

**City Council Special Meeting
Tuesday February 5, 2019 5:00 pm
City Hall 201 Paradise Path**

Mayor William A. Cathey	
Councilman Bill McGlothlin	Councilman Jerry Wallace
Councilwoman Linda Albrecht	Councilman Rex Putnal

1. Check Presentation MBARA

2. Minutes
 - a. November 6, 2018 Special Meeting
 - b. November 13, 2018 Special Meeting
 - c. November 20, 2018 Special Meeting
 - d. November 27, 2018 Special Meeting
 - e. December 4, 2018 Special Meeting
 - f. December 7, 2018 Special Meeting
 - g. December 11, 2018 Special Meeting
 - h. December 18, 2018 Special Meeting
 - i. January 9, 2019 Special Meeting
 - j. January 15, 2019 Special Meeting
 - k. January 22, 2019 Special Meeting
 - l. January 24, 2019 Council Workshop
 - m. January 29, 2019 Special Meeting

3. Public Hearing Ordinance 710

4. Ordinance 710

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEXICO BEACH, FLORIDA ADOPTING A COMPREHENSIVE UPDATE TO THE CITY OF MEXICO BEACH COMPREHENSIVE PLAN; AMENDING THE INTRODUCTION THROUGH FORMER SECTIONS I-VII INCLUDING REVISING COMMUNITY PROFILE, REVISING PUBLIC PARTICIPATION SECTION, REVISING PURPOSE AND INTENT LANGUAGE, UPDATING LANGUAGE TO REFLECT CHANGES IN LAWS, AND DELETING UNNECESSARY LANGUAGE AND DEFINITIONS; AMENDING THE FUTURE LAND USE ELEMENT INCLUDING REVISIONS TO DEFINITIONS, REORGANIZING AND CLARIFYING RULES, DELETING UNUSED CATEGORIES, REVISING RULE FOR HOW TO MEASURE HEIGHT, RENAMING TOURIST RESIDENTIAL TO HIGH DENSITY

RESIDENTIAL AND SETTING MAXIMUM DENSITY, REVISING ALLOWABLE USES IN GENERAL COMMERCIAL, REVISING ALLOWABLE INTENSITY AND USES FOR RECREATION DISTRICT, PROVIDING ADDITIONAL RULES FOR PRESERVATION DISTRICT, DELETING AND RELOCATING CERTAIN RULES FOR ENVIRONMENTALLY SENSITIVE LAND; DELETING CERTAIN POLICIES RELATING TO LAND DEVELOPMENT REGULATIONS, REVISING INFILL AND URBAN SPRAWL POLICIES, REVISING POLICIES REGARDING STORMWATER, DRAINAGE, AND PUBLIC PROPERTY, ADDING PROTECTIONS FOR WATER DEPENDENT USES, PROVIDING RULES FOR USE OF PLATTED LOTS AND REVISING RULES FOR ALLOWABLE NONCONFORMING USES, AND ADDING POLICES ABOUT COMPATIBILITY OF ADJACENT LAND USES; RENAMING THE TRAFFIC CIRCULATION ELEMENT TO TRANSPORTATION ELEMENT AND SUBSTANTIALLY REWRITING IT INCLUDING CLARIFICATIONS, NEW REQUIREMENTS AND PROHIBITIONS, REVISED APPLICABILITY AND EXEMPTIONS, POLICIES FOR NON-MOTORIZED TRANSPORTATION, POLICIES FOR MEXICO BEACH TOURIST CORRIDOR, AND NEW ACCESS RULES; REWRITING THE HOUSING ELEMENT INCLUDING ADDRESSING POLICIES REQUIRED BY STATE LAW; AMENDING THE GENERAL UTILITIES ELEMENT TO REWRITE THE SANITARY SEWER SUB-ELEMENT, TO REVISE THE SOLID WASTE SUB-ELEMENT INCLUDING CLARIFICATIONS AND CHANGES TO LEVEL OF SERVICE STANDARDS, TO REVISE POTABLE WATER SUB-ELEMENT INCLUDING CLARIFICATIONS AND CHANGES TO LEVEL OF SERVICE STANDARDS, AND REWRITING DRAINAGE SUB-ELEMENT; REWRITING THE CONSERVATION ELEMENT AND ADDING ASSOCIATED MAPS TO IT; AMENDING THE RECREATION AND OPEN SPACE ELEMENT INCLUDING REVISING LEVEL OF SERVICE STANDARDS AND REQUIREMENTS FOR DEVELOPERS TO PROVIDE PARK SPACE, REQUIRING CITY TO RETAIN BEACH ACCESSES, AND REVISING OPEN SPACE STANDARDS; REWRITING THE INTERGOVERNMENTAL COORDINATION ELEMENT AND PLACING GREATER EMPHASIS ON TYNDALL AIR FORCE BASE; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT INCLUDING REVISIONS TO PURPOSES AND LEVEL OF SERVICE STANDARDS; DELETING EVALUATION AND MONITORING

SECTION; DELETING CONCURRENCY MANAGEMENT SYSTEM
SECTION; PROVIDING FOR REPEAL, SEVERABILITY, AND
PROVIDING AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 710 by title only
- b. Motion to Adopt Ordinance 710.

- 5. Public Hearing Ordinance 711
- 6. Ordinance 711

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA ADOPTING A COMPREHENSIVE UPDATE TO THE CITY'S LAND DEVELOPMENT REGULATIONS INCLUDING ENSURING CONSISTENCY WITH COMPREHENSIVE PLAN UPDATE; UPDATING REFERENCES TO STATUTES AND OTHER LAW; AMENDING DEFINITIONS; DELETING UNUSED ZONING CATEGORIES; RENAMING TOURIST RESIDENTIAL TO HIGH DENSITY RESIDENTIAL AND SETTING MAXIMUM DENSITY; REORGANIZING AND AMENDING RULES FOR ALLOWABLE USES AND DEVELOPMENT STANDARDS IN EACH ZONING CATEGORY; CLARIFYING RULES FOR MODULAR HOMES; AMENDING RULES FOR MIXED USE DEVELOPMENT; AMENDING RULES FOR HOW TO MEASURE HEIGHT; CREATING RULES FOR EVALUATING CHANGE IN USE WITHIN SAME ZONING CATEGORY; CREATING TOURIST CORRIDOR OVERLAY DISTRICT AND RULES APPLICABLE TO IT; REQUIRING USES IN PUD TO BE CONSISTENT WITH COMPREHENSIVE PLAN; AMENDING AND REORGANIZING RULES FOR ACCESSORY USES AND STRUCTURES INCLUDING SETBACKS; AMENDING RULES FOR ACCESSORY APARTMENTS; DELETING CERTAIN RULES REGULATING CONDUCT RATHER THAN USE OF LAND; CREATING LOT SPLIT DEFINITION AND REVISING RULES FOR LOT SPLITS AND PLATS; MAKING FLOODPLAIN RULES CONSISTENT WITH CITY'S FLOODPLAIN ORDINANCE; AMENDING RULES FOR POROUS PAVING; AMENDING PROCEDURES AND RULES FOR MAJOR RESIDENTIAL DEVELOPMENT ORDERS AND MAJOR COMMERCIAL DEVELOPMENT ORDERS; AMENDING RULES FOR REVIEW OF ALL DEVELOPMENT ORDERS; AMENDING SPECIAL MASTER CODE ENFORCEMENT PROCEDURES AND PROVIDING FOR HEARINGS ONLY IF REQUESTED BY VIOLATOR; AMENDING RULES FOR ALLOWABLE NONCONFORMING USES INCLUDING NONRESIDENTIAL STRUCTURES; REPEALING ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR

CODIFICATION; REPEALING RULES THAT CONFLICT;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
IMMEDIATELY EFFECTIVE DATE.

- a. Motion to read Ordinance 711 by title only.
- b. Motion to adopt Ordinance 711.

7. Public Hearing Ordinance 712

8. Ordinance 712

AN ORDINANCE OF MEXICO BEACH, FLORIDA AMENDING THE MEXICO BEACH CITY CODE TO AMEND THE FLOODPLAIN REQUIREMENTS TO REQUIRE NEW STRUCTURES IN THE UNSHADED ZONE X ZONE TO BE 1 FOOT ABOVE THE CROWN OF THE ROAD OR CURB; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE, BUILDING AND THE FLORIDA BUILDING CODE, RESIDENTIAL TO INCREASE MINIMUM ELEVATION REQUIREMENTS (FREEBOARD) USING FEMA'S DRAFT BEST AVAILABLE DATA MAP; DIRECTING STAFF TO DEVELOP PROPOSES RULES TO REQUIRE MITIGATION TO IMPACTS TO FLOODPLAIN; PROVIDING FOR FISCAL IMPACT STATEMENT, CODIFICATION, PENALTIES, APPLICABILITY, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

- a. Motion to read Ordinance 712 by title only.
- b. Motion to adopt Ordinance 712

9. Food Truck Discussion

10. Ratify State DOT \$2.8 Million Grant Agreement

11. Meeting Dates and Times- City Clerk

12. Department Reports

13. Miscellaneous

**CONFERENCE BRIDGE TO LISTEN TO THE MEETING: 1-302-202-1107 ACCESS
CODE: 620849**

*You are hereby notified that in accordance with Florida Statutes, you have a right to appeal any decision made by the Council with respect to any matter considered. You may need to insure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Adrian Welle, City Clerk, at 114 North 22nd Street, Mexico Beach, Florida 32456; or by phone at (850) 648-5700 at least five calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (TDD).