

Ordinance No. 408

AN ORDINANCE AMENDING ORDINANCE NO. 242, AND AS PREVIOUSLY AMENDED, RELATING TO LAND DEVELOPMENT REGULATIONS, SECTION 2.01.01 (Land Use Districts), SECTION 2.02.02 (G) (Tourist Commercial), SECTION 2.02.03 (D) (General Commercial), SECTION 2.00.01 (Definition of Duplex), SECTION 2.02.04 (Table of Density And Dwelling Unit Types For Residential Use), AND ADOPTION OF A CITY ZONING MAP; PROVIDING FOR DEFINITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF MEXICO BEACH, FLORIDA:

Section 1. Article II Land Use: Type, Density, Intensity, Section 2.01.01, pg. 15, of the Land Development Regulations is amended by adding the language set forth in italics and deleting the language marked with a strike-through, as follows:

2.01.01 Generally

Land use districts for the City of Mexico Beach are ~~established~~ *outlined generally* in the Comprehensive Plan, Future Land Use Element, including a map series (atlas) *and shall be considered as a factor in determining future zonings and re-zonings.* The *actual* land use districts and classifications defined in the *Land Development Regulations* ~~Future Land Use Element of the City Comprehensive Plan~~ and delineated on the *Official Zoning Map of the City of Mexico Beach* ~~Future Land Use Map Atlas~~ shall be the determinants of permissible activities on any parcel in the jurisdiction. Refer to the *Land Development Regulations, specifically including but not limited to sections 2.00 et seq., 3.00 et seq., 6.00 et seq., and 7.00 et seq.,* ~~Future Land Use Element of the Comp. Plan~~ for the definitions of each use category *and for all setback, parking, density,*

pavement, height, and new development requirements and restrictions.

Allowable uses are shown in Section 2.02.03 to correlate individual land use activities with land use districts. *The City Council shall adopt an Official Zoning Map of the City of Mexico Beach and shall review, update, and revise as needed such map once every two years; however, failure to make such review in a timely manner shall not invalidate said map. The Official Zoning Map shall be placed at City Hall and be available for public inspection.*

Section 2. Article II Land Use: Type, Density, Intensity, Section 2.02.02(G), pg. 18 of the Land Development Regulations is amended by adding the language set forth in italics and deleting the language marked with a strike-through, as follows:

2.02.02 Generally

G. Tourist Commercial

The uses in this group include those activities... similarity of characteristics.

1. Boutiques, souvenir shops, and similar businesses that are seasonal in nature.
2. Restaurants and open air cafes.
3. Small hotels or small motels.
4. Marinas.
5. Gasoline sales and service, combination gasoline sale and small food marts, and similar facilities.
6. *Single and multiple family dwellings.*

Section 3. Article II Land Use: Type, Density, Intensity, Section 2.02.03(D), pg. 19, of the Land Development Regulations is amended by adding the language set forth in italics and deleting the language marked with a strike-through, as follows:

2.02.03 Allowable Uses Within Each Land Use District

(D) General-Commercial

The following uses are allowed in the Commercial land use district. All other are prohibited.

1. General Commercial
2. Professional Service and Office
3. Personal Service and Studio
4. Public/Institutional
5. Temporary Uses
6. *Residential*

Section 4. Article II Land Use: Type, Density, Intensity, Section 2.00.01, pg. 14, of the Land Development Regulations is amended by adding the language set forth in italics to the definitions section following the term "Density or Gross Density", as follows:

2.00.02 Definitions

Duplex

A multi-family dwelling containing two housing units that share a common roof and dividing wall. A duplex provides complete but independent living facilities for two housekeeping units, including permanent provisions for living, sleeping, eating, cooking and sanitation. A duplex may not contain an accessory apartment pursuant to the LDR.

Section 5. Article II Land Use: Type, Density, Intensity, Section 2.02.04, pg. 20, of the Land Development Regulations is amended by adding an * following the "A" under the Mobile Home (MH) column in the line regulating Residential General Housing Types, which will have the effect of permitting mobile homes in residential general zoned areas only when designated as a mobile home park by state law.

Section 6. Article II Land Use: Type, Density, Intensity of the Land Development Regulations is amended by adding and creating an Official Zoning Map of the City of Mexico Beach as set forth in Section 2.01.01, as amended, and as set forth in the miniature map attached hereto and as on display in a full-size version, which will be available for public inspection, at City Hall. This map is intended to accurately depict the present zoning categories of all property contained in the City and no re-zonings of any properties are intended by the adoption of this map.

Section 7. All ordinances, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

Section 8. This ordinance shall take effect upon adoption, except for section 5, which shall not take effect until November 13, 2002.

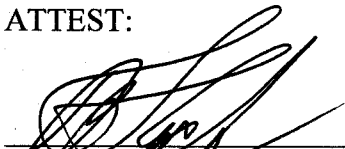
INTRODUCED at a regular meeting of the City Council on October 9, 2001, and adopted at a regular meeting of the City Council on November 13, 2001.

SIGNED this 26th day of November, 2001.

CITY OF MEXICO BEACH, FLORIDA


Kathy Kingsland, Mayor

ATTEST:


Henry Flack, City Clerk

