Map
5.1



Source: SLOSH storm surge hazard maps, November 2014.

Disclaimer: This map is intended for planning purposes only. This map is not a legal representation of the features depicted. It should only be used as a tool for general education/awareness of the storm surge hazard.

LEGEND

--- City Limits

Storm Surge Zones

■ 1 (Estimated 4 to 5 feet)	■ 2 (Estimated 6 to 8 feet)
■ 3 (Estimated 9 to 12 feet)	■ 4 (Estimated 13 to 18 feet)
■ 5 (Estimated 18 plus feet)	

Storm Surge Zones

Mexico Beach Comprehensive Plan

0 0.13 0.25 0.5 Miles



Map
5.2

CONSERVATION ELEMENT**GOAL 6A: MAINTAIN, PROTECT, AND ENHANCE NATURAL RESOURCES THROUGH APPROPRIATE RESOURCE MANAGEMENT.**

Objective 6.1: Maintain or improve ambient air quality standards.

Policy 6.1.1: The City shall promote the decrease of air pollution from auto emissions through provision of non-vehicular facilities.

Policy 6.1.2: Clean air protection shall be fostered by promoting sustainable land development practices.

Policy 6.1.3: Mexico Beach shall work with the Florida Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) to eliminate unlawful sources of air pollution as they are identified.

Policy 6.1.4: Only a licensed contractor trained in asbestos removal may remove asbestos from a structure.

Objective 6.2: Protect the quality and quantity of environmentally sensitive lands.

Policy 6.2.1: Lands designated as Special Flood Hazard Areas and floodplains by the Federal Emergency Management Agency, wetlands, beaches, and sand dunes are designated as environmentally sensitive lands and shall be afforded maximum protection with applicable planning controls.

Policy 6.2.2: The City shall provide maximum protection to those lands classified as "Preservation" on the Future Land Use Map through additional criteria as specified in the Mexico Beach Land Development Code.

Policy 6.2.3: The City shall promote acquisition of appropriate parcels of land through the Florida Communities Trust Florida Forever Program or the Trust for Public Lands and/or other programs as may be appropriate to develop state/county partnerships to protect environmentally sensitive lands, to protect Endangered, Threatened, or Species of Greatest Conservation Need and their habitats, and provide enhanced public access to outdoor recreational opportunities and open space.

Policy 6.2.4: All required federal and state permits and approvals submitted to the City in relation to an issued development order must be submitted prior to

commencement of any on-site development in the areas defined in Policy 6.2.1 to include land clearing.

Policy 6.2.5: All required federal and state permits and approvals submitted to the City in relation to an issued development order must be found consistent with said development order. If the federal or state permit or approval is inconsistent with the approved final development order, then the applicant shall apply for an amendment to the approved development order to be in accordance with said federal or state permit and all applicable local policies and regulations.

Policy 6.2.6: To ensure the protection of the white sandy beaches, the usage of materials in site development or road construction that will cause the discoloration of the white sandy beach is strictly prohibited. The white sandy beach shall be defined as the area seaward of the Coastal Construction Control Line (CCCL) or Highway 98, whichever provides greater protection.

Policy 6.2.7: With exception of work vehicles approved by the Chief of Police or City Administrator, ambulances, life rescue vehicles, law enforcement vehicles to include the Beach Patrol, vehicles to aid handicapped persons, and those vehicles associated with wildlife monitoring, no motorized vehicles are allowed on the beach.

Policy 6.2.8: Wetlands are locally designated as environmentally sensitive and shall be afforded maximum protection with applicable planning controls.

Policy 6.2.9: Wetlands shall be defined as specified in Florida Statutes.

Policy 6.2.10: Development shall be required to maintain a minimum thirty (30) foot vegetative buffer from any wetland jurisdictional line with exception to a maximum ten (10) foot wide access way for the purpose of access to the water.

Policy 6.2.11: No development shall occur inside a wetland unless a valid permit from the applicable state agency has been received and submitted to the City Manager. Prior to any development or impact to a wetland, the applicant for development activity must show:

- a) That every reasonable step has been taken to avoid impact to the wetland and buffer area, and
- b) Every reasonable step has been taken to minimize any impact to the wetland and buffer area, and
- c) The applicant has shown that there is overriding public interest in the development or impact to a wetland.

Policy 6.2.12: No subdivision of land shall occur that will create new lots lacking sufficient buildable area, as determined by applying all setback requirements, open space, and other development standards.

Policy 6.2.13: Any unauthorized development activity that directly impacts a jurisdictional wetland, such as unpermitted filling, shall be required to mitigate said impact.

Policy 6.2.14: Future land uses that are incompatible with the protection and conservation of wetlands and wetlands functions shall not be located adjacent to jurisdictional wetlands. The standards for determination of incompatible uses shall be located in the Land Development Code.

Objective 6.3: Conserve and protect the quality and quantity of water bodies and their sources.

Policy 6.3.1: No point sources shall be permitted to discharge into the Mexico Beach canal or Salt Creek unless treated to Class III water quality standards as specified in Rule 62-302, F.A.C.

Policy 6.3.2: To assist with the water quality protection of the canal, no development shall be permitted within twenty (20) feet of the canal bulkhead. Within this buffer, all natural shoreline vegetation shall be preserved for a distance of twenty (20) feet from the canal shoreline except for a cleared corridor not to exceed fifteen (15) feet for the sole purpose to provide access to the water.

Policy 6.3.3: The City shall cooperate and assist the Northwest Florida Water Management District with the update and implementation of the Regional Water Supply Plan (RSPP).

Policy 6.3.4: At any time there is demonstrated a need for the emergency conservation of water sources, the City shall follow those requirements of guidelines of the Northwest Florida Regional Water Management District.

Policy 6.3.5: All surface water systems in Mexico Beach shall be protected by the buffer widths established in Policy 6.2.10.

Policy 6.3.6: In order to protect water quality, chemical control of vegetation within thirty (30) feet of a water body shall be prohibited.

Policy 6.3.7: All new or expanded construction of docks, piers, wharves, and other similar structures in water bodies under city jurisdiction must be presented

to the Planning and Zoning Board for review. Any construction shall be approved by the City Council.

Objective 6.4: Protect native vegetation from degradation and prevent soil erosion and sedimentation.

Policy 6.4.1: Mexico Beach shall prohibit native vegetative communities from destruction by development activities through the development review process unless such destruction is authorized pursuant to the applicable state and federal permitting process.

Policy 6.4.2: Standards to protect native vegetation may include but are not necessarily limited to: adequate buffer zones and site preservation techniques. The City shall coordinate with the Northwest Florida Water Management District and other appropriate agencies to promote the removal of non-native and invasive species, and to retain or reinstate native and natural vegetation.

Policy 6.4.3: The clearing of vegetation, with exception to bona fide agriculture or Silvicultural uses, shall be prohibited prior to issuance of a development order. Exceptions shall include clearing of underbrush and removal of trees three (3) inches in diameter or less at a measurement taken fifty-four (54) inches from ground level, also known as Diameter at Breast Height (DBH).

Policy 6.4.4: After the issuance of a development order, land clearing shall be phased with development construction so that:

- a) Soil erosion is minimized.
- b) The site is cleared and revegetated in a timely fashion so that the soil remains stabilized.

Policy 6.4.5: All stormwater outfall and irrigation connections shall be designed to prevent erosion and sedimentation.

Policy 6.4.6: The control or elimination of non-native and invasive vegetation shall be encouraged and permitted.

Policy 6.4.7: The planting of invasive plant species shall be prohibited within the City limits.

Policy 6.4.8: New development shall conserve existing hardwood trees that are greater than ten (10) inches in diameter at a measurement taken fifty-four (54)

inches from ground level, also known as Diameter at Breast Height (DBH), unless the tree is in the footprint of a structure. Every effort shall be first sought to not locate a structure where such trees are located.

Policy 6.4.9: For planning and management purposes, the City shall reference the Bay County Soil Survey, as published by the U.S. Department of Agriculture, Natural Resources Conservation Service during the comprehensive planning and development review process.

Policy 6.4.10: The City shall work with Bay County and Gulf County to protect and conserve unique vegetative communities, as deemed necessary.

Objective 6.5: Conserve and protect Endangered and Threatened Species and State-designated Threatened Species of wildlife.

Policy 6.5.1: Endangered and Threatened wildlife and State-designated Threatened Species shall be those species listed by the Florida Fish and Wildlife Conservation Commission (FWC) published in the "Florida's Endangered and Threatened Species".

Policy 6.5.2: Species of Greatest Conservation Need are species that are imperiled or at risk of becoming imperiled in the future and shall be those identified by the FWC and are published in the "Florida's State Wildlife Action Plan".

Policy 6.5.3: No development permit within the City shall be issued that will damage or destroy the habitat of identified Endangered and Threatened Species and State-designated Threatened Species unless a permit has been first obtained from the respective state agency.

Policy 6.5.4: Mexico Beach shall support state and federal requirements for on-site protection and/or managed relocation for all species listed and identified as Endangered or Threatened, and conservation management of critical habitats.

Policy 6.5.5: In order to protect nesting sea turtles, any existing or new construction seaward of the CCCL must have exterior artificial light fixtures designed and positioned so that:

- a) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;

- b) Areas seaward of the frontal dune are not directly or indirectly illuminated;
and
- c) Areas seaward of the frontal dune are not cumulatively illuminated.

Policy 6.5.6: If the requirements in Policy 6.5.5 cannot be satisfied then the artificial lighting fixture must be permanently disabled or removed, or the bulb in the fixture may be replaced with "bug" type yellow bulbs not exceeding 25 watts.

GOAL 6B: IMPROVE MANAGEMENT OF HAZARDOUS MATERIALS AND TOXIC SUBSTANCES.

Objective 6.6: Protect environmentally sensitive lands and waters from, and minimize human exposure to, hazardous waste, toxic substances and contaminated sites.

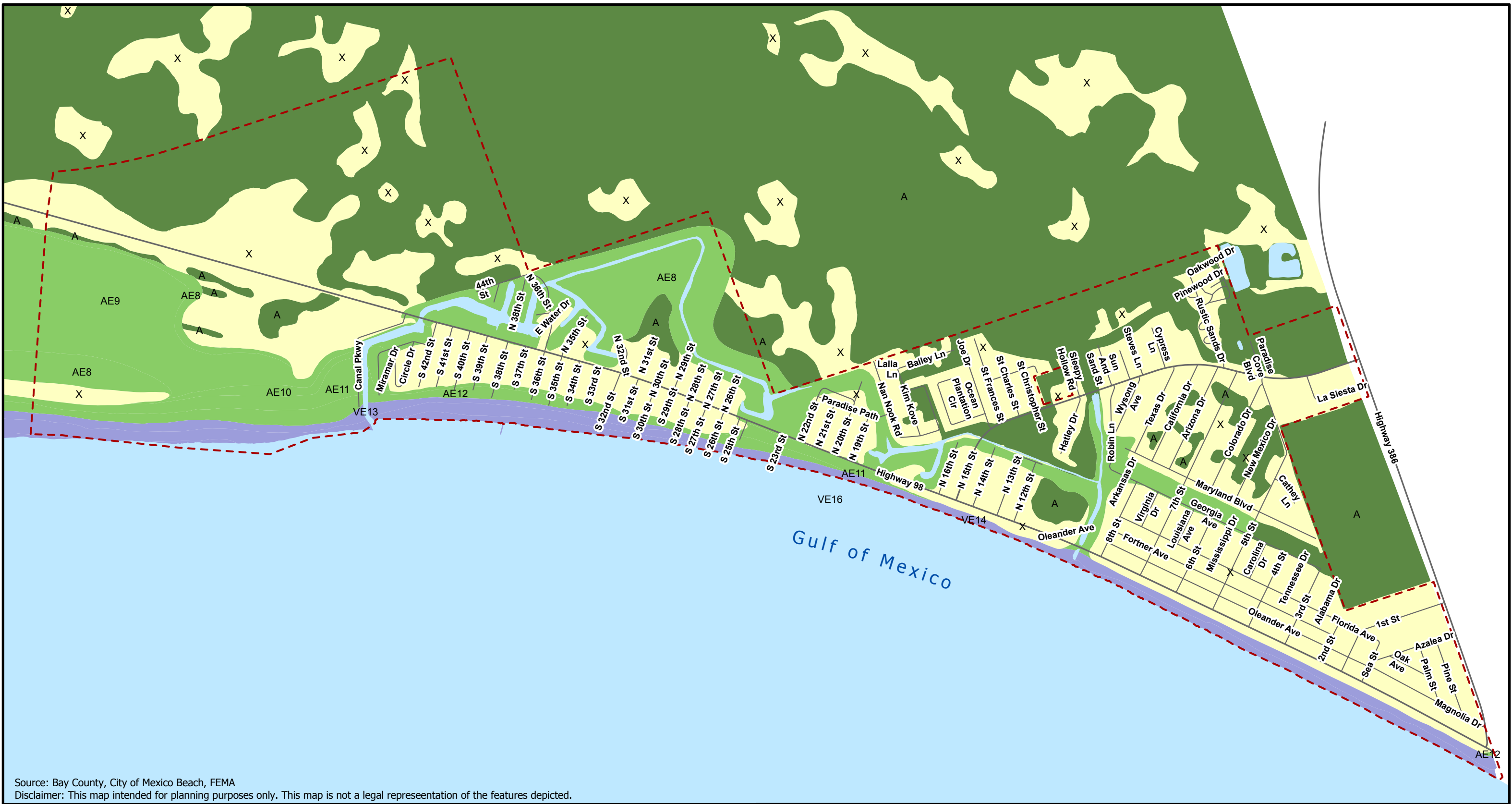
Policy 6.6.1: The police and fire departments in Mexico Beach shall coordinate with Bay County Emergency Management in the event of a hazardous materials emergency.

Policy 6.6.2: Land uses which store, transfer, or use hazardous materials shall not be permitted within two-hundred (200) feet of any city water well.

Policy 6.6.3: Underground storage tanks containing hazardous substances shall not be permitted within three-hundred (300) feet of any city water well.

Policy 6.6.4: All generators of hazardous waste shall register with Bay County Emergency Management.

Policy 6.6.5: Any hazardous waste treatment, storage, transfer, and collection sites, as well as facilities storing or utilizing significant amounts of radioactive materials shall be permitted only upon demonstration that the facility shall meet all applicable federal, state, and local regulations and that the facility shall not endanger public health and safety or have significant impacts on the environment.



Source: Bay County, City of Mexico Beach, FEMA
 Disclaimer: This map intended for planning purposes only. This map is not a legal representation of the features depicted.

Legend

City Limits

FEMA Flood Zones

- X 0.2% or Less Chance Annual Flood
- A Estimated 1% Chance Annual Flood
- AE 1% Chance Annual Flood
- AH Pond Area With 1% Chance Annual Flood
- AO Sheet Flow Area With 1% Chance Annual Flood
- VE Coastal Zone With 1% or Greater Chance of Annual Flooding

Flood Zones

Mexico Beach Comprehensive Plan

0 0.13 0.25 0.5 Miles

MEXICO BEACH
FLORIDA

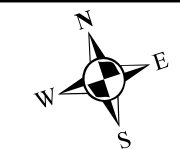
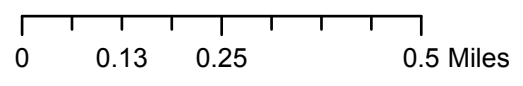
Map
6.1



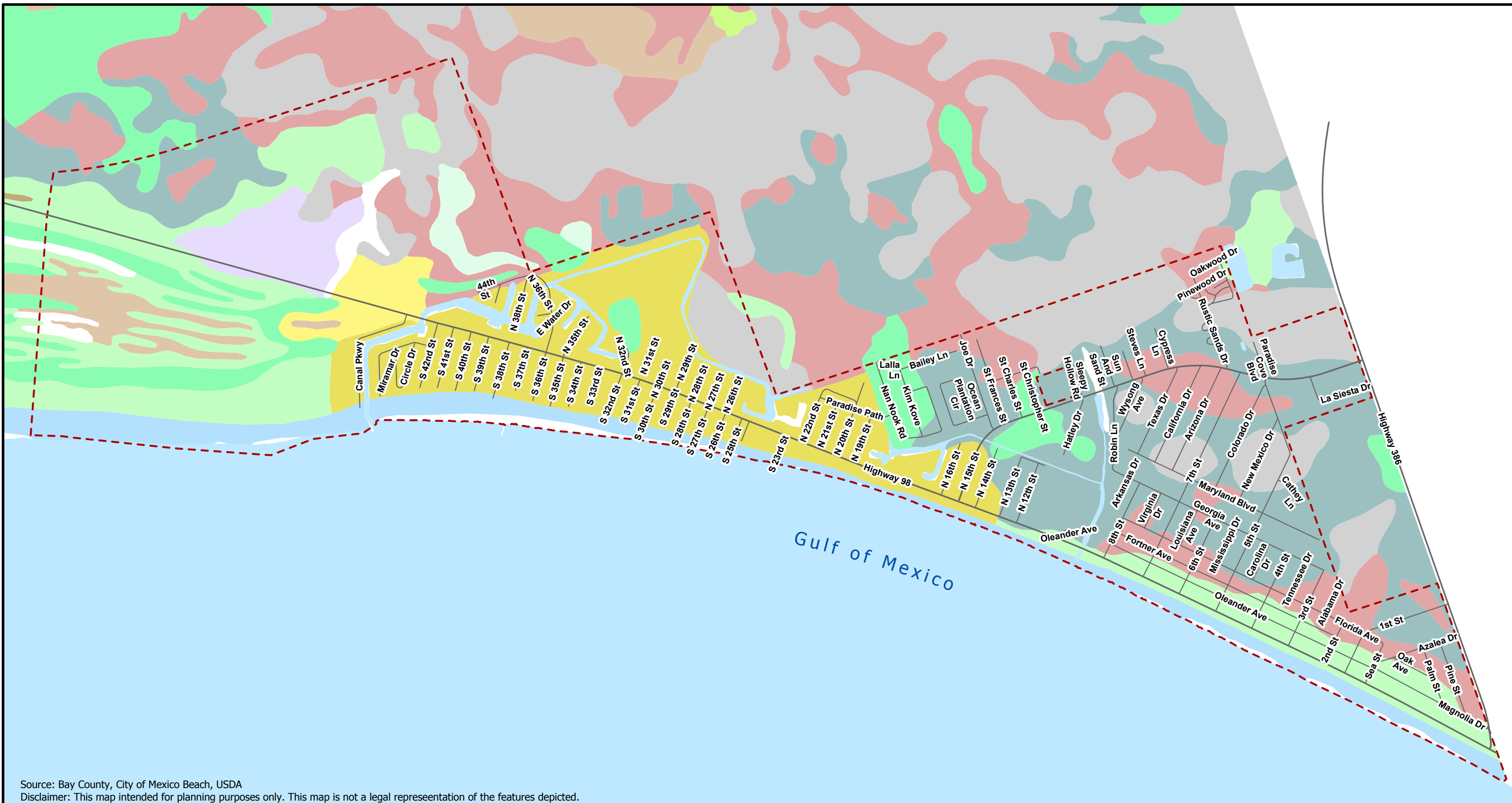
- Legend**
- City Limits
 - Freshwater Emergent Wetland
 - Freshwater Pond
 - Freshwater Forested/Shrub Wetland
 - Estuarine and Marine Deepwater

Wetlands

Mexico Beach Comprehensive Plan



**Map
6.2**

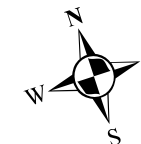
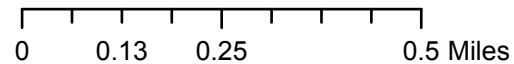


Source: Bay County, City of Mexico Beach, USDA
 Disclaimer: This map intended for planning purposes only. This map is not a legal representation of the features depicted.

Legend

Soils	28: ALLANTON SAND	44: BEACHES
13: LEON SAND	29: RUTLEGE SAND	45: KUREB SAND
25: HURRICANE SAND	30: POTTSBURG SAND	48: FRIPP-COROLLA COMPLEX
26: CENTENARY SAND	31: OSIER FINE SAND	50: PICKNEY FINE SAND
27: MANDARIN SAND	40: ARENTS	51: RUTLEGE-PAMLICO COMPLEX
	42: RESOTA FINE SAND	

Soils
Mexico Beach Comprehensive Plan



Map 6.3

RECREATION AND OPEN SPACE ELEMENT

GOAL 7A: PROVIDE SUFFICIENT AND ADEQUATE RECREATION AND OPEN SPACE OPPORTUNITIES.

Objective 7.1: Correct and improve existing needs for recreation facilities.

Policy 7.1.1: The City shall seek to improve the picnic area at the municipal park and in addition provide restroom and picnic areas at Canal Park.

Policy 7.1.2: The City shall provide, or require provision of, public or private recreation sites and facilities consistent with the following level of service standards:

Waterfront Park: 1 acre per 5,000 population.

Community Parks: 1 acre per 1,000 population.

Neighborhood Park: 1 acre per 500 population.

Waterfront parks shall be defined as those parks with access to a water body or land that has direct access to the canal or the Gulf of Mexico. Community parks shall be defined as a park exceeding two acres in size. Neighborhood parks shall be defined as one-half acre to one-acre in size.

Policy 7.1.3: Developers of greater than fifty (50) residential units, whether as a phased development or as one application request, shall be required to provide neighborhood park space within the parent parcel of the development to satisfy the level of service standards outlined in Policy 7.1.2. The park space required shall be based upon the estimated population impact of the planned development.

Policy 7.1.4: The new population estimated for the purposes of Policy 7.1.3 shall be based upon the average household size of Mexico Beach at the time of the request, as produced by the U.S. Census.

Policy 7.1.5: The neighborhood park space required in Policy 7.1.3 may be public or private space, but must remain in common or public ownership.

Policy 7.1.6: No application for development shall be issued a building permit until it has demonstrated that the level of service standard for recreation facilities is met or exceeded. If existing capacity does not exist, then the developer shall be required to provide the park space to meet the impact of the development request.

Policy 7.1.7: The use of lands acquired for public works projects shall be analyzed to determine if the lands are appropriate for open space or recreation areas.

Objective 7.2: Maintain existing access to identified public recreation sites, including public access to the waterfront and beaches.

Policy 7.2.1: Identified public access recreation sites are:

1. Mexico Beach Canal Park and Canal/Canal Slips, boat basin, wetslips and restrooms;
2. Mexico Beach Pier, park and restrooms;
3. Boat Launches - Hwy 98;
4. Community Park - Paradise Park, tennis court, horseshoe pit, basketball court, playground, picnic area (restrooms included);
5. Public beach access points - Sea Street to 43rd Street;
6. Public beach —8th street to Gulf County line;
7. Community Park — Sunset Park (restrooms included);
8. Community Park - Maryland Park (restrooms included);
9. Community Park/Welcome Center — Canal Park (restrooms included);
10. Boat-Trailer Parking Lot and Courtesy Dock (Hwy 98).

The City shall allow access to the preceding sites during reasonable hours of operation.

Policy 7.2.2: Mexico Beach shall retain ownership of all public street ends or easements that access the Gulf of Mexico sandy beaches, as provided in §161.55(6), Florida Statutes.

Objective 7.3: Use an established procedure to ensure that parks and recreation are adequately and efficiently provided.

Policy 7.3.1: The City shall coordinate with other levels of government and the private sector in providing recreation sites and facilities.

Policy 7.3.2: The City shall use local, state or federal grant funds for expansion of the Mexico Beach Canal Park, other parks, and public beach access.

Policy 7.3.4: The City shall place priority status in the Capital Improvements Schedule on recreation facilities which improve beach and waterfront access.

Policy 7.3.5: The City shall seek state/federal grant funds to construct picnic areas and dune crossover walks at public beachfront parking areas.

Policy 7.3.6: The City shall consider the beach, pier and the canal system as its top recreational resources and shall give priority status to these resources when allocating funds for recreational purposes.

Policy 7.3.8: The City shall utilize existing publicly owned property to meet recreation site needs before expending funds on land acquisition.

Objective 7.4: Provide recreation needs in conjunction with other land acquisition needs or major development projects.

Policy 7.4.1: The City shall evaluate using lands acquired for public works projects (e.g. drainage) for recreation sites.

Policy 7.4.2: The City shall require that recreational acreage and facilities be provided by developers of large-scale development projects which decrease the established level of service.

Objective 7.5: Improve open space standards.

Policy 7.5.1: The City shall require that open space be provided by public and private developers as part of proposed development activities.

Policy 7.5.2: Open space shall be defined as any land or water not covered by impervious surface. Open space categories and guidelines shall be as follows:

1. Private Open Space is land adjacent to private residences commonly called yard space. For single-family, low density development on single-family lots open space shall comprise 60% of the total lot area in "Residential Low-Density" and "Residential General" districts and 50% of the total lot area in "Tourist-Residential" districts.
2. Public Open Space includes: parks, recreation areas, dedicated public easements, or other similar areas available for use by the general public.
3. Common Open Space is privately owned land set aside for common use by residents of a development which is usually found in multi-family (i. e. apartments, townhouses) or planned unit developments. For multi-family development in "Tourist Residential" land use districts, open space shall comprise 50% of the total available land or water area.

4. Non-Residential Open Space is land set aside for landscaping, buffer zones, public areas or other similar areas. Non-residential open space shall comprise 50% of the total land area in "Recreation" districts, 20% of the total land area in "Tourist Commercial" districts and 10% of the total land area in "General Commercial" and "Public/Institutional" districts.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 8.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 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 to adjacent counties, if requested, and Tyndall Air Force Base.

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:

- a) Interlocal Agreements,
- b) Written and verbal communications,
- c) Participation on advisory committees,
- d) Utilization of mediation processes,

- e) Joint meetings with other governmental agencies, and
- f) 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 Local Planning Agency, 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.

Policy 8.2.8: If requested, the City shall evaluate the impacts of development proposed within Gulf County for areas along CR 386.

Policy 8.2.9: 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.

- a) 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.

- b) Sewer — Department of Health, 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.

c) Potable Water, Bay County

The City will coordinate with Bay County to ensure the level of service standards are met, and that permit requirements are met when providing public facilities and services.

d) 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.

e) Drainage - FDOT, FDEP, USDEP, Northwest Florida Water Management District

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).

f) 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 8.2.10: 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 any Certificate of Occupancy, and shall refer developers to appropriate agencies to obtain permits.

- a) FDOT Drainage Connection Permit;
- b) FDOT Vehicular Connection Permit;
- c) FDEP Stormwater Permit;
- d) FDEP Dredge and Fill Permit;

- e) FDEP/ACE Coastal Construction Permit and,
- f) 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:

- a) Cooperative planning and review of land development activities and population projections within the areas covered by the agreement,
- b) Specification of service delivery,
- c) Funding and cost-sharing issues; and
- d) 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.

CAPITAL IMPROVEMENTS ELEMENT

GOAL 9.A: ESTABLISH THE FISCAL PROCEDURES AND CIRCUMSTANCES NECESSARY FOR THE TIMELY AND EFFICIENT PROVISION OF PUBLIC FACILITIES THROUGH SOUND FISCAL POLICES.

Objective 9.1: 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:

- a) The improvement maintains or upgrades existing capacity in public facilities.
- b) The improvement eliminates existing facility deficiencies.
- c) The improvement expands or improves existing public facility capacity or provides new public facility capacity.

Policy 9.1.2: 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 Annual Operating Budget.

Policy 9.1.3: When evaluating the need for capital improvements the City shall use the following criteria for the determination of priority levels:

- a) The project is necessary to eliminate public health and safety hazards;
- b) The project is necessary to correct capacity deficiencies based on levels of service;
- c) The project is necessary to maintain the adopted level of service.
- d) The extent to which costs associated with the capital improvement can be funded from existing revenues;
- e) The extent to which the capital improvement will meet the goals and objectives of this Plan;

- f) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
- g) The project is needed to accommodate new or additional growth;
- h) The financial feasibility relative to the size and capabilities of the City;
- i) The availability of state or Federal financial assistance in defraying costs; and
- j) The extent to which the expenditure is necessary to meet the mandates or regulatory requirements of other units of government.

Policy 9.1.4: The City shall consider the deficiencies identified in this Plan as priority needs and shall include funding, or phasing, to correct such deficiencies.

Policy 9.1.5: 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 9.1.6: The City shall utilize level of service standards found in Table 9.1 this Plan to evaluate public facilities deficiencies. Level of service of deficiencies shall be evaluated on an annual basis.

Table 9.1 Level of Services Standards

Service	Level of Service Standard
Transportation	LOS C – roadways classified as arterial roads (HWY 98) LOS D - roadways classified as collector roads (386A/15 th Street) LOS D – all local roads
Parks and Recreation	Waterfront park space: 1 acre per 5,000 population Community parks: 1 acre per 1,000 population Neighborhood parks: 1 acre per 500 population
Public Schools	Not applicable
Potable Water	Residential: 250 gallons per unit per day at 40 lbs pressure per square inch Non-residential: 150 gallons of water per 1,200 square feet of heated and cooled space at 40 lbs pressure per square inch.
Sanitary Sewer	0.473 million gallons per day
Stormwater	Retention basins: 25 year 24-hour critical duration storm event Detention basins: to pre-development discharge of the 25-year frequency storm critical duration Storm sewers: Three year storm

Service	Level of Service Standard
	Crossdrains: 100 year/24 hour storm for closed system. 25 year/24 hour for open system
Solid Waste	Residential: 4.5 lbs per person per day Non-residential: 6.89 lbs per 1,000 square feet of heated and cooled space.

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 Code regulations and capital improvements to ensure availability of public facilities and services. The Land development Code shall be used to maintain level of service standards and prevent deficiencies as a result of the development of land.

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. 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 a Certificate of Occupancy unless public facilities and services are available concurrent with the impacts of development, as required by §163.3180(2), Florida Statutes.

Policy 9.2.4: Development Orders shall remain valid for a period of six (6) months after the date of approval. Extensions may be granted by the City Administrator, or designee, as outlined in the Land Development Code.

Objective 9.3: Maintain level of service standards.

Policy 9.3.1: 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 Code.

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:

- a) 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.
- b) The developer pays a proportionate-share contribution that directly relates to the impact of the proposed development.

Objective 9.4: 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 annually 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 annual ratio of total debt service to annual 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:

- a) Undertake a Comprehensive Plan amendment that lowers the adopted level of service standard for the facility or service for which funding cannot be obtained.
- b) Undertake a Comprehensive Plan amendment that would adjust the Capital Improvements Schedule.
- c) Undertake a Comprehensive Plan amendment that would delay projects until funding can be guaranteed.
- d) 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.
- e) 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.

Policy 9.4.9: The Five-Year Capital Improvements Schedule shall be annually updated by December 1.

Table 9.2 Five-Year Capital Improvements Schedule 2019 – 2023

Project	18/19	19/20	20/21	21/22	22/23	Funding Source
Alternative Water Source		\$1,592,309				State Appropriation
Wastewater Improvements (infiltration)	\$75,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	Sewer Enterprise Fund/FEMA
Stormwater Improvements/City-wide Drainage Improvements		\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000	General Fund and/or Grant Funded
TOTAL	\$75,000	\$4,592,309	\$3,000,000	\$2,000,000	\$2,000,000	

SECTION X - CONCURRENCY MANAGEMENT SYSTEM

(1) Intent

The concurrency management system is intended to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to issuance of development orders or permits, the concurrency management system must insure that adopted level of service standards for roads, potable water, sanitary sewer, solid waste, drainage and recreation are maintained. All concurrency requirements shall be enforced by development order, development order agreements, and shall be met before issuing a certificate of approval or occupancy. Concurrency requirements, including development requirements such as road, recreation, drainage, utility and other infrastructure requirements will be built and installed before occupancy or such infrastructure improvements will be guaranteed by construction bond(s) or other enforceable contract(s).

(2) Minimum Requirements

(a) Potable Water, Sewer, Solid Waste and Drainage

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
3. The necessary facilities are under construction at the time a permit is issued; or
4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of (2) (a)1.-3. of this section. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of development occur.

(b) For recreation, concurrency requirement may be satisfied by complying with the standards in (2) (a) 1-3 of this section or by complying with the following standards:

1. At the time the development permit is issued, the necessary facilities and

services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or

2. The necessary facilities and services are guaranteed in an enforceable development agreement, which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida statutes.

(c) For roads the concurrency requirement may be satisfied by following the standards in sub-sections (2) (a)1.-3 and (2) (b)I. and 2. of this section. In addition, in areas in which the City has committed to provide the necessary public facilities and services in accordance with its five-year schedule of capital improvements, the concurrency requirement may be satisfied, provided the City's concurrency requirement may be satisfied the City's concurrency management system has been determined by the state land planning agency to be based upon an adequate capital improvements program and schedule and adequate implementing regulations. The state land-planning agency must have determined that the City's implementing regulations, at a minimum, include the following provisions.

1. The City's capital improvements element and five-year schedule of capital improvements, in addition to meeting all of the other statutory and rule requirements, is financially feasible. The City's capital improvement element and schedule of capital improvements may recognize and include transportation project included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
2. The City's five-year schedule of capital improvements includes both the necessary facilities to maintain the adopted level of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate those portions of existing deficiencies which are priority to be eliminated during the five-year period under the City's schedule of capital improvements.
3. The City's funding system is realistic, financially feasible and based on currently available revenue sources that are adequate to fund the public facilities required to serve the development authorized by the development order and development permit and that the required public facilities are included in the five-year schedule of capital improvements.

4. The City's five-year schedule of capital improvements includes the estimated date of commencement of actual construction and the estimated date of project completion.
5. The City's five-year schedule of capital improvements demonstrates that the actual construction of the road is scheduled to commence in or before the third of the five-year schedule of capital improvements.
6. The City has included a policy in the Capital Improvements Element that provides that a plan amendment shall be required to eliminate, defer or delay construction of any road which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.
7. The City has included a requirement that land development regulations shall be adopted, in conjunction with the capital improvements element, to ensure that development orders and permits are issued in a manner that will ensure that the necessary public facilities and services will be available to accommodate the impact of that development.
8. The City has included a provision in the plan that a monitoring system shall be adopted which enables the City to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements and that the city has a demonstrated capability of monitoring the availability of public facilities and services.
9. The City has clearly designated within the adopted comprehensive plan those areas within which facilities and services will be provided by the City with public funds in accordance with the five-year schedule of capital improvements.

(d) In determining the availability of services or facilities, a developer may propose and the City may approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the provisions (2) (a), (2) (b) and 2(c) of this section.

(3) Guidelines for Concurrency Determinations

- (a) This subsection provides guidelines and procedures for applying level of service standards to applications for development orders or permits so that a determination of the concurrency provision can be met. Applications for development of habitable structures including residential, commercial, industrial, public/institutional, or recreational structures, or any other structures which have the potential to decrease level of service standards,

shall be evaluated as to concurrency of facilities and services prior to issuance of development approval.

(b) No permit for development of a habitable structure may be issued without application of the concurrency test. At a minimum, the concurrency test shall include consideration of the following plan components:

1. Section VI - Concurrency of Public Facilities and Services
2. Policy 1.1.1;
3. Policy 1.1.3;
4. Policy 1.2.1;
5. Policy 1.2.2;
6. Policy 1.9.1;
7. Policy 1.9.2;
8. Policy 4.A.4.1;
9. Policy 4.A.4.3;
10. Policy 4.B.1.1;
11. Policy 4.B.4.1;
12. Policy 4.C.4.1;
13. Policy 4.C.4.4;
14. Policy 4.D.1.3;
15. Policy 5.8.1;
16. Policy 7.1.2;
17. Policy 7.5.2;
18. Policy 8.4.1;
19. Policy 9.1.1;
20. Policy 9.1.2;
21. Policy 9.1.5;
22. Policy 9.2.1;
23. Policy 9.2.2;
24. Policy 9.2.3;
25. Policy 9.4.2;
26. Section VIII-9 (3) (b) & (4)

(c) Concurrency shall be evaluated on the basis of small-scale and large-scale development activities. Small-scale development activities are those, which involve a residential land use of 10 acres or less and a density of 5 units per acre or less; or involves other land uses, singularly or in combination with residential use, of 3 acres or less.

1. Concurrency of facilities for transportation, potable water, sanitary sewer, solid waste, drainage and recreation shall be evaluated for both small-scale and large-scale development activities.

PROPERTY RIGHTS ELEMENT

GOAL 11A: The City will make decisions with respect for property rights and with respect for people’s rights to participate in decisions that affect their lives and property.

Objective 11.1: The City will respect judicially acknowledged and constitutionally protected private property rights.

Policy 11.1.1: The city will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases or mineral rights.

Policy 11.1.2: The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 11.1.3: The City will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner’s possession and property.

Policy 11.1.4: The City will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.