

ORDINANCE NO. 511

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF MEXICO BEACH, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE ELEMENT TO CREATE A NEW FUTURE LAND USE CATEGORY TO BE NAMED THE TOURIST MIXED USE FUTURE LAND USE CATEGORY; PROVIDING FOR SEVERABILITY AND RECITING AN EFFECTIVE DATE

WHEREAS, the City of Mexico Beach, Florida has considered a requested text amendment to the Future Land Use Element of its Comprehensive Plan to create a new future land use category called the Tourist Mixed Use Future Land Use Category; and

WHEREAS, The City Council of the City of Mexico Beach, Florida has reviewed the proposed changes and finds that the changes are consistent with and furthers the intent of the Comprehensive Plan; and

WHEREAS, a copy of the Public Notice to consider this Ordinance in accordance with Florida Statute §163.3184(3) was provided to the City of Mexico Beach, Florida; and

WHEREAS, the City of Mexico Beach has caused to be published a notice with respect to the proposed amendment to its Comprehensive Plan, and

WHEREAS, the Mexico Beach Planning and Zoning Board sitting as the Mexico Beach Land Planning Agency conducted a public hearing on February 7, 2006 to hear and consider comments from the public on the proposed amendments to the Comprehensive Plan and made recommendations to the Board; and

WHEREAS, pursuant to Florida Statutes, Section 163.3184, the Council conducted an initial public hearing on February 14, 2006 to consider and transmit the proposed amendments and considered comments from the public; and

WHEREAS, pursuant to Florida Statutes, Section 163.3184, the Council conducted a second public hearing on September 12, 2006, to consider the Objections, Recommendations and Comments report from the Department of Community Affairs, and the public comments; and

WHEREAS, the City Commissioners of the City of Mexico Beach, Florida have ascertained that it is in the best interests of the City of Mexico Beach, Florida to amend the Future Land Use Element and the Coastal Management Element of its Comprehensive Plan and to adopt these proposed amendments;

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF MEXICO BEACH, FLORIDA:

SECTION 1. The City of Mexico Beach, Florida does hereby adopt in accordance with Florida Statute §163.3184(3) the following proposed amendment to the Future Land Use Element of its Comprehensive Plan to create a new future land use category:

Future Land Use Element

Policy 1.1.1

(G) Tourist Mixed Use

- (a) Intent** - This district 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 practicable to provide open space and to protect environmentally sensitive areas.
- (b) Allowable Uses** - The uses may include single-family, multifamily, and any ancillary uses; hotel, motel and other temporary lodging units; neighborhood and community-scale commercial; beach clubs and other recreational uses; public and private uses such as offices and services; religious institutions; marinas and water related facilities; infrastructure and entertainment facilities.
- (c) Density** – The density within the total land area of the overall parent parcel that is assigned the “Tourist Mixed Use” Future Land Use category (the “Property”) shall be a maximum of two (2) dwelling units per acre.
- (d) Intensity** – A Property shall contain buildings no more than 48 feet in height and not to exceed an impervious surface ratio of 0.7 based on the total land area.
- (e) Percentage Distribution of Mixed Uses** – At least three of the uses listed in Allowable Uses section shall be developed within the Property, and one of these uses shall be a residential use. Neither of the three land uses developed within the Property may be less than 10% of the total land area. All of the land do not have to be developed at the same time, nor is one land use a prerequisite to another land use.
- (f) Specific Restrictions**

 - 1) Where practicable, 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.
 - 2) Connection to central water and sanitary sewer systems shall be required prior to any certificate of occupancy being issued.

- 3) The Tourist Mixed Use category may be implemented through the Planned Unit Development process as defined in the Land Development Regulations.
- 4) A Property must be under single ownership or under unified control at the time the Tourist Mixed Use category is assigned.

SECTION 2. Should any part of this Ordinance be deemed invalid by a Court of competent jurisdiction, the invalid parts shall be severed from the Ordinance and the remaining parts shall not be affected thereby.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This Ordinance shall become effective upon passage.

INTRODUCED at a Regular Meeting of the City Council on February 14, 2006, and ADOPTED by the City Council at a Regular Meeting on September 12, 2006.

CITY OF MEXICO BEACH, FLORIDA



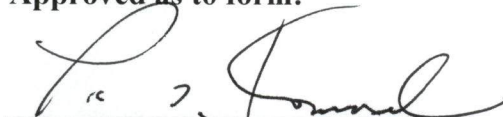
Mayor, William A. Cathey

Attest:



Clerk, Deborah McLeod

Approved as to form:



City Attorney, Paul Komarek

