

## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Raymond Greer

2. MEETING DATE:

8/18/26

3. PURPOSE:

First Reading for the Comprehensive Plan – Ordinance 426-30

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

## **ORDINANCE NO. 2026-430**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PARKER, SPECIFICALLY TO ADOPT CITY-INITIATED EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; (1) UPDATE THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, ECONOMIC AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN, (2) TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulations Act, Section 163.3161, Florida Statutes, require that each local governments prepare and submit a comprehensive plan of the type set out in that Act, and

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive development plans to determine if plan amendments are necessary to reflect changes in state requirements since the last update of their comprehensive development plan, and notify the state land planning agency as to its determination; and

WHEREAS, the City of Parker ("City") provided this notice to the state land planning agency on August 3, 2026, and Section 163.3191, Florida Statutes, requires that local governments who have determined that plan amendments are necessary to reflect changes in state requirements transmit the amendments to the state land planning agency within one year of notification; and

WHEREAS, on August 11, 2026, the City of Parker Planning Commission sitting as the local planning agency for the City, recommended transmittal of the amendments to the comprehensive plan of the City; and

WHEREAS, the City of Parker City Council desires to adopt amendments to the current comprehensive plan to guide and control the future development of the city, and to preserve, promote, and protect the public health, safety, and welfare; and

WHEREAS, on August 18, 2026, the City of Parker City Council authorized transmittal of the proposed plan amendments to the appropriate state agencies.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, FLORIDA AS FOLLOWS:

## **ORDINANCE NO. 2026-430**

### **SECTION 1. APPROVAL**

The City of Parker Comprehensive Plan Is hereby amended as set forth on Exhibit "A".

### **SECTION 2. CONSISTENCY WITH CITY OF PARKER COMPREHENSIVE PLAN**

The City of Parker City Council hereby finds and determines that the approval of the amendments is consistent with the goals, objectives and policies of the City of Parker Comprehensive Plan, as amended.

### **SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

### **SECTION 4. REPEAL**

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

### **SECTION 5. SEVERABILITY**

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

### **SECTION 6. EFFECTIVE DATE**

The effective date of this plan amendment, if the amendment is not timely challenged, shall become effective pursuant to Section 163.3184(3)(c)4., Florida Statutes. If challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**ORDINANCE NO. 2026-430**

PASSED, APPROVED AND ADOPTED at a regular meeting after its second reading this  
\_\_\_\_\_ day of \_\_\_\_\_, 2026.

THE CITY COMMISSION OF THE CITY  
OF PARKER, FLORIDA

By: \_\_\_\_\_  
Andrew Kelly, Mayor

Attest: \_\_\_\_\_  
Rachelle Stanley, City Clerk

EXAMINED AND APPROVED by me this day of \_\_\_\_\_, 2026

By: \_\_\_\_\_  
Andrew Kelly, Mayor

# **City of Parker**

## **2046 Comprehensive Plan**



1001 West Park Street  
Parker, Florida 32404

**Proposed**

**August 2026**

## Contacts

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## Section 1. Future Land Use Element

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### Purpose

The purpose of this element is to designate future land use patterns as reflected in the goals, objectives, and policies of the other plan elements. Future land use patterns are depicted on the future land use map contained within this element.

**Future Land Use Element Goal 1: Provide the fiscal and regulatory conditions necessary to protect the health, welfare, safety and quality of life of city citizens consistent with continued economic development and preservation of Parker’s unique environmental features and; establish a defined pattern of land use intended to provide predictability in managing development through the short-term planning horizon of 2036 and the long-term planning horizon of 2046.**

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

Policy 1.1.1: The City will regulate land use through the designation of land use districts on a 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. Land use districts depicted on the Future Land Use Map shall be the following:

1. Residential District (RES)
  - (a) This district provides areas for the preservation or development of low-density neighborhoods consisting of single-family dwelling units on individual lots. Uses allowed within this category include residential lots and subdivisions, public education facilities, educational uses, and neighborhood parks.
  - (b) Density - No more than five dwelling units per acre.

2. Mixed Use Districts (MU) ~~Districts~~

Mixed Use districts provide areas for medium to high density residential development and low intensity commercial development. The mixed use districts are specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.

There are two mixed use districts: Mixed Use One (MU-1) and Mixed Use Two (MU-2). The specific standards are as follows:

- (a) Mixed Use One (MU-1) District
  - (1) Residential.
    - a) No more than fifteen (15) dwelling units per acre.
  - (2) Non-residential.
    - a) The maximum Floor Area Ratio (FAR) shall be 1.0.
- (b) Mixed Use Two (MU-2) District
  - (1) Residential.
    - a) No more than twenty-five (25) dwelling units per acre.
  - (2) Non-residential.
    - a) The maximum Floor Area Ratio (FAR) shall be 2.0.

Mixed use developments may have more than one use on one parcel and more than one use in a building as allowed in the Land Development Regulations (LDR). Where there is a mix of residential and non-residential uses within a building, the height restrictions for residential shall apply, and the Floor Area Ratio restrictions shall apply to the combined residential and non-residential building area, and the dwelling units per acres restrictions shall not apply.

Parking reductions and/or shared parking arrangements may be granted to projects that demonstrate the parking required will meet daytime, evening and weekend parking demand.

- 3. General Commercial District (GC)
  - (a) This district provides areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes, light manufacturing, and other similar land uses. Other uses allowed within this category include mobile home parks, educational uses, public buildings and grounds, and public and private recreation facilities.
  - (b) The maximum Floor Area Ratio (FAR) shall be 1.5.
- 4. Recreation District (REC)
  - (a) This district provides recreation areas open to the public. Uses allowed within this category include public parks, open space, refuges, ballfields, public ways and other such activities intended for public recreation, educational uses, public buildings and grounds, and private outdoor recreation activities.

- (b) Floor Area Ratio (FAR) 1.0.
5. Conservation District (CON)
- (a) This district provides areas for protection and conservation for natural resources and locally designated environmentally sensitive resources.
  - (b) Conservation districts shall include areas which contain: jurisdictional wetland/marsh; seagrass beds; flood zones; estuarine water bodies and shoreline; and, that portion of Martin Lake located within the City.
6. Public/Institutional District (PI)
- (a) This district provides areas for public buildings and grounds, churches, cemeteries, institutions, and other similar land uses. Uses allowed within this category include educational uses, public facilities and grounds, and public parks and recreation facilities.
  - (b) Intensity – For buildings and structures, no more than 90% lot coverage as determined by dividing total impervious areas by the gross area of the site or lot.

Policy 1.1.2: The City will consider the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process.

Policy 1.1.3: The City will consider 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 level of service provisions found in the respective elements of this Plan.

Policy 1.1.4: The City will require in its ~~Land Development Regulations~~LDR that utility services such as electricity, telephone, etc. be available at the same time as new development is authorized.

Policy 1.1.5: The City will undertake measures to protect and conserve environmentally sensitive land within the Conservation District and direct development so that it does not have an adverse impact on natural resources and ecosystems. At a minimum, such measures shall include:

1. Prohibit development in areas suspected of containing jurisdictional wetlands until such time as a jurisdictional interpretation is conducted pursuant to Chapter 62-~~31~~2340, Florida Administrative Code (FAC).
2. Refer developers of property suspected of containing jurisdictional wetlands to the Florida Department of Environmental Protection (FDEP), and condition development approval upon jurisdictional interpretations and appropriate permits are obtained.
3. Prohibit construction of docks, piers, wharves and other similar structures in water bodies under City jurisdiction, unless specifically approved by the City Council.
4. Coordinate with ~~the Department of Environmental Protection~~FDEP on permits for

development which would permanently damage or destroy seagrass beds.

5. Establish a minimum set-back line for construction along the estuarine shoreline.
6. Ensure that the provisions of the Flood Damage Prevention Ordinance are vigorously enforced.
7. Prohibit construction activities which will degrade water quality in Martin Lake.
8. Undertake measures to reduce stormwater pollution into estuarine water bodies, including both regulatory and structural measures.

Policy 1.1.6: The City will allow schools in all Land Use Districts, except Conservation. The City will coordinate with the Bay County School Board to encourage the location of schools proximate to residential and mixed use areas to the extent possible and will seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Policy 1.1.7: The City incorporates by reference the March 2016 version of the Air Installation Compatible Use Zone (AICUZ) map for Tyndall Air Force Base as an overlay on the Future Land Use Map.

Policy 1.1.8: During each Comprehensive Plan update process, the City will ensure there is sufficient commercial land to accommodate desired economic growth over the long-term planning horizon.

Policy 1.1.9: The City will encourage preservation of recreational and commercial working waterfronts for water dependent uses.

*Objective 1.2: Include innovative land use management provisions ~~such as~~ for mixed use areas and ~~p~~Planned ~~U~~nit ~~D~~evelopments (PUD) within the LDR in the Land Development Regulations.*

Policy 1.2.1: The ~~Land Development Regulations~~LDR at a minimum shall:

- ~~(a)~~1. Regulate the subdivision of land through provision of or reference to specific and detailed requirements which shall include, but not be limited to, procedures for platting of land, review and approval process for plat approval, design standards, required improvements, required dedications and legal documents, and other such relevant requirements;
- ~~(b)~~2. Regulate the use of land and ensure the compatibility of adjacent land uses, including maintaining an official land use map, maintaining land use districts and allowable uses including accessory land uses, maintaining environmental protection and development standards, ~~creation~~ ~~creating of~~ measures to reduce the potential for nuisances caused by incompatible land uses, providing for the elimination of non-conforming land uses, and other such relevant requirements;
- ~~(c)~~3. Protect the Conservation-Protected lands designated on the Future Land Use Map and in the Conservation Element through provision of or reference to specific and detailed

requirements which shall include, but not be limited to, protection or conservation of environmentally significant resources, standards for development in areas containing such resources, coordination on permits from appropriate regulatory agencies, mitigation of environmental impacts, and other such relevant requirements intended to provide reasonable protection of such resources in consideration of landowners constitutional property rights;

~~(d)~~4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through provision of or reference to specific and detailed requirements which shall include, but not be limited to, standards for construction in designated flood-prone areas, standards for design of drainage and stormwater management facilities, measures to protect drainageways and drainage conveyance systems, and other such relevant requirements;

~~(e)~~5. Regulate signage through provision of or reference to specific and detailed requirements which shall include, but not be limited to, standards for the location or placement of signs, construction standards, prohibited characteristics, compliance with other codes, sign removal or repair procedures, standards for off-premise signs, illumination restrictions, and other such relevant requirements;

~~(f)~~6. Provide for safe and convenient on-site traffic flow and vehicle parking needs through provision of or reference to specific and detailed requirements which shall include, but not be limited to, technical construction standards for roadways, roadway classifications, design standards, right-of-way protection and use, access control and vehicular connections, location of bicycle or pedestrian ways, standards for off-street parking and loading, and other such relevant requirements; and,

~~(g)~~7. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

Policy 1.2.2: In conjunction with its ~~Land Development Regulations~~LDR the City will determine potential impacts caused by proposed development activities. At a minimum the following criteria will be evaluated:

~~(a)~~1. Availability of facilities and services;

~~(b)~~2. Suitability of site conditions including topography and soils;

~~(c)~~3. Ingress and egress;

~~(d)~~4. Drainage and stormwater management;

~~(e)~~5. Vehicular traffic, including onsite parking;

~~(f)~~6. Required permits from other governmental agencies;

- ~~(g)~~7. Noise;
- ~~(h)~~8. Lighting;
- ~~(i)~~9. Public safety and/or potential to create a public nuisance;
- ~~(j)~~10. Energy use, building efficiency and resource conservation; and
- ~~(k)~~11. Impacts on natural resources.

Policy 1.2.3: The City will use this Plan and its ~~Land-Development-Regulations~~LDR to promote compatibility of adjacent land uses and reduce the potential for nuisances. Compatibility will be assessed based on the size and siting of structures and the potential for neighboring uses to have noise, smell, off-site parking, storage of materials on site, hazardous materials, or other uses or activities that may adversely affect neighboring properties as defined in the ~~Land-Development-Regulations~~LDR. The highest standard of compatibility will be applied where new non-residential uses are proposed adjacent to residential uses.

Policy 1.2.4: The City will encourage innovative planning that ~~utilizes~~-uses the ~~Planned Unit Development (PUD)~~ process, subject to the ~~Land-Development-Regulations~~LDR and the following:

1. The density and intensity of a PUD shall not exceed the density and intensity of the underlying Future Land Use Categories and may be further restricted in the ~~Land-Development-Regulations~~LDR.
2. A PUD shall be developed as an integrated unit containing one or more land uses and shall ensure compatibility with existing and allowed uses on neighboring properties.
3. A PUD shall be required to include provisions for the protection of open space and for the conservation and protection of significant natural resources that may be located within the development site, consistent with this Comprehensive Plan. Clustering shall be required.

Policy 1.2.5: The City will establish procedures in its ~~Land-Development-Regulations~~LDR for the provision of open space as specified in the Recreation and Open Space Element of this Plan.

Policy 1.2.6: All development within the City shall comply with the sound attenuations cited in 14 C.F.R. Part 150, Airport Noise Compatibility Planning, and the ~~Land-Development-Regulations~~LDR.

Policy 1.2.7: The City will require that all plats completely or partially within a noise contour equal to or above the 65 dB DNL as depicted on the adopted AICUZ overlay contain a disclosure statement that the subject property is located near Tyndall Air Force Base and is possibly subject to noise, military aircraft, and hazards associated with a major U.S. Air Force Base.

Policy 1.2.8: For any development completely or partially within a noise contour equal to or above the 65 dB DNL as depicted on the adopted AICUZ overlay, applicants proposing structures which meet and/or exceed the federal notification criteria pursuant to 14 C.F.R. FAR Part 77.13, shall

provide to the City written evidence of a Federal Aviation Administration (FAA) aeronautical study based on the submittal of FAA Form 7460-1 or electronic equivalent. The applicant shall provide a written copy of a FAA aeronautical study which has ~~a~~ determined the proposed structure is not a hazard to air navigation as a condition to issuing the development permit.

*Objective 1.3: Provide flexibility in the development approval process ~~so as~~ to encourage the redevelopment or renewal of blighted or unsightly areas.*

Policy 1.3.1: The City will coordinate with developers and property owners 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 1.3.2: The City will use its ~~Land Development Regulations~~LDR to reduce eyesores, junk, substandard housing, or unsafe buildings.

*Objective 1.4: Continue to enforce procedures for the elimination or reduction of land uses inconsistent with the character of the City and the future land uses designated in this Plan.*

Policy 1.4.1: The City will incorporate provisions for the elimination of non-conforming land uses into its ~~Land Development Regulations~~LDR.

*Objective 1.5: Require coordination of coastal area population densities with adequate capability for hurricane evacuation through use of appropriate land use regulations.*

Policy 1.5.1: The City will limit the density of dwelling units in the coastal area so as not to exceed hurricane evacuation capabilities within the City's jurisdiction.

Policy 1.5.2: The City will prohibit the location of hospitals, nursing homes, convalescent homes, or other similar high-density institutions in any of the hurricane evacuation zones shown on the City of Parker Hurricane Evacuation Map.

*Objective 1.6: Discourage the proliferation of urban sprawl through provision of public facilities, and through density controls in land use districts.*

Policy 1.6.1: The City will maintain land use districts and densities as appropriate for promoting redevelopment.

*Objective 1.7: Include provisions for public utility crossings, easements, or rights-of-way in the ~~Land Development Regulations~~LDR.*

Policy 1.7.1: The City will establish provisions to allow ~~needed land area~~the land area needed 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 1.7.2: The City will coordinate with legally established public utilities or public works consistent with the provisions of Chapter 361 and Chapter 362, F.S., and as provided in local

franchise agreements, to provide land needed for location of utilities facilities.

*Objective 1.8: Provide reasonable measures to protect the rights of property owners as guaranteed by law by adopting this Plan and enacting and enforcing attendant ~~Land-Development Regulations~~LDR.*

Policy 1.8.1: Property owner's rights of development shall be vested when final development approval has been granted by the City and a valid building permit has been obtained. The City may limit the amount of time development rights may be vested in the ~~Land-Development Regulations~~LDR.

Policy 1.8.2: Land uses or structures which do not conform to the provisions of this Plan shall be considered non-conforming. Such land uses or structures shall be allowed to remain in a non-conforming condition, including ordinary repair and maintenance until: 1) the land use or structure is discontinued, unoccupied or abandoned for a period of six (6) months or more, 2) the land use or structure is expanded, modified or extended as defined by the ~~Land-Development Regulations~~LDR or, 3) recording of the transfer of any fee-simple legal title.

Policy 1.8.3: The City will include provisions for hardship relief in its ~~Land-Development Regulations~~LDR. Such provisions shall include standards for establishing economic hardships and assurances that the granting of hardship relief shall not undermine the intent and integrity of this Plan. No hardship relief shall be granted for noise attenuation standards within any noise contour equal to or above the 65 dB DNL as depicted on the March 2016 AICUZ overlay.

## Section 2. Transportation Element

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### Purpose

The purpose of this element is to establish an adequate transportation system within the City and to plan for future motorized and non-motorized traffic circulation systems.

**Transportation Element Goal 1: Provide, or encourage the provision of, a safe and efficient transportation system which includes consideration of both motorized and non-motorized traffic circulation and future traffic volumes.**

*Objective 2.1: Coordinate with the Bay County Transportation Planning Organization (TPO), the Florida Department of Transportation (FDOT), and Bay County to identify unsafe conditions or facilities which pose a hazard to motorized and non-motorized traffic movements.*

*Objective 2.2: Maintain procedures which will assess impacts upon the convenient and efficient movement of motorized and non-motorized traffic.*

Policy 2.2.1: The City will use its **Land Development RegulationsLDR** and defined methods of analyzing transportation demand to assess potential impacts on safe, convenient and efficient traffic flow, including on-site traffic flow and needed motorized and non-motorized vehicle parking.

*Objective 2.3: Maintain procedures which will coordinate traffic circulation with land uses shown on the Future Land Use Map.*

Policy 2.3.1: The City will assign FDOT functional classifications to roadways within the City and will update such classifications as necessary. Functional classifications will be shown on the Future Traffic Circulation Map.

Policy 2.3.2: The City will use specific standards set forth in its **Land Development RegulationsLDR** to regulate off-street parking.

Policy 2.3.3: The City will maintain the following peak hour roadway levels of service and will monitor impacts to levels of service through the issuance of development approvals and improvements to the roadway network.

| Functional Classification   | Peak Hour Level of Service |
|-----------------------------|----------------------------|
| Principal <b>A</b> arterial | D                          |
| Minor Arterial              | E                          |
| Collector                   | E                          |
| Local Roadway               | E                          |

*Objective 2.4: Participate as a member of the Bay County TPO to coordinate plans of the City with the plans and programs of the state, the County, and other municipalities.*

Policy 2.4.1: The City will continue its active participation on the Bay County TPO.

Policy 2.4.2: The City will coordinate and/or schedule any major roadway improvements consistent with the FDOT Five Year Work Program.

Policy 2.4.3: The City of Parker will coordinate with the Bay County TPO regarding improvements to Tyndall Parkway in order to maintain the adopted level of service standards.

Policy 2.4.4: The City of Parker will coordinate with the Bay County TPO to increase bus/trolley routes, services, and associated facilities such as bus/trolley stops, shelters, and hubs or other like facilities to meet the needs of the City's residents.

*Objective 2.5: Continue to protect existing and future rights-of-way from building encroachment.*

Policy 2.5.1: The City will maintain minimum building setbacks from rights-of-way along all roads within the City through use of minimum building setbacks.

*Objective 2.6: Identify roadways on which sidewalks and bicycle paths should be installed and coordinate efforts with FDOT and the Bay County TPO.*

Policy 2.6.1: The City will request that FDOT install sidewalks on both sides of the road as part of any major state highway widening or improvement project.

Policy 2.6.2: All City owned road rights-of-way (collectors and above) shall include sidewalks and signed and marked bicycle lanes, in coordination with the FDOT Bicycle/Pedestrian Plan and the Bay County TPO Bicycle and Pedestrian Plan. Allowable exceptions include:

1. Where the cost of establishing bikeways or walkways would be excessively disproportionate to the need or probable use;
2. Where sparseness of population or other factors indicate an absence of need, e.g., the street is a cul-de-sac with four or fewer dwellings or the street has severe topographic or natural resource constraints.
3. Where bicyclists and pedestrians are prohibited by law from using the roadway.
4. Where condemnation by the City would be necessary.

Policy 2.6.3: New development shall include provisions for bicycle and pedestrian facilities. Such facilities shall connect to existing or planned bicycle and pedestrian facilities and will include provisions for connections to adjacent land uses, as called for in applicable adopted plans and policies.

Policy 2.6.4: The design and development of the transportation infrastructure shall improve conditions for bicycling and walking. Projects shall address the need for pedestrians and bicyclists to cross corridors as well as travel along them. The design of intersections, traffic control, and interchanges shall accommodate bicyclists and pedestrians in a manner that is safe, accessible,

and convenient.

Policy 2.6.5: Traffic calming measures shall be employed to address safety issues on streets with a high level of pedestrian and/or bicycle traffic traveling to and from schools.

Policy 2.6.6: New non-residential development shall include provisions for on-site bicycle and pedestrian facilities, including appropriate bicycle parking and lighting for the safety of the users. These facilities shall connect with existing and planned bicycle and pedestrian facilities in public rights-of-way and adjacent land uses. Bicycle and pedestrian facilities shall be separated~~d~~ from the automobile facilities.

Policy 2.6.7: The City may accept contributions from multiple parties, including applicants for development approvals, for funding a transportation network improvement and will maintain said contributions in a separate account designated for the transportation improvement.

*Objective 2.7: ~~Reduce Vehicle Miles Traveled-related emissions~~Provide a variety of transportation options by encouraging the use of public transit, ~~making-encouraging~~ improvements to the transit system and infrastructure, increasing the safety and accessibility of the multimodal network, and providing other incentives.*

Policy 2.7.1: When funding transportation improvements that increase roadway capacity, include funding for alternative modes of transportation, including bicycle and pedestrian facilities.

Policy 2.7.2: Amend the ~~Land Development Regulations~~LDR to include standards for safe pedestrian and bicyclist accommodations, including:

1. Complete streets policies that foster equal access by all users in the roadway design.
2. Bicycle and pedestrian access internally and in connection to other areas through easements.
3. Safe access to public transportation and other non-motorized uses through construction of dedicated paths.
4. Safe road crossings at intersections, especially for school children and seniors.
5. Adequate, convenient and secure bike parking at public and private facilities and destinations in all urban areas.
6. Street standards will include provisions for bicycle parking within the public right of way.

*Objective 2.8: Maintain policies to control the connections and access points of driveways and new roads to existing roadways.*

Policy 2.8.1: The City will ~~utilize-use~~the standards set forth in the latest edition of Rule 14-96, F-A-C: (Driveway Permits) to control access to arterial and collector roads.

Policy 2.8.2: The City will require that developers obtain an FDOT "Connection Permit" for connections to arterial and collector roadways before granting its approval of a proposed development.

*Objective 2.9: Require off-street parking for all multi-family residential and commercial development.*

Policy 2.9.1: The City will include requirements and standards for off-street parking in its ~~Land Development Regulations~~LDR.

*Objective 2.10: Require that developers provide paved streets and sidewalks as part of any new subdivision development.*

Policy 2.10.1: The City will include requirements and standards in its ~~Land Development Regulations~~LDR for developers to provide paved streets and sidewalks as part of any new subdivision development.

Policy 2.10.2: All streets constructed by developers shall conform to design standards in the latest edition of ~~the~~ Manual of Uniform Minimum Standards for Design, Construction and Maintenance ~~for Streets and Highways~~ (Florida Greenbook) and shall be inspected and certified by a professional engineer registered in the State of Florida.

### Section 3. Housing Element

#### Purpose

The purpose of this element is to provide policies to assist the City in meeting ~~identified or projected deficits in the supply of housing~~ **current and future housing needs**; correct substandard or unsafe housing conditions; and maximize private sector involvement in providing safe, sanitary, and affordable housing.

**Housing Element Goal 1: Provide the policy framework necessary to assist in the production and maintenance of an adequate supply of safe, sanitary housing for existing and anticipated population with emphasis on special housing needs, including those households with very low-, low-, and moderate-incomes.**

*Objective 3.1: Provide an environment that encourages a variety of housing types to accommodate the varying income needs of the existing and anticipated population, including households with special housing needs.* ~~by utilizing~~

Policy 3.1.1: The City will maintain, ~~within on~~ its future land use map, land use ~~categories designations~~ that provide sufficient sites and ~~varied~~ densities for a ~~varied and~~ functional mix of housing types for all income groups.

Policy 3.1.2: The City will provide ~~the~~ facilities and services necessary to accommodate anticipated residential growth through ~~2040-2046~~ or will condition development approvals upon the availability of facilities and services by a specified future date.

Policy 3.1.3: The City will provide incentives such as density or intensity bonuses to developers of affordable housing or housing for households with special needs, consistent with standards to be established in the ~~Land Development Regulations~~ **LDR**. ~~The bonus may be above what is otherwise allowed in the future land use district in this Comprehensive Plan.~~

Policy 3.1.4: The City will include in its ~~Land Development Regulations~~ **LDR** standards to protect and stabilize established residential neighborhoods. Such measures and standards shall address mitigation of impacts from adjacent land uses, limitation of allowable uses in neighborhoods, elimination of non-conforming land uses, and eyesore/junk control.

Policy 3.1.5: The City will use ~~its the~~ development review and approval process ~~defined within~~ its ~~Land Development Regulations~~ **LDR** for pre-development impact assessments.

Policy 3.1.6: Subsequent to each Comprehensive Plan update, the City will evaluate its ~~Land Development Regulations~~ **LDR** to identify and correct potential barriers to affordable housing.

Policy 3.1.7: The City will incorporate strategies into the ~~Land Development Regulations~~ **LDR** to facilitate a variety of site development strategies that allow for different types of housing.

*Objective 3.2: Identify and maintain an inventory of potential substandard housing.*

Policy 3.2.1: The City will use Census data and visual surveys to identify blocks or concentrations of substandard housing.

*Objective 3.3: Undertake measures to eliminate substandard housing conditions within the City.*

Policy 3.3.1: The City will ensure its ~~Land Development Regulations~~LDR and codes for development have clear standards by which to determine unfit and unsafe housing and will use code enforcement to remedy substandard conditions.

*Objective 3.4: ~~Utilize-Use~~ provisions in the ~~Land Development Regulations~~LDR which that address the structural and aesthetic improvement of existing housing and neighborhoods to make them safe and sanitary and to foster a sense of place and pride.*

Policy 3.4.1: The City will ~~utilize~~use/enforce provisions that address eyesores and nuisances in its ~~Land Development Regulations~~LDR.

~~Policy 3.4.2: The City will provide educational materials and incentives for families to learn how to maintain and improve their homes and neighborhoods.~~

*Objective 3.6: The City shall continue to implement provisions which provide for the location of housing for all income groups including the very low-, low-, and moderate-income families, and for mobile homes.*

Policy 3.6.1: The City shall allow low-density housing and medium-density housing, including mobile homes for very low-, low-, and moderate income families as designated in the ~~Land Development Code~~LDR.

Policy 3.4.3: ~~The~~ Location of mobile homes must conform to ~~the~~ density, intensity, and performance standards specified in the ~~Land Development Regulations~~LDR, and tie-down requirements specified in the Standard Building Code and/or the Flood Damage Prevention Ordinance (Ordinance No. 87-151).

*Objective 3.5: Maintain provisions in ~~its-the~~ ~~Land Development Regulations~~LDR which that allow for the location of group homes and foster care facilities licensed by the ~~Department~~ of Children and Families in residential areas.*

Policy 3.5.1: Group homes and foster care facilities will be allowed in Residential and Mixed Use land use districts in conformance with the densities and intensities specified in the Future Land Use Element.

Policy 3.5.2: Community residential homes (defined as a dwelling which provides a living environment for 7 to 14 unrelated clients of the ~~Department~~ of Children and Families including disabled or handicapped persons, developmentally disabled persons, non-dangerous mentally ill persons or children) shall be located in accordance with the following principles and criteria: 1) a ~~CRH~~community residential home shall be allowed in the Residential district when 6 or fewer residents are located in 2 single-family, noncommercial, residential dwellings provided that such

homes are not located within 1,000 feet of one another; and 2) a ~~GRH~~ community residential home shall be allowed in the Mixed Use district provided that such homes are not located within 1,200 feet of one another or within 500 feet of a Residential district when location of such home is presumed to substantially alter the nature and character of the area.

*Objective 3.6: Assist in the provision of relocation housing for ~~persons~~ people displaced as a result of City rehabilitation, demolition or public works activities.*

Policy 3.6.1: The City will assist ~~persons~~ people displaced by City activities in finding relocation housing as provided in Section 421.55, Florida Statutes (FS).

*Objective 3.7: Formulate and expand upon the housing implementation programs stated in previous objectives and policies as well as explore, and ~~utilize~~ use when feasible, additional resources and programs that address affordable housing.*

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. ~~The City and~~ will ~~utilize~~ use the strategies and activities specified in preceding objectives and policies to promote housing implementation and will explore, and ~~utilize~~ use when feasible, additional resources and programs.

~~Objective 3.8: Encourage the development of structures that adhere to the Florida Green Building Coalition Green Building Standards or other nationally recognized green building standard.~~

~~Policy 3.8.1: The City will coordinate with the local electrical power providers to implement any programs for conserving and producing energy.~~

OBJECTIVE 3.8: Historically significant housing, when identified, will be preserved and protected.

POLICY 3.8.1: Assist the rehabilitation and adaptive reuse of historically significant housing through technical assistance.

POLICY 3.8.2: The City shall assist property owners of historically significant housing in applying for and using state and federal assistance programs.

## Section 4. Infrastructure Element

### Purpose

The purpose of this element is to assist the City in meeting identified or projected deficits in sanitary sewer, potable water, drainage, and solid waste services in correlation with the **Future Land Use Element**.

### **Sanitary Sewer**

**Infrastructure Element Sanitary Sewer Goal: Provide collection lines and ensure availability of treatment capacity to accommodate existing demand and future growth.**

*Objective 4.A.1: Continue to correct deficiencies in the sanitary sewer system as they are identified.*

Policy 4.A.1.1: The City will coordinate with Bay County on maintaining an adequate allotment of sewage treatment capacity to accommodate future growth.

Policy 4.A.1.2: The City will correct inflow/infiltration deficiencies on a priority schedule determined by the City Council.

*Objective 4.A.2: Coordinate with Bay County on the extension of, or increase in capacity of, facilities to meet future needs through modifications to existing agreements, or other legal measures.*

Policy 4.A.2.1: The City will use the level of service of 100 gallons per person per day to evaluate the need for extension or increase in capacity of the sewer system.

Policy 4.A.2.2: All extensions of the sewer system shall be constructed in conformance with Chapter 62-600, **F.A.C.F.A.C.**

Policy 4.A.2.3: All connections to the sewer system shall be in conformance with the current Florida Building Code or any update or equivalent.

Policy 4.A.2.4: The City will coordinate availability of sewer facilities and capabilities to accommodate the types and densities of land use shown on the Future Land Use Map; or will adjust the types and densities of land use so as to be compatible with the City's capability to provide sewer service.

Policy 4.A.2.5: The City will require that developers provide sewage lines constructed to City-authorized standards as part of any new development.

Policy 4.A.2.6: Priorities for replacement, correcting existing facilities, and facility expansion shall be as follows:

1. Correction of identified existing deficiencies;
2. Replacement of facilities to allow for continued operation or design efficiency;

3. Expansion of facilities.

Policy 4.~~A.2.7~~: Average and peak flow design capacity for the City collection system shall be as specified in Chapter 62-600, ~~F.A.FAC~~. and/or the current Florida Building Code or any update or equivalent.

#### **Potable Water**

**Infrastructure Element Potable Water Goal: Deliver potable water to accommodate existing demand and future growth.**

*Objective 4.~~B-13~~: Continue to coordinate with Bay County and state permitting agencies on the extension of, or increase in capacity of, facilities to meet future needs through modifications to existing agreements or permit conditions.*

Policy 4.~~B-13~~.1: The City will use the level of service of 108 gallons per person per day delivered at a pressure of 50 pounds per square inch to evaluate the need for extension or increase in capacity of the water distribution system.

Policy 4.~~B-13~~.2: All extensions of the water distribution system shall be constructed in conformance with Chapter 62-555, FAC.

Policy 4.~~B-13~~.3: All connections to the water distribution system shall be in conformance with the current Florida Building Code or any update or equivalent.

Policy 4.~~B-13~~.4: The City will coordinate availability of potable water with the types and densities of land use shown on the Future Use Map.

Policy 4.~~B-13~~.5: The City will require that developers provide water lines constructed to City-authorized standards as part of any new development.

Policy 4.~~B-13~~.6: All habitable residential and non-residential structures shall be connected to the City water system.

Policy 4.~~B-13~~.7: Priorities for replacement, correcting existing deficiencies, and facility expansion shall be as follows:

1. Correction of identified deficiencies;
2. Replacement of facilities to allow for continued operation or increased efficiency;
3. Expansion of facilities.

Policy 4.~~B-13~~.8: The City will coordinate with the Northwest Florida Water Management District (~~NWFWMD~~) on the implementation of any current Regional Water Supply Plan, and updates thereto.

Policy 4.~~B-13~~.9: The City will adopt a Water Supply Facilities Work Plan every ten years when required.

*Objective 4.~~B-24~~: Use existing facilities to the maximum extent practicable before making commitments for new or expanded facilities.*

Policy 4.~~B-24~~.1: The City will encourage and allow development of land within the City which has ~~existing~~ access to potable water.

*Objective 4.~~B-35~~: Support efforts to protect the Deer Point Lake reservoir water shed area.*

Policy 4.~~B-35~~.1: Since the City does not provide its own water supply, the City will support reasonable efforts by Bay County to conserve and protect the Deer Point Lake reservoir.

Policy 4.~~B-35~~.2: The City will encourage use of water conservation strategies and techniques by residents and developers in accordance with state statutes.

## **Stormwater Management**

**Infrastructure Element Stormwater Management Goal: Provide a stormwater management system which will reduce pollution and flooding.**

*Objective 4.~~C-16~~: Continue to contribute to and coordinate with Bay County and municipalities to implement the St. Andrew Bay Watershed Surface Water Improvements Management Plan which specifies drainage improvements, costs, priority projects, funding and regulations associated with a drainage control system for the entire County, to be consistent with the City's master stormwater management plan.*

Policy 4.~~C-16~~.1: The City will ~~utilize-use~~ and update its master stormwater management plan, appropriate studies, and data to determine the need for and establish priorities for drainage facilities replacement, correcting existing deficiencies, and providing for future drainage needs to implement the level of service standards ~~determined to be appropriate for~~adopted by the City.

Policy 4.~~C-16~~.2: The City will include stormwater improvement projects within its Five-Year Capital Improvements Schedule.

Policy 4.~~C-16~~.3: The level of service standards that shall apply to all new development and redevelopment, regardless of project size, and be binding for the purposes of issuing development orders and permits are as follows:

1. Water Quantity: Post-development runoff ~~form from~~ the site shall not exceed peak pre-development runoff rates. The City's adopted LOS for stormwater is as stated in Capital Improvements Element Policy 9.1.5.
2. Water Quality: Stormwater treatment shall be provided for a volume equivalent to ½ inch of depth over the entire site or the runoff from the first 1 inch of rainfall on the entire site in accordance with Chapter 62-~~346330~~, FAC ~~in order~~ to meet receiving water quality standards in Chapter 62-302, section 62-302.500, FAC.

*Objective 4.~~C-27~~: Require stormwater management with all new development and redevelopment*

~~at all levels~~ to reduce or eliminate stormwater management problems.

Policy 4.~~C.27~~.1: The City will require that developers provide adequate stormwater management facilities constructed to City standards as part of any new developments or redevelopment.

Policy 4.~~C.27~~.2: The City will coordinate with FDOT on proposed stormwater management projects to facilitate mutual efficiency and advantages.

Policy 4.~~C.27~~.3: The City will enforce restrictions and development standards such as erosion control measures, vegetative buffers, or other similar provisions to ensure protection of natural drainage features and provide standards for stormwater retention.

~~Policy 4.C.2.4: The City will use the 25-year, 8-hour storm event or other appropriate and more stringent criteria to determine return frequency for stormwater management facilities capacity.~~

Policy 4.~~C.27~~.54: The City will require that stormwater permits be a condition of development approval.

Policy 4.~~C.27~~.65: The City will not allow new development which will degrade water quality below the standards set forth in Chapter 62-302, FAC.

Policy 4.~~C.27~~.76: The City will update the ~~Land Development Regulations~~LDR to address the enforcement of the adopted stormwater standard.

Policy 4.~~C.27~~.78: The City will update the ~~Land Development Regulations~~LDR to develop and adopt minimum maintenance standards for stormwater facilities.

Policy 4.~~C.27~~.89: The City will enforce its adopted stormwater treatment standards both during and after construction. The ~~Land Development Regulations~~LDR shall be updated to reflect these standards.

## **Solid Waste**

**~~Infrastructure Element Solid Waste~~ Goal: Ensure that adequate solid waste collection is available within the city.**

*Objective 4.~~D.18~~: Ensure that solid waste collection is undertaken in an efficient, cost-effective manner by reviewing the effectiveness of private haulers and city haulers.*

Policy 4.~~D.18~~.1: The City will use the usage estimate of 6.5 pounds of garbage per person per day for purposes of maintaining level of service capacity and for issuing development permits.

Policy 4.~~D.18~~.2: The City will regularly evaluate the effectiveness of private garbage haulers and city trash haulers collecting solid waste within the City. Factors to be considered include charges to customers and performance.

## Section 5. Coastal Management Element

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### Purpose

To plan for **coastal development** and, where appropriate, restrict development activities where such activities would damage or destroy coastal resources; and to protect human life and limit public expenditures in areas subject to destruction by natural disaster.

**Coastal Management Element Goal 1: Maintain the quality of coastal resources by restricting development activities which damage or destroy coastal resources.**

*Objective 5.1: Maintain or improve regulatory or management techniques intended to protect coastal wetlands, living marine resources, and wildlife habitat.*

Policy 5.1.1: Development activities which have the potential to damage or destroy coastal resources are considered to be: 1) dredge and fill operations in wetlands or seagrass beds; 2) construction of piers, docks, wharves, seawalls or other similar structures which extend into the water from the shoreline; 3) removal of shoreline vegetation; and, 4) discharge of non-point source pollutants into estuaries.

Policy 5.1.2: The City will evaluate the **potential** impacts on coastal resources caused by development activities as part of its development review process and use ecological planning principles and assumptions in the determination of the suitability of **permitted-proposed** development.

Policy 5.1.3: The City will avoid irreversible and irretrievable loss of coastal zone resources, including coastal wetlands, water quality, wildlife habitat, and living marine resources. The City will use the following regulatory and management techniques:

1. Prohibit development in areas which have wetlands characteristics until such time as a jurisdictional interpretation has been conducted pursuant to Chapter 62-~~336~~340, FAC.
2. ~~Condition approval of development permits requiring~~ **Require that** all applicable permits are obtained by developers from jurisdictional agencies **as a condition of development permit approval**.
3. Prohibit construction of docks, piers, wharves, seawalls, or similar structures for areas under City jurisdiction, unless otherwise specifically approved by the City Council.
4. Coordinate with **FDEP** to restrict construction activities which would permanently damage seagrass beds, oyster reefs, or other living marine resources, unless appropriate mitigation measures are undertaken.
5. ~~Establish-Maintain an the 30-foot~~ estuarine set-back ~~line provision~~**requirement** in the ~~Land Development Regulations~~**LDR**, including restrictions on the removal of shoreline vegetation.

6. Condition development approval upon obtaining stormwater discharge permits pursuant to Chapter 62-620, FAC.
7. Require protection of identified wildlife habitat as part of enforceable development agreements.
- ~~8. ——— Protect estuaries which are within the jurisdiction of the City by providing adequate sites to address water-dependent estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards, and ensure public access.~~

*Objective 5.2: Continue to undertake measures to maintain and improve estuarine environmental quality.*

Policy 5.2.1: The City will ~~require, as a condition of~~ development approval, ~~s-to-require that~~ all applicable permits ~~are will be~~ obtained from jurisdictional agencies prior to the issuance of a building permit and will ~~include-maintain~~ such provisions in its Code of Ordinances or ~~Land Development Regulations~~LDR.

Policy 5.2.2: The City will require that development undertaken in the coastal area ~~(the area subject to evacuation in the event of a Category 3 hurricane and all included coastal resources, as per the City of Parker LDR)~~ be designed and constructed ~~so-as~~ to minimize stormwater discharges and sedimentation.

Policy 5.2.3: The City will undertake drainage improvements, based on engineering data, intended to improve the quality of stormwater discharged into the estuarine system ~~as needed and as funding allows.~~

Policy 5.2.4: The City will require restoration or enhancement of disturbed or degraded coastal resources upon documented proof that development activities caused such degradation.

~~Policy 5.2.5: The City will coordinate with state agencies, Bay County, and the City of Callaway to protect East Bay and St. Andrew Bay by reviewing and commenting upon applicable sections of their respective comprehensive plans.~~

Policy 5.2.~~65~~: The City will coordinate with Bay County, adjacent municipalities and state jurisdictional agencies on the protection of estuaries which are within the jurisdiction of more than one local government. Such coordination will address methods for: 1) controlling stormwater runoff through participation in the Bay County Master Drainage Plan; 2) protection of living marine resources through requiring developers to obtain permits from jurisdictional agencies; 3) reducing exposure to natural hazards through input to Bay County on the Comprehensive Emergency Management Plan; and, 4) requesting local and state funds, when available, for the provision of needed public waterfront access.

Policy 5.2.~~76~~: The City will coordinate with and support state agencies, Bay County, and the City of Springfield to protect and improve the quality of Martin Lake.

*Objective 5.3: Establish criteria for prioritizing shoreline uses.*

Policy 5.3.1: When reviewing applications for development permits or plan amendments the City will consider the following shoreline uses in order of priority.

1. Resource Conservation
  - a. Wetlands preservation
  - b. Protection of living marine resources
  - c. Shoreline stabilization
2. Waterfront Access and Public Recreation
  - a. Public waterfront access
  - b. Public recreation
  - c. Open space
3. Water-Dependent Development
  - a. Marinas
  - b. In-water boat repair
  - c. Aquaculture facilities
  - d. Fish processing facilities

Policy 5.3.2: All 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. Demonstrate oil spill cleanup capability within the boundaries of the leased area;
4. Provide a hurricane mitigation and evacuation plan;
5. Designate future upland spoil site(s) for maintenance dredging activities;
6. Be located in proximity to natural channels so that minimum or no dredging shall be required for provision of docking facilities;
7. Have available adequate sewage treatment facilities to serve the anticipated volume of waste;

8. Maintain water quality standards as provided by Chapter 403, ~~Florida Statutes~~FS;
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. Be sited in appropriate zoning districts; and
12. Locate in areas away from seagrass beds, oyster reefs, and other important fish and shellfish spawning and nursery areas.

Policy 5.3.3: The City will not allow marinas in areas of protected status, such as aquatic preserves, or in areas for which a submerged lands lease has not been issued by the State.

Policy 5.3.4: 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.

**Coastal Management Element Goal 2: Reduce the risk of hurricane related damage to life and property.**

*Objective 5.4: Maintain or reduce hurricane evacuation times. ~~through coordination prior to and during evacuation events, and through regulation of development which could increase the time it takes to evacuate the City.~~*

Policy 5.4.1: The City will coordinate with and assist Bay County in the implementation of the County Comprehensive Emergency Management Plan, Continuity of Operations Plan, and Local Mitigation Strategy.

~~Policy 5.4.2: The City will use its Land Development Regulations to prohibit the location of hospitals, nursing homes, group homes and other health care facilities in the 100-year flood zone.~~

Policy 5.4.32: The ~~Coastal High Hazard Area (CHHA)~~ is depicted upon the map in the Future Land Use Map Series and is 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.

Policy 5.4.43: The City will direct population concentrations away from the CHHA. Development and/or redevelopment in the CHHA shall not increase the density currently allowed by the Future Land Use Map unless the increase in density is mitigated pursuant to accepted techniques, whereby, the mitigation technique accepted will maintain the evacuation clearance time at, or less than, the 16 hour limit.

Policy 5.4.54: The City shall limit public infrastructure expenditures that subsidize development permitted in ~~coastal high hazard areas~~CHHA except for restoration, repair, or enhancement of natural features.

*Objective 5.5: Establish procedures which will reduce the exposure of human life, and public and private property to flood-related and hurricane-related hazards.*

Policy 5.5.1: All habitable structures shall be designed and constructed in conformance with the City's Flood Damage Prevention Ordinance.

~~Policy 5.5.2: The City will use its LDR to prohibit the location of hospitals, nursing homes, group homes, and other health care facilities in the 100-year flood zone.~~

Policy 5.5.~~23~~: The City will not locate infrastructure facilities, except for water-dependent facilities, in the 100-year flood zone.

Policy 5.5.~~34~~: Post-disaster redevelopment shall be undertaken in conformance with the City's Flood Damage Prevention Ordinance and this Plan, including attendant ~~Land Development Regulations~~LDR provisions.

Policy 5.5.~~45~~: 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; and
4. Public assistance including temporary shelter or housing.

Policy 5.5.~~56~~: Long-term redevelopment activities shall require approval of development permits and be consistent with this Plan. These activities include:

1. Repair or restoration of private residential or commercial structures with damage in excess of 50% of market value;
2. Repair or restoration of docks, seawalls, groins, or other similar structures; and
3. Non-emergency repairs to bridges, highways, streets or public utilities.

Policy 5.5.~~67~~: When reviewing permits for post-disaster redevelopment activities the City will evaluate hazard mitigation measures including:

1. Relocation of structures;
2. Removal of structures; and
3. Structural modification of buildings to reduce the risk of future damage.

Policy 5.5.~~78~~: The City may incorporate applicable future recommendations of the Interagency

Hazard Mitigation Report into this Plan.

Policy 5.5.~~89~~: As part of the post-disaster redevelopment process the City will structurally modify or remove infrastructure facilities which have experienced repeated storm damage.

Policy 5.5.~~910~~: The City will seek to be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations.

Policy 5.5.11: The City will continue to participate in the National Flood Insurance Program Community Rating System.

**Coastal Management Element Goal 3: Provide, or have available, adequate areas for public waterfront access.**

*Objective 5.6: Maintain, improve and increase public access to waterways and shores through land management, acquisition and other land use controls.*

Policy 5.6.1: The City will use selected street-ends as dedicated public waterfront access points.

Policy 5.6.2: The City will provide adequate parking for waterfront recreation areas.

Policy 5.6.3: The City will not vacate, sell, or otherwise dispose of waterfront access points except in cases of overriding public benefit.

Policy 5.6.4: The City will require, where appropriate, the dedication of public access to waterways and shores from private developments.

*Objective 5.7: Undertake measures for the protection, preservation, or sensitive reuse of historic resources as part of the development review and approval process.*

Policy 5.7.1: The City will use specific protection standards to be included in its ~~Land-Development Regulations~~**LDR** for identified historic sites.

## Section 6. Conservation Element

### Purpose

The purpose of this element is to promote the conservation, protection and use of natural resources.

**Conservation Element Goal 1: Provide the circumstances necessary for the conservation, protection and use of natural resources.**

*Objective 6.1: Assist in maintaining air quality at existing levels or as consistent with Chapter 62-204, FAC.*

Policy 6.1.1: The City will prohibit development which causes degradation of air quality below established state standards (Chapter 62-204, FAC).

Policy 6.1.2: The City will assist in limiting air pollution from auto emissions by maintaining established level of service standards.

*Objective 6.2: Maintain the quality and quantity of water sources.*

Policy 6.2.1: The City will support efforts by Bay County toward the protection and conservation of the Deer Point Lake water source, which is under county jurisdiction.

Policy 6.2.2: The City will adopt a Water Supply Facilities Work Plan every ten years, when required.

Policy 6.2.3: The City will provide for the emergency conservation of water resources in accordance with the plans of the Northwest Florida Water Management District NWFWMD.

~~Policy 6.2.4: The City will require low-impact development strategies or conservation-based landscape planning and installation, water efficient irrigation and appropriate measures that promote conservation of water resources and reduction of non-point source pollution as part of water management for new development. New waterfront development shall be designed so that stormwater runoff and erosion are retained on-site or are channeled so as to not degrade water quality of adjacent waters.~~

*Objective 6.3: Limit the extent of stormwater pollution flowing into Martin Lake and estuaries adjacent to the City.*

~~Policy 6.3.1: The City will identify possible stormwater pollution sources into adjacent water bodies and will undertake measures to reduce pollutant loads consistent with Chapter 62-346, FAC.~~

Policy 6.3.~~21~~: The City will coordinate with Springfield and Callaway on measures intended to reduce stormwater pollution in Martin Lake, and estuaries adjacent to the City.

Policy 6.3.~~32~~: The City will ~~condition development approvals to~~ require that all applicable stormwater discharge permits be obtained from jurisdictional agencies prior to the issuance of a building permit as a condition of development approval.

Policy 6.3.53: The City will seek to protect waters from land uses known to adversely affect water quality and generate large quantities of water runoff during storm events.

*Objective 6.4: Maintain procedures to protect native vegetation and stands of mature hardwoods.*

Policy 6.4.1: The City will ~~establish-maintain minimum~~ standards for protection of native vegetation and mature hardwoods as part of its ~~Land-Development-RegulationsLDR~~. ~~At minimum, such standards shall include types of vegetation to be protected, size of vegetation, removal/replacement requirements, and restrictions on construction practices.~~

Policy 6.4.2: When City-maintained lands are landscaped or degraded/alterd and when vegetative communities are restored or enhanced to their natural state, native or compatible species shall be used.

Policy 6.4.3: The City will cooperate with Springfield and Callaway to protect vegetative communities located within more than one jurisdiction through application of provisions within the ~~Land Development RegulationsLDR~~.

*Objective 6.5: Maintain procedures to reduce soil erosion and reduce sedimentation into water bodies.*

Policy 6.5.1: The City will ~~identify-maintain~~ in its ~~Land-Development-RegulationsLDR~~ specific standards for soil conservation, in coordination with the Bay County Soil and Water Conservation District.

Policy 6.5.2: At a minimum, land clearing or development activities which cause direct soil erosion or sedimentation of water bodies shall be undertaken in conformance with Chapter 62-~~330346~~, FAC.

*Objective 6.6: Maintain provisions for conservation and protection of fisheries, wildlife, wildlife habitat and marine habitat in the development review process.*

Policy 6.6.1: The City will require that developers evaluate impacts on fisheries and wildlife habitat and marine habitat as part of its development review and approval process. Development activities which will destroy ~~or damage~~ identified wildlife or marine habitat, or endangered or threatened species shall be restricted through use of an enforceable development agreement or appropriate mitigation measures. Such restrictions shall be applied on a case-by-case basis subject to conditions at each development site and shall include: consideration of set-asides of property containing applicable habitat; buffer zones; modified construction practices or other similar measures. When impacts are allowable to marine life, wildlife, water quality, and other natural resources based on state or federal authority, the impacts shall be mitigated according to the rules and regulations of the FDEP and the ~~Northwest Florida Water Management DistrictNWFMD~~.

Policy 6.6.2: The City will seek to protect significant habitats for native wildlife and vegetation in areas of known environmentally sensitive habitats including habitats of endangered species. The ~~Land-Development-RegulationsLDR~~ will ~~be updated with~~ ~~maintain~~ regulations to ensure that prior to the issuance of development permits in such areas, detailed inventories and assessments of

impacts of development shall be conducted. If onsite habitat will be disturbed by new development, the habitat shall be relocated or the impacts mitigated, if viable by virtue of its size, configuration, and connecting habitat. The City will ensure an enforcement mechanism is in place to monitor inventories and assessments, and any required mitigation. The City will seek assistance from the ~~Florida Department of Environmental Protection~~FDEP and the Florida Fish and Wildlife Conservation Commission in assessing identification of habitat, and any needed relocation or mitigation.

Policy 6.6.3: The City will require protection of the natural functions of existing soils, fisheries, wildlife habitats, rivers, bays, lakes, floodplains, wetlands, estuarine marshes and harbors. Such protection shall be accomplished through:

1. Enforcement of the Flood Damage Prevention Ordinance;
2. Requiring that permits from jurisdictional agencies be a condition of development approval;
3. Evaluation of potential adverse impacts as needed; and
4. Impos~~ing~~e restrictions on development activities as part of enforceable development agreements.

~~Policy 6.6.4: In order to educate the public as to the natural functions of wetlands and the value of environmental sensitive areas, the City will establish and maintain nature walks, interpretive displays, and wildlife observation and conservation areas, where feasible on public owned lands.~~

Policy 6.6.54: Locally determined environmentally sensitive resources are considered to be: jurisdictional wetlands, seagrass beds, and Martin Lake. Development activities which ~~damage or~~ destroy these resources shall be restricted through use of enforceable development agreements.

*Objective 6.7: Maintain procedures which will require that development activities which involve handling and storage of hazardous wastes are managed in a manner which will reduce threats to natural resources.*

Policy 6.7.1: ~~The City's~~ Police and Fire Departments will coordinate with the Bay County Department of Emergency Management as prescribed in the current Comprehensive Emergency Management Plan for Hazardous Materials in the event of a hazardous materials emergency.

Policy 6.7.2: The City will require that all stationary above-ground and underground petroleum storage tanks conform to the provisions of Chapters 62-761 and 62-762, FAC, and that permits be obtained from ~~F~~DEP prior to installation or removal of such tanks.

Policy 6.7.3: The City will require that all small quantity generators of hazardous waste register with ~~F~~DEP as specified under Chapter 62-730, ~~F-A~~:C.

Policy 6.7.4: The City will prohibit the location, storage, or transfer of hazardous waste within the City.

*Objective 6.8: Protect and conserve the City's jurisdictional wetlands and natural functions of wetlands by distributing land uses in a manner that minimizes the effect and impact on wetlands.*

Policy 6.8.1: Future land uses that are incompatible with wetlands and wetlands functions will be directed away from jurisdictional wetlands.

Policy 6.8.2: ~~The~~ Type, density, extent, location, and distribution of allowable land uses and locations of wetlands are factors that shall be considered when directing incompatible land uses away from wetlands.

Policy 6.8.3: Where incompatible land uses are allowed to occur, mitigation as determined by the City Council; shall be considered to compensate for the loss of wetland functions.

~~Objective 6.9: Conserve natural resources such as water and open space to minimize energy used and to preserve and promote the ability of such resources to remove carbon from the atmosphere.~~

~~Policy 6.9.1: The City will identify and remove or otherwise address barriers to renewable energy production, including:~~

- ~~1. Review and revise building and development codes;~~
- ~~2. Work with related agencies, such as fire, water, health, and others that may have policies or requirements that adversely impact the development or use of renewable energy technologies; and~~
- ~~3. Develop protocols for safe storage of renewable and alternative energy products with the potential to leak, ignite or explode, such as biodiesel, hydrogen, and/or compressed air.~~

~~Policy 6.9.2: The City will coordinate with local electrical power providers to implement programs for conserving and producing green energy. These programs may include, but are not limited to net metering and the house weatherization programs.~~

Policy 6.9.31: The City will encourage the use of water-conserving fixtures in all new construction and redevelopment projects.

Policy 6.9.42: The City will coordinate with Bay County to provide education regarding water conservation.

Policy 6.9.53: The City will encourage the use of the Florida Friendly Landscaping Program to encourage water efficient landscapes.

Policy 6.9.64: The City will encourage the use of Low Impact Development Techniques such as rain gardens and ecologically enhanced stormwater basins.

~~Policy 6.9.7: An Alternative Transportation map, depicting energy conservation measures for the City, can be found in the Future Land Use Map series.~~

## Section 7. Recreation and Open Space Element

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### Purpose

The purpose of this element is to plan for a comprehensive system ~~to of~~ public and private recreation opportunities available to the public, and to provide areas of open space.

**Recreation and Open Space Element Goal 1: Provide adequate recreation opportunities, recreation sites and facilities, and open space ~~consistent with identified needs and level of service standards.~~**

*Objective 7.1: Provide public access to designated public recreation sites and facilities, including public access to the waterfront and waterways.*

Policy 7.1.1: Designated public recreation sites available to residents of the City are:

1. Parker Sports Complex;
2. Parker Memorial Park;
3. Earl Gilbert Park;
4. Under the Oaks Park; and
5. Parker Environmental Exploratorium Park (PEEP).

The City will provide signs designating the preceding City sites as public recreation areas and will allow public access during reasonable hours of operation.

Policy 7.1.2: The City will provide additional public access to the waterfront through use of selected street-end terminations.

Policy 7.1.3: The City will continue to maintain ~~public~~publicly--owned shoreline or open space access sites and provide adequate parking facilities for each site where possible.

Policy 7.1.4: The City will continue to seek federal and state financial assistance to increase public access to the shoreline.

Policy 7.1.5: Where possible, the City will coordinate with neighboring jurisdictions to share recreation and open space facilities.

*Objective 7.2: Allow for a functional mix of both public and private recreation sites and facilities to accommodate ~~the demand for recreation~~demand.*

Policy 7.2.1: The City will assess demand for recreation sites and facilities when considering permit requests for those types of facilities; and shall allow private recreation facilities in the "Mixed Use" and "General Commercial" land use districts consistent with ~~the~~ provisions set forth in the ~~Land Development Regulations~~LDR.

Policy 7.2.2: The City will accept donations, contributions, volunteer assistance, or other forms of fiscal or physical private assistance in meeting recreational needs.

~~Objective 7.3: Ensure that recreation sites and facilities are provided consistent with identified needs and any existing deficiencies.~~

~~Policy 7.3.1: The City will provide recreation sites and facilities consistent with the levels of service in the following table:~~

| Recreation Site Standards |                                |
|---------------------------|--------------------------------|
| Parks and Playgrounds     | 8.75 acres per 1000 population |

~~Objective 7.4: Use an established procedure to ensure that parks and recreation are adequately and efficiently provided according to the adopted levels of service.~~

~~Policy 7.4.1: The City will use the level of service standards prescribed in Policy 7.3.1 of this element to evaluate, and project the need for, recreation sites and facilities.~~

Policy 7.4.~~21~~: The City will coordinate with other levels of government, and the private sector, in providing recreation sites and facilities.

Policy 7.4.~~32~~: The City will use local, state, or federal grant funds, including, but not limited to, those available through the Florida Recreation Development Assistance Program and/or the Land and Water Conservation Fund Program in providing recreation sites and facilities.

Policy 7.4.~~43~~: The City will coordinate with the Bay County School Board, through agreements or contracts, on the use of Parker Elementary School facilities for recreation purposes, and for teacher's use of the Parker Environmental Exploratorium Park.

Policy 7.4.~~54~~: The City will require that developers of large-scale; residential development projects provide acreage for recreation site(s), or a sum of money equal to the value of one lot within the proposed development. The developer will be responsible for payment of a City sponsored appraisal of the property.

Policy 7.4.~~65~~: The City will encourage the siting of new boat ramp facilities along its waterfront and will support the improvement of existing boating facilities.

~~Objective 7.5: Include standards for provision of open space in the Land-Development Regulations LDR.~~

Policy 7.5.1: The City will require that open space be provided by developers as part of new development activities.

Policy 7.5.2: Open space shall be defined as any land area not covered by buildings, parking, or traffic circulation paving, including spaces between buildings. Open space categories and guidelines shall be ~~established-maintained within the LDR~~ for private open space for single ~~tot-family~~ residential ~~uses~~, public open space, common open space in multifamily and mixed use developments, and non-residential open space.

Policy 7.5.3: The City will use lands ~~s~~ acquired through purchase or ~~establishment of an~~ easement for public works projects to fulfill recreation and open space needs if site conditions and public safety considerations allow for such use.

Policy 7.5.4: The City will coordinate with public utilities such as electric~~at~~, gas, telephone and state agencies such as FDOT, ~~FDEP~~, and ~~Northwest Florida Water Management District~~~~NWFWMD~~ on the use of properties or easements for open space purposes.

## Section 8. Intergovernmental Coordination Element

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### Purpose

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

**Intergovernmental Coordination Element Goal 1:** Provide the circumstances and procedures to promote coordination between the City, adjacent cities, Bay County, and other appropriate governmental agencies on ~~the~~ efficient and effective delivery of services, reduction of conflicts arising from development decisions, and protection of natural resources.

*Objective 8.1: Provide maximum opportunity for comment and coordination on amendments to this Plan to the Bay County School Board, the Bay County Soil and Water Conservation District, and the Bay County ~~Transportation Planning Organization~~ TPO.*

Policy 8.1.1: Prior to final adoption of plan amendments, the City will submit copies of this plan or amendments to other agencies providing services but not having regulatory authority over the use of land.

*Objective 8.2: Provide maximum opportunity for comment and coordination on this Plan to the City of Callaway, City of Springfield, and Bay County.*

Policy 8.2.1: Prior to final adoption of plan amendments, the City will submit copies of the proposed amendments to adjacent municipalities and the County.

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

Policy 8.2.3: For proposed ~~large-scale~~ Future Land Use ~~map~~ Map amendments along shared jurisdictional boundaries, the City will submit copies of the proposed amendment, ~~except for small-scale amendments~~, to the ~~affected adjacent~~ local government for their review and comment.

*Objective 8.3: Review and comment on proposed plan amendments for the City of Springfield, the City of Callaway, and Bay County.*

Policy 8.3.1: During the review of proposed amendments to the Comprehensive Plans of adjacent local governments, the City will review the impact of the proposed amendments on the City of Parker with the intent to coordinate land use and development along shared jurisdictional boundaries.

Policy 8.3.2: When considered necessary, the City will resolve conflicts with other local governments through the ~~West Florida Emerald Coast~~ Regional ~~Planning~~ Council informal mediation process.

*Objective 8.4: Maintain levels of service for public facilities consistent with state, regional, or local entities having operational, maintenance, or regulatory authority over such facilities.*

Policy 8.4.1: The City will coordinate any amendment to its levels of service standards with the following agencies:

1. Roadways - FDOT, Bay County, TPO;
2. Sewer - Bay County, FDEP;
3. Potable Water - Bay County, FDEP, NFWFMD;
4. Solid Waste - Bay County;
5. Drainage - FDEP, adjacent municipalities, Bay County, FDOT;
- ~~6. Recreation - Bay County, adjacent municipalities;~~
- ~~7. Public School Facilities - Bay District Schools~~

Policy 8.4.2: The City will coordinate with other regulatory or jurisdictional agencies on issuance of permits, and on provision of services and information. At a minimum, the City will require the following permits, when applicable, be a condition of its development approval:

1. FDOT Drainage Connection Permit (ch. 14-86, FAC);
2. FDOT Vehicular Connection Permit (ss.338.18, FS);
3. FDEP Stormwater Permit (ch. 62-~~330346~~, FAC);
4. FDEP Dredge and Fill Permit (ch. 62-312, FAC); and,
5. FDEP Coastal Construction Permit (ch. ~~6210B-3324~~, FAC).

~~Objective 8.5: Coordinate with the Bay County District School Board on concurrency and the provision of services and information.~~

~~Policy 8.5.1: Provide for and encourage regular and extensive exchange of information between the City of Parker and the Bay County District School Board.~~

*Objective 8.65: Continue to proactively address intergovernmental issues related to infrastructure, coastal management and conservation, and impacts of development.*

Policy 8.65.1: The City of Parker will cooperate with Bay County in its efforts to develop, implement, and maintain a County-wide stormwater management plan. The City's cooperation will include the timely response to data collection requests, participation in intergovernmental meetings to address the topic, and ~~by exploring exploration of~~ funding opportunities.

Policy 8.65.2: The City will continue to consult with the City of Springfield, the City of Callaway, and

Bay County regarding limiting the pollution sources of Martin Lake.

Policy 8.65.3: The City will continue to cooperate with the County's efforts to coordinate level of service standards and ~~Land Development Regulations~~LDR.

Policy 8.65.4: The City of Parker will coordinate with the ~~Northwest Florida Water Management District~~NWFWMD on the implementation of the Regional Water Supply Plan, and updates thereto.

*Objective 8.76: Identify and implement "joint planning areas" for joint infrastructure service areas.*

Policy 8.76.1: The City will coordinate with Bay County on the need to establish joint planning areas.

Policy 8.76.2: The City will establish procedures for referring proposed comprehensive plan amendments and proposed ~~Land Development Regulations~~LDR changes within the City to Tyndall Air Force Base for review and comment.

*Objective 8.87: Create effective partnerships with private sector entities, Bay County, adjacent municipalities, the Bay County Economic Development Alliance (EDA), the Bay County Chamber of Commerce, and other governmental agencies to encourage economic development in the City of Parker.*

Policy 8.87.1: The City of Parker will coordinate with the Bay County ~~Economic Development Alliance~~EDA to investigate the applicability of the Quick Response Training Program and other similar programs which will provide training opportunities for City businesses, employees, and residents to; createing a skilled labor force for existing and future employers in the community.

Policy 8.87.2: The City of Parker will coordinate with the Parker Community Redevelopment Agency Board and the Bay County Chamber of Commerce to attract additional retail establishments, especially within the main street redevelopment area.

Policy 8.87.3: The City of Parker will coordinate with the Parker Community Redevelopment Agency Board to encourage commercial/retail development in the waterfront area in order to promote waterfront access and to serve as an anchor for the revitalization efforts within the CRA.

Policy 8.87.4: The City of Parker will continue to support the local tourism industry by coordinating with the Convention and Visitors Bureau and working with the County and the community to position the area as a friendly, hospitable destination.

Policy 8.87.5: Parker, in coordination with Bay County, adjacent municipalities, the Bay County EDA, and other appropriate agencies will initiate programs that encourage and assist in the location of new, ~~environmentally friendly~~ industries.

Policy 8.87.6: ~~The City of~~ Parker will consider developing economic incentive programs designed to attract and expand new businesses, specifically in the retail, office, and defense industries. Those incentive programs may include but shall not be limited to the following:

- ♦1.        Qualified Defense and Space Contractor Tax Refund (QDSC);

- ~~2.~~ Community Contribution Tax Credit Program;
- ~~3.~~ Job Growth Incentive Grant Program; and
- ~~4.~~ Brownfields Redevelopment funds.

*Objective 8.~~98~~: Facilitate economic growth in those fields compatible with and complementary to Tyndall Air Force Base.*

Policy 8.~~98~~.1: The City of Parker will recruit businesses relating to and supportive of Tyndall Air Force Base ~~in order~~ to create synergistic relationships between businesses and the Air Force Base.

Policy 8.~~98~~.2: The City of Parker will coordinate with local businesses and educational facilities to promote job training in those fields related to the armed forces industries.

Policy 8.~~98~~.3: ~~Use~~Utilize the *Economic Diversification Advance Planning for Bay County Florida* to identify target industries and strategies to attract them to the area.

*Objective 8.~~109~~: Collaborate and coordinate with the School Board of Bay County (School Board) to promote high quality public school facilities which meet the needs of the City of Parker existing and future population.*

Policy 8.~~109~~.1: The City will implement the interlocal agreement with the School Board, municipalities and adjacent counties (as needed) to provide for close coordination and for evaluation of development proposals. This coordination and evaluation will include:

1. Participate in an annual joint workshop for elected officials to address issues of mutual concern.
2. Coordinate growth projections and school enrollment, infrastructure reports, school site selection, amendments to provisions of the interlocal agreement and public school facilities element, and annual reports through the staff working group.
3. Include ~~a~~ Bay County School Board Representative on Local Planning Agency in an ex officio non-voting capacity and provide agenda and backup materials, notice of land use applications, comprehensive plan map amendments, and planned unit developments.
4. Explore co-location opportunities and compatibility of land uses adjacent to existing schools and school sites.
5. Adopt ~~Land Development Regulations~~LDR that fulfill the requirements of the Interlocal Agreement for Public School Facility Planning and Concurrency and the Comprehensive Plan.
6. Consider Bay County School Board comments ~~in when making~~ land use decisions including available capacity and capacity improvements. ~~The City will and~~ issue a school concurrency determination only after the applicant has complied with the terms of the

local government's Comprehensive Plan and ~~Land-Development-Regulations~~LDR implementing school concurrency and appropriate mitigation.

7. Review and provide written comments on the financially feasible Tentative District Educational Facilities Plan and Educational Plant Survey.
8. Determine and provide a written report concerning Comprehensive Plan consistency, enumerating all conditions to be imposed and all applicable ~~LDC~~-LDR regulations for a school site plan submittal by the affected local government and addressing feasibility of school sites, availability of necessary infrastructure and collocation of other facilities.
9. Cooperate in Dispute Resolution Processes, as necessary.

*Objective 8.~~4110~~: Maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.*

Policy 8.~~4110~~.1: The City will establish new coordination mechanisms as necessary to evaluate and address its Comprehensive Plan and programs and their effects on the comprehensive plans of adjacent local governments, School Board, and other units of local government providing services but not having regulatory authority over use of land, and the State, through the use of joint meetings or other types of forums with other agencies.

Policy 8.~~4110~~.2: On an annual basis, the School Board will provide to the City information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The 5-year Capital Facilities Plan will contain information detailing existing facilities and their locations and projected needs. The report will also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Policy 8.~~4110~~.3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City, a representative from the City Council, the Bay County Board of County Commissioners, the Bay County School Board, and the other municipalities will meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five-year School Plan Survey of the Bay County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
4. Use of a unified database including population (forecasts of student population), land use, and facilities.

5. Use of a Parks/Schools Planning Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting will be incorporated into the Comprehensive Plan, ~~Land Development Regulations~~LDR, and other appropriate mechanisms as deemed necessary.

## Section 9. Capital Improvements Element

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### Purpose

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

**Capital Improvements Element Goal 1: Establish the fiscal procedures and circumstances necessary for the timely and efficient provision of public facilities through sound fiscal policies.**

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

Policy 9.1.1: On an annual basis, the City will evaluate capital facilities needs relative to: level of service deficiencies; repair and replacement of obsolete or worn-out facilities; and, the need for new facilities to accommodate growth. The City will include capital improvements ~~to meet these needs~~ within the overall annual budget.

Policy 9.1.2: When evaluating the need for capital improvements the City will use the following criteria:

1. Elimination of public health and safety hazards;
2. Correction of capacity deficiencies based on ~~adopted~~ levels of services;
3. The extent to which costs associated with the capital improvement can be funded from existing revenues;
4. The extent to which the capital improvement will meet the goals and objectives of this Plan;
5. The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
6. Need for the capital improvement to accommodate new or additional growth;
7. Financial feasibility relative to the size and capabilities of the City;
8. Availability of state or federal financial assistance in defraying costs; and
9. The extent to which the improvements will facilitate economic growth.

Policy 9.1.3: The City will consider the deficiencies identified in this Plan as priority needs and will include funding, or phasing, to correct such deficiencies.

Policy 9.1.4: The City will 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 9.1.5: The City will ~~utilize~~ ~~use~~ level of service standards to evaluate public facilities deficiencies. Level of service of deficiencies will be evaluated on an annual basis.

~~Assumptions~~ Level of Service Standards for evaluating the impact of new development and ~~level of service standard~~ ~~existing performance for of~~ public facilities within the City's jurisdiction are established as follows:

1. Transportation systems or facilities. Levels of service for transportation systems or facilities are based upon the functional classifications of roadways.

| Functional Classification | Peak Hour Level of Service |
|---------------------------|----------------------------|
| Principal Arterial        | D                          |
| Minor Arterial            | E                          |
| Collector                 | E                          |
| Local Street              | E                          |

| Functional Classification | Peak Hour Level of Service |
|---------------------------|----------------------------|
| Principal Arterial        | D                          |
| Minor Arterial            | E                          |
| Collector                 | E                          |
| Local Street              | E                          |

2. Sewer systems or facilities. The City will use 100 gallons per person per day, or equivalent, to evaluate potential impacts of proposed development. The City will use 564,400 gallons per day, or the gallons per day allocation as adjusted by the interlocal agreement governing sewage treatment by and between the City of Springfield, Callaway, and Bay County, as a basis for issuing development permits.
3. Solid waste systems or facilities. The City will use six and one-half (6.5) pounds of garbage per person per day to evaluate potential impacts of proposed development and as a basis for issuing development permits.
4. Drainage systems or facilities. The City will use the regulatory requirements of Chapter 62-330, ~~Florida Administrative Code~~ ~~FAC~~ as the level of service to reduce stormwater pollution and the 25-year, 24-hour storm event as the design standard to reduce potential for flooding.

5. Potable water systems or facilities. The City will use 108 gallons per person per day delivered at a pressure of fifty (50) pounds per square inch to evaluate potential impacts of proposed development and for issuing development permits.

~~6. Parks and recreation systems or facilities. The City will use the following standards for evaluating potential impacts from proposed development and for issuing development permits:~~

~~a) Recreation Site Standards~~

|                                            |                                           |
|--------------------------------------------|-------------------------------------------|
| <del>Parks and Recreation Facilities</del> | <del>8.75 acres per 1000 population</del> |
|--------------------------------------------|-------------------------------------------|

Policy 9.1.6: The City will work to identify stormwater improvement projects and include these projects within its Five-Year Capital Improvements Schedule.

*Objective 9.2: The City will continue to coordinate 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 will use a balanced program of ~~Land Development Regulations~~LDR and capital improvements to ensure availability of public facilities and services. A schedule of capital improvements will be established to correct deficiencies which occurred prior to adoption of this Plan, while ~~Land Development Regulations~~LDR will be used to maintain level of service standards and prevent future ~~deficiencies related to~~ land development ~~problems~~.

Policy 9.2.2: The City will evaluate the need for capital improvements on an annual basis and identified capital improvements will be included in the ~~Five-year~~ schedule of capital improvements contained within this element. This schedule will be updated annually.

Policy 9.2.3: Sanitary sewer, solid waste (garbage and trash), drainage, ~~school,~~ transportation, ~~recreation,~~ and potable water facilities and adequate water supplies will be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City will consult with ~~the applicable water supplier~~Bay County to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

Policy 9.2.4: Development activities for which valid City sewer~~/or~~ water permits were issued prior to adoption of this Plan shall receive priority status for allocation for available public facilities capacity or shall be first to receive additional capacity when it becomes available. Permits shall remain valid for a period of six (6) months after the date of approval.

*Objective 9.3: Maintain provisions by which developers will bear a proportionate cost of facility*

*improvements necessitated by such development to adequately maintain continuity of infrastructure facilities, adequate capacity of public facilities and systems, and level of service standards.*

Policy 9.3.1: When assessing a pro rata share of costs associated with providing public facilities and services, the City will use the following guidelines, unless otherwise specifically waived by the City Council:

1. Developers shall be required to provide adequate water, sewer, drainage, roadways, sidewalks, and parking for all residential, commercial, institutional, or other development intended for human occupancy. Such facilities shall be constructed to City standards as specified in the ~~Land Development Regulations~~LDR or this Plan. Estimates for sidewalk construction will be made by the City and reimbursement for preparation of estimates will be the responsibility of the developer. Upon approval of the City Council, developers may provide funds in lieu of construction if such funds are ~~in an amount~~ at least equal to actual costs of providing facilities.
2. Developers of residential subdivisions consisting of over ten (10) residential lots shall provide land area to be dedicated for public or private recreation use. Land area dedicated for residential use shall be at least equal to the size of one (1) residential lot and shall be located on upland property with the same site characteristics as the subdivision as a whole. Upon approval of the City Council, developers may provide funds in lieu of property dedication if such funds are at least equal to the market value of one (1) residential lot within the subdivision. The developer will be responsible for payment of a City sponsored appraisal of the property.
3. Developers of development activities which cause deficiencies in levels of service below minimum adopted standards shall provide funds to correct such deficiencies. The specific amount of such funds shall be based upon the actual cost of correcting level of service deficiencies as determined by the City.

*Objective 9.4: 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 will ~~seek to~~ 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 will, on an annual basis, evaluate the need for capital improvements with regard to other needs of the City and will adjust its schedule of capital improvements to reflect priority needs.

Policy 9.4.3: On an annual basis, the City will determine necessary infrastructure improvements for inclusion in the five-year schedule of capital improvements that will facilitate economic growth in commercial, ~~f~~retail, and/or office industries.

Policy 9.4.4: The City will limit the use of revenue bonds as a percent of total debt consistent with the type, use, and ~~available~~ availability of dedicated revenue sources.

Policy 9.4.5: The maximum ratio of the City's total debt service to total revenue will not exceed 30%.

Policy 9.4.6: The City will 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 9.4.7: The City will establish a dedicated "Capital Improvements Funds" for the purpose of funding needed capital improvements as specified in this element.

**City of Parker Capital Improvements Schedule, Fiscal Years 2018/19 – 2022/23**

| PROJECT                      | FISCAL<br>YEAR<br>2018/2019 | FISCAL<br>YEAR<br>2019/2020 | FISCAL<br>YEAR<br>2020/2021 | FISCAL<br>YEAR<br>2021/2022 | FISCAL<br>YEAR<br>2022/2023 |
|------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>City of Parker Grants</b> |                             |                             |                             |                             |                             |
|                              |                             |                             |                             |                             |                             |
|                              |                             |                             |                             |                             |                             |
| <b>Other Funding Sources</b> |                             |                             |                             |                             |                             |
|                              |                             |                             |                             |                             |                             |
|                              |                             |                             |                             |                             |                             |
| <b>TOTAL</b>                 |                             |                             |                             |                             |                             |

Source: City Parker, 2018

~~Objective 9.5: Implement School Concurrency Coordinate with the School Board the approval of residential subdivisions, site plans or their functional equivalent to correct existing deficiencies and assure adequate future school capacity consistent with the adopted level of service standards for public school concurrency.~~

~~Policy 9.5.1: Consistent with the interlocal agreement, the School Board and City agree to the following standards for school concurrency in Bay County:~~

Table 9.1

| TYPE OF SCHOOL | LEVEL OF SERVICE                |
|----------------|---------------------------------|
| Elementary     | 100% of permanent FISH capacity |
| Middle         | 100% of permanent FISH capacity |
| High           | 100% of permanent FISH capacity |

Source: Bay County Public School Facilities Element

Policy 9.5.2: The following student generation rates, as noted in Table 9.2, shall be utilized when determining school concurrency:

Table 9.2

| Student Generation Rate Per Unit Multipliers |        |
|----------------------------------------------|--------|
| Single Family Homes                          | 0.3047 |
| Mobile Homes                                 | 0.5053 |
| Multi-Family / Apartments                    | 0.2706 |
| Multi-Family / Condominium                   | 0.0106 |

Source: Bay County Public School Facilities Element

Policy 9.5.3: The City will ensure that future development pays the proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards:

Policy 9.5.4: The City will annually review the 5-Year District Facilities Work Program prepared by the Bay County School Board. The City, in coordination with the School Board, will annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period:

Policy 9.5.5: The 5-year schedule of improvements ensures the level of service standards for public school are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule will ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements:

Policy 9.5.6: The City will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five years of the School Board's Capital Improvement Program. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrency, incorporation of the School Board's 5-Year Capital Improvements Program does not obligate the City to fund the improvements included therein. The City and the Bay County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities:

Policy 9.5.6: The City will ensure maintenance of the capital improvements program and to ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements:

~~Policy 9.5.7: The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:~~

- ~~1. Identification of adequate sites for funded and planned schools; and~~
- ~~2.1. The establishment of a Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements.~~

## Section 10. Public School Facilities Element

### Purpose

The purpose of this element is to establish policies and procedures for the City and Bay District Schools to coordinate the issues of school capacity, evaluate the need for new capacity and identify measures to provide adequate school facilities relative to new development.

**Goal: ~~Provide adequate public educational facilities to school-aged children in Bay County based on district-wide standards.~~**

*Objective 10.1: Implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City of Parker Comprehensive Plan and Bay District Schools public school facilities programs, such as:*

- ~~1. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;~~
- ~~2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;~~
- ~~3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and~~
- ~~4. The expansion or rehabilitation of existing schools so as to support neighborhoods.~~

Policy 10.1.1: As specified in the Capital Improvement Element the City and the School Board will coordinate annual updates to the capital improvement schedules and comprehensive plan updates and amendments for School Board facilities to address necessary projects that achieve and maintain adopted level of service:

Policy 10.1.2: The City will manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a change, and the developer is unable to provide adequate mitigation, the City may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development.

Policy 10.1.3: In reviewing petitions for future land use or Planned Unit Developments for residential development that may affect student enrollment or school facilities, the City will consider the following:

- ~~1. Providing school sites and facilities within planned neighborhoods;~~
- ~~2. Ensuring the compatibility of land uses adjacent to existing schools and reserved school sites;~~
- ~~3. The co-location of parks, recreation and community facilities with school sites~~

consistent with the Future Land Use Element;

4. ~~The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;~~
5. ~~Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;~~
6. ~~Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;~~
7. ~~The inclusion of school bus stops and turnarounds in new developments;~~
8. ~~Innovative solutions proposed by the private sector;~~
9. ~~School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;~~
10. ~~Available school capacity or planned improvements to increase school capacity; and~~
11. ~~Whether the proposed location is consistent with school design and planning policies.~~

Policy 10.1.4: The City will include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes:

~~Policy 10.1.5: The City will coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans consistent with the Interlocal Agreement for Public School Facility Planning and Concurrency and the Intergovernmental Coordination Element as provided in the interlocal agreement.~~

*Objective 10.2: Support the School Board in its effort to provide for appropriate school facility locations:*

~~Policy 10.2.1: The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning and Concurrency:~~

~~Policy 10.2.2: Consistent with the Future Land Use Element, public schools are an allowable use within all Future Land Use categories, except Conservation:~~

~~Policy 10.2.3: Consistent with the Future Land Use Element, the City will coordinate with the Bay District School Board to encourage the location of schools in proximity to or within residential and mixed use areas and will seek through joint ventures to meet recreation needs by the co-location of public facilities, such as parks, libraries, and community centers, with schools to the extent possible:~~

~~Policy 10.2.4: Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected needs for schools.~~

~~Policy 10.2.5: The City and School Board will jointly determine the need for and timing of on-site and off-site improvements as mitigation for a private residential development, including water, sewer, roads, and drainage necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the interlocal agreement.~~

~~Policy 10.2.6: The City and the School Board, in conjunction with the Bay County Transportation Planning Organization, will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.~~

*Objective 10.3: Encourage school facilities to serve as community focal points:*

~~Policy 10.3.1: New elementary schools should be located proximate to current and future residential areas to promote safety and walkability for children to schools, and to the public for community use. Exceptions include those instances when the environmental characteristics of the land, including but not limited to flood zones, Coastal High Hazard Areas, or wetlands, prevent such location from occurring.~~

~~Policy 10.3.2: Locate and design schools in close proximity to existing or future parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities.~~

~~Policy 10.3.3: The City and School Board will coordinate the location of shared-use and co-location of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities, when the opportunity exists.~~

~~Policy 10.3.4: The City and School Board will continue to coordinate efforts to design and build new school facilities, and facility rehabilitation and expansions, to serve as emergency shelters as required by Section 163.3177, Florida Statutes. The City will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and will coordinate with the School Board regarding emergency preparedness issues and plans.~~

*Objective 10.4: Promote safe pathways to schools for pedestrians and cyclists:*

~~Policy 10.4.1: All public schools shall provide bicycle and pedestrian access consistent to Florida Statutes. Bicycle access to public schools should be incorporated into the countywide bicycle plan. Parking at public schools will be provided consistent to applicable Land Development Regulations.~~

~~Policy 10.4.2: The policy of the City is to reduce hazardous walking conditions, consistent with Florida's Safe Routes to School program and 1006.23, Florida Statutes.~~

~~Policy 10.4.3: New developments and redevelopment adjacent to school properties shall be required to provide a dedicated public access path paved to City specifications for pedestrian travel~~

to existing and planned school sites:

~~Policy 10.4.4: New developments and redevelopment adjacent to pedestrian facilities which connect to a school's pedestrian network shall be required to include within the development publicly accessible pedestrian facilities designed and constructed to City specifications which connect to the neighborhood's existing pedestrian network:~~

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~~Policy 10.4.5: For new development and redevelopment within close proximity of an existing or planned school facility that will serve students, the City will require the installation of sidewalks within or adjacent to (as determined by the City) the rights-of-way of any public or private road within or abutting the site, when feasible, so that a complete, unobstructed, continuous route with a minimum width of four feet paved to City specifications is provided along said roadways. If a road with a speed limit exceeding 50 mph exists within route to the school facility, then a three feet separation between the sidewalk and the road is required:~~

~~Policy 10.4.6: In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year as financially feasible. It is the intention of this policy that the City and the School Board coordinate the development of their capital improvements programs to maximize the effectiveness of their limited financial resources in reducing hazardous walking conditions:~~

~~Policy 10.4.7: The City will evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a higher number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy bussing for hazardous walking conditions, schools with significant walking populations served by poor pedestrian and bicycle access, and needed safety improvements:~~

~~Policy 10.4.8: The City will coordinate with the Bay County TPO Long Range Transportation Plan to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed:~~

~~Policy 10.4.9: The City will coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facilities needs, according to the Interlocal Agreement for Public School Facility Planning and Concurrency for the City, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas:~~

~~Objective 10.5: Coordinate petitions for changes to future land use, subdivision and site plans for residential development with adequate school capacity to ensure adequate school capacity is available to residential development consistent with adopted level of service standards for public school concurrency. The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:~~

- ~~1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained;~~
- ~~2. Identification of adequate sites for funded and planned schools; and~~
- ~~3. The establishment of a Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements.~~

~~Policy 10.5.1: Recognize the School Board's statutory and constitutional responsibility to provide a uniform system of public schools. In collaboration with the School Board, the City will approve or deny petitions for comprehensive plan amendments or final subdivision and site plans for residential development that generate students and impact Bay District Schools.~~

~~Policy 10.5.2: The City will take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes and the existing interlocal agreement.~~

~~Policy 10.5.3: The City will give priority consideration to petitions for Future Land Use Map amendments, final subdivision approval, or development orders for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to the School Board or set aside for purchase by the School Board in a written agreement approved by the Bay District School Board and the developer at price(s) that reflect pre-approval values.~~

~~Policy 10.5.4: Where capacity will not be available to serve students from a property seeking a Future Land Use Map amendment, the City will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites will be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plan over the 5-, 10-, and 20-year periods will be amended to reflect the needs created by the land use plan amendment.~~

~~Policy 10.5.5: Consistent with the interlocal agreement, the City and the School Board agree to use common standards for school concurrency in the City of Parker.~~

~~Policy 10.5.6: The level of service standards by type of school shall be as depicted in Table 10.1. Amendments to the level of service standards shall:~~

- ~~1. Be considered at least annually at the staff working group meeting to take place no later than April 15 of each year;~~
- ~~2. If proposed by the School Board, shall be accomplished by the execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to the respective comprehensive plans;~~
- ~~3. Not be effective until all plan amendments are effective and the amended interlocal~~

agreement is fully executed:

4. ~~Not be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-years of the Capital Facilities Plan:~~
5. ~~After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements and add a new fifth year, updating the public schools facility program to coordinate with the 5-year district work plan (October 1) and the financial feasibility of the capital improvements program (December 1):~~
6. ~~Coordinate with the 5-year district facilities program updates and the financially feasible capital improvements program assuring that level of service will continue to be achieved and maintained:~~

| <b>Table 10.1</b>                 |                                 |
|-----------------------------------|---------------------------------|
| <b>Level of Service Standards</b> |                                 |
| Type of School                    | Level of Service                |
| Elementary                        | 100% of permanent FISH capacity |
| Middle                            | 100% of permanent FISH capacity |
| High                              | 100% of permanent FISH capacity |

FISH - Florida Inventory of School Houses

Policy 10.5.7: ~~The concurrency service areas are depicted in Map 10-1. Consistent with 163.3180, Florida Statutes, potential amendments to the concurrency service areas shall:~~

1. ~~Be considered annually at the staff working group meeting to take place each year no later than April 15:~~
2. ~~Shall be accomplished by the execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to the respective comprehensive plans, if proposed by the School Board:~~
3. ~~Not be effective until all plan amendments and the amended interlocal agreement are fully executed:~~
4. ~~Not be amended without a showing that the amended concurrency service area boundaries are financially feasible by the School Board:~~

Policy 10.5.8: ~~Concurrency service areas shall maximize capacity utilization, taking into account~~

~~transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access to schools, including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability, diversity and geographic or man-made constraints to travel.~~

Policy 10.5.9: The following student generation rates, as noted in Table 10.2, shall be utilized when determining school concurrency:

| <b>Table 10.2</b>                                   |        |
|-----------------------------------------------------|--------|
| <b>Student Generation Rate Per Unit Multipliers</b> |        |
| Single Family                                       | 0.3047 |
| Mobile Homes                                        | 0.5053 |
| Multi-Family / Apartments                           | 0.2706 |
| Multi-Family / Condominium                          | 0.0106 |

Source: Bay County Public School Facilities Element

Policy 10.5.10: ~~The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables shall not be considered permanent capacity.~~

Policy 10.5.11: School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

Policy 10.5.12: The City will require that all new residential units be reviewed for school concurrency at the time of the issuance of the development order. ~~The City will not deny the issuance of a development order for residential development due to failure to achieve and maintain the adopted level of service for public school capacity where:~~

- ~~1. Adequate school facilities will be in place or under construction within three years after the issuance of the development order;~~
- ~~2. Adequate school facilities are available in a contiguous service area and the impacts of development can be shifted to that area; or~~
- ~~3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the development order (or functional equivalent) as provided in an interlocal agreement.~~

~~However, this policy shall not apply to development that is exempt from concurrency review as provided in the Interlocal Agreement for Public School Facility Planning and Concurrency as may be amended.~~

~~Policy 10.5.13: In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area, or a contiguous service area, to address the impacts of a proposed development, the following standards will apply. Either:~~

- ~~1. The developer must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation prior to the issuance of the development order; or~~
- ~~2. The development must be delayed or phased to a date when capacity enhancement and level of service can be assured; or~~
- ~~3. A condition of approval of the development order shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required will be determined by the Department of Education's most current cost per student station applicable to Bay County.~~

~~Policy 10.5.14: The School Board, the County and all municipalities within Bay County will utilize the district-wide student population projections which are based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, as modified by the School Board, taking into consideration future land use map projections of housing units for future growth and development of residential units within each Concurrency Service Area. The County, School Board, and each municipality will coordinate and base their plans on these projections, and will consider the projected impacts of local development trends within the School Board's long range facilities needs over the 5-, 10-, and 20-year periods.~~

~~Policy 10.5.15: Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include at least one of the following:~~

- ~~1. Contribution of, or payment for, acquisition of new or expanded school sites;~~
- ~~2. Construction of permanent school facilities; and~~
- ~~3. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or a contiguous concurrency service area.~~

~~Policy 10.5.16: Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval and shall be assured by a legally binding development agreement between the School~~

Board, the City, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement until all impacts for public school facilities created by the actual development of the property are mitigated.

Policy 10.5.17: The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying the local costs per student station for each school type applicable to Bay County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

*Objective 10.6: Continually monitor and evaluate the Public Schools Facilities Element in order to assure that best practices of the joint planning processes and procedures for coordination of planning and decision-making are being utilized and include participation by the public.*

Policy 10.6.1: The City and the Bay County School Board will coordinate during updates or amendments to this comprehensive plan and updates or amendments to the long-range plans for School Board facilities.

Policy 10.6.2: The City will provide to the School Board at least two weeks prior to the annual meeting the following information as available, to facilitate adequate monitoring of this Element:

1. ——— Geo-referenced building permit and certificate of occupancy data;
2. ——— Summary of actions on preliminary and final plats; and
3. ——— Summary of site development plan approvals for multi-family projects.

Policy 10.6.3: By January 31<sup>st</sup> of each year, the City will provide the School Board with a report on growth and development trends within the City of Parker. The report will include, to the extent available:

1. ——— The type, number, and location of residential units which have received development order approval;
2. ——— The identification of any development orders issued which contain a provision for school siting; and
3. ——— Any additional information related to number of residential dwelling building permits for the preceding year, future land use map amendments, and population projections.

## **Section 101. Private Property Rights Element**

### Purpose

The purpose of this element is to establish ~~a goal and an objective for the City to~~ requirements to consider private property rights ~~in the City's decision-making process.~~

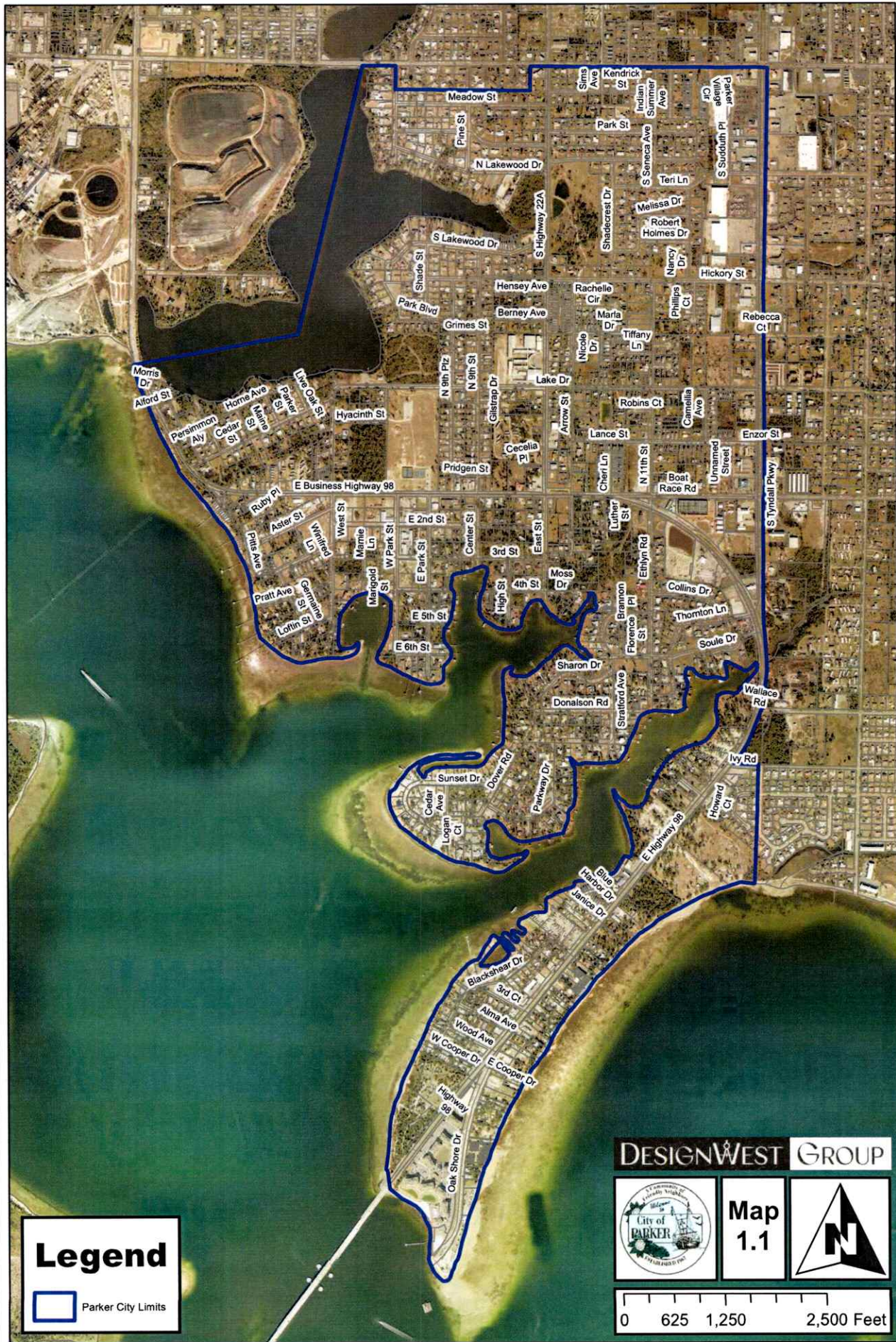
**Private Property Rights Element Goal 1:** To ensure that constitutionally protected private property rights are considered in the local ~~decision-making~~ decision-making process of the City of Parker.

~~Objective 1410.1: The following rights shall be considered in local decision-making~~ When making land-use decisions, the City shall consider private property rights.\*

Policy 10.1.1: The City shall consider the following rights in its decision-making process:

- ~~A-1.~~ \_\_\_\_\_ The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- ~~B-2.~~ \_\_\_\_\_ 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.
- ~~C-3.~~ \_\_\_\_\_ The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- ~~D-4.~~ \_\_\_\_\_ The right of a property owner to dispose of his or her property through sale or gift.

# City of Parker Boundary Map



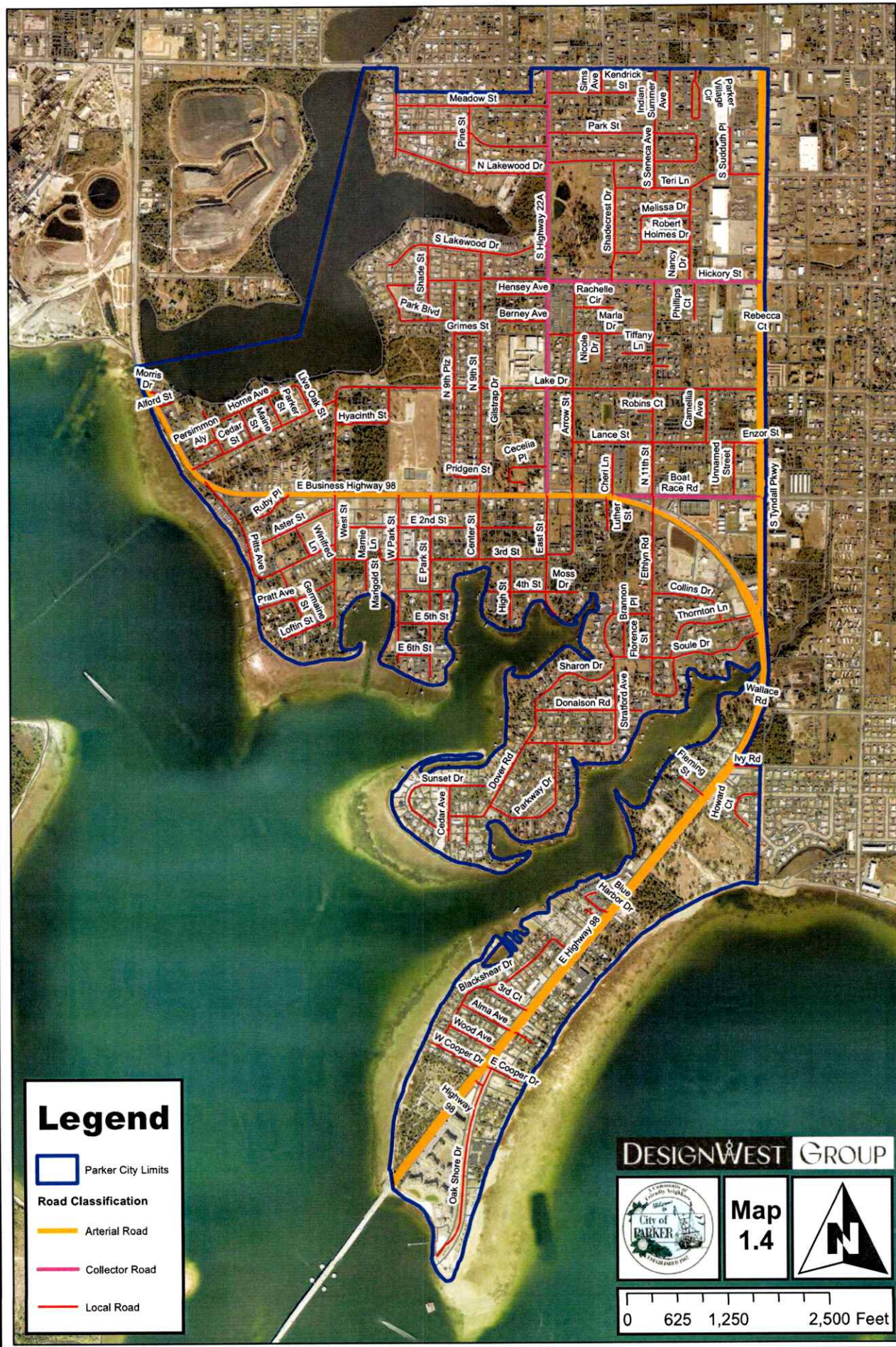
# 2046 City of Parker Future Land Use Map



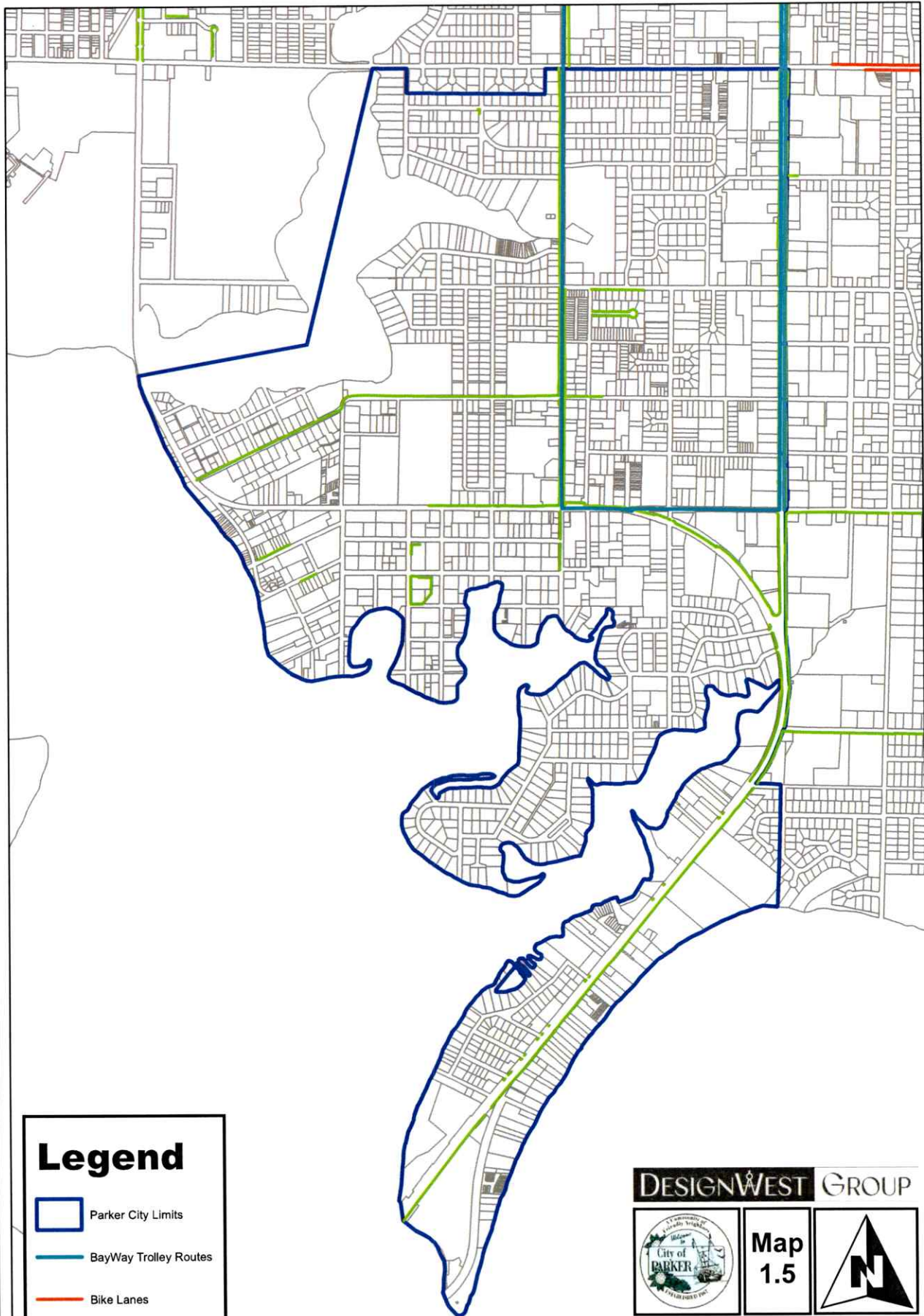
# City of Parker CRA Boundary Map



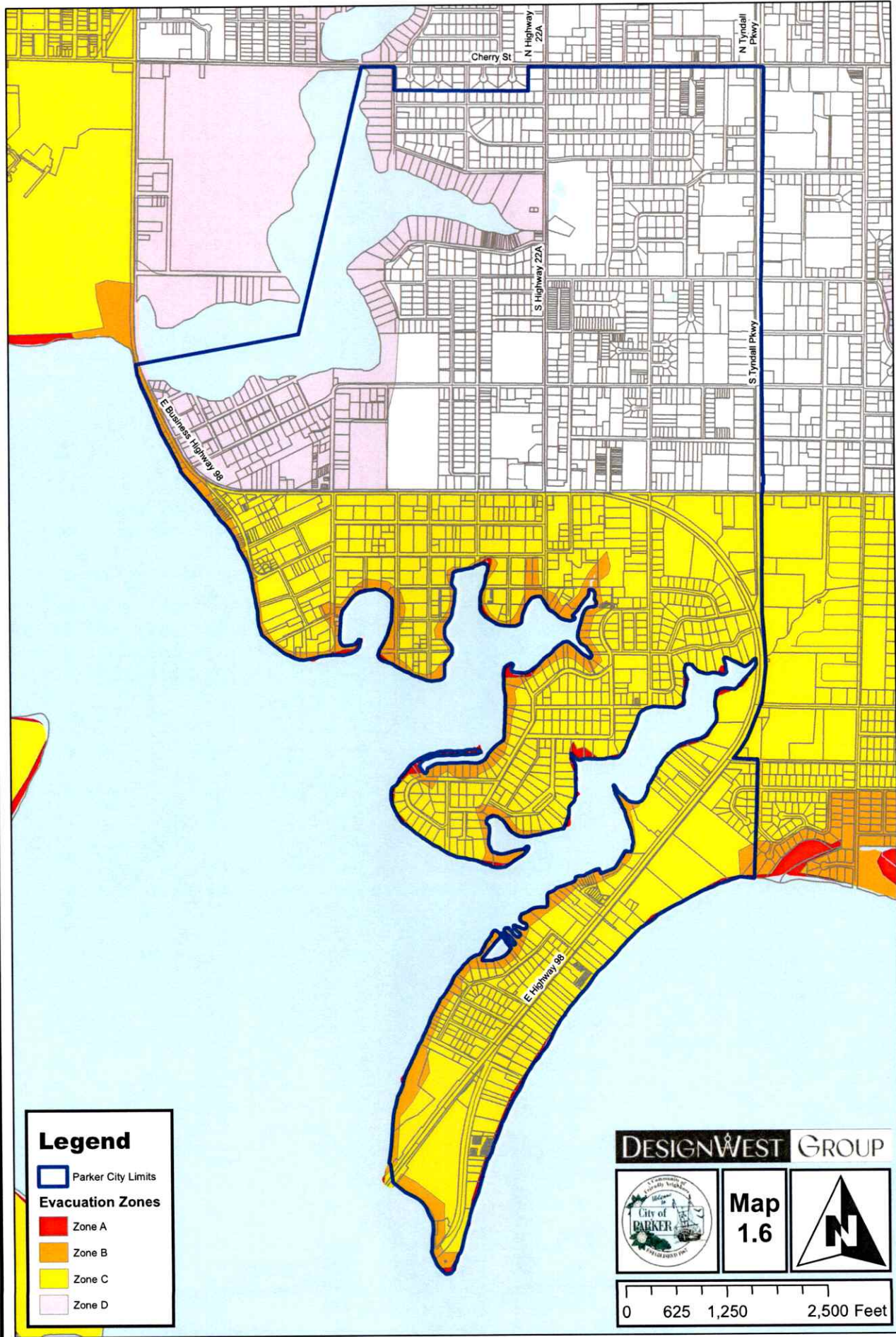
# City of Parker Road Classification Map



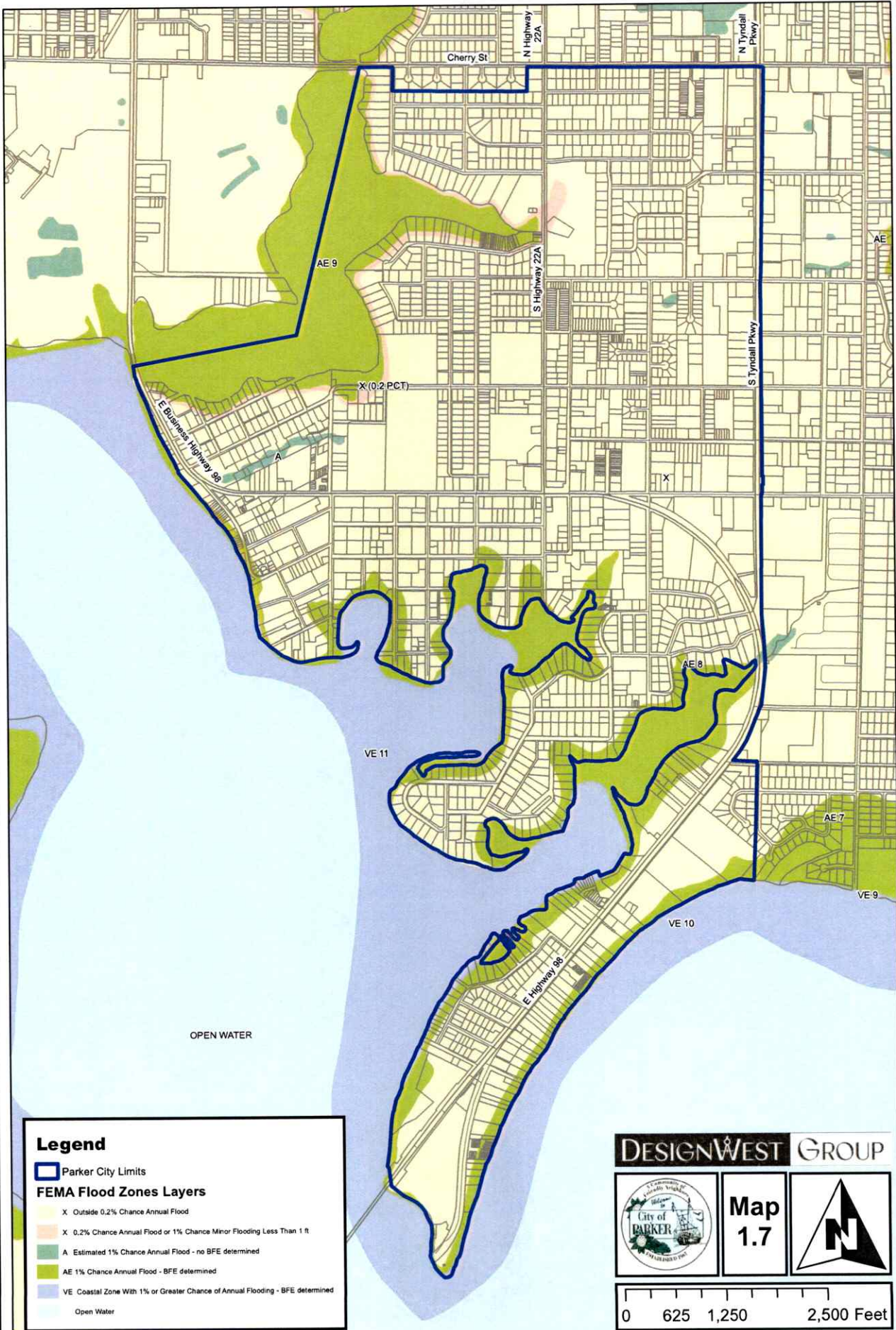
# City of Parker Alternative Transportation Map



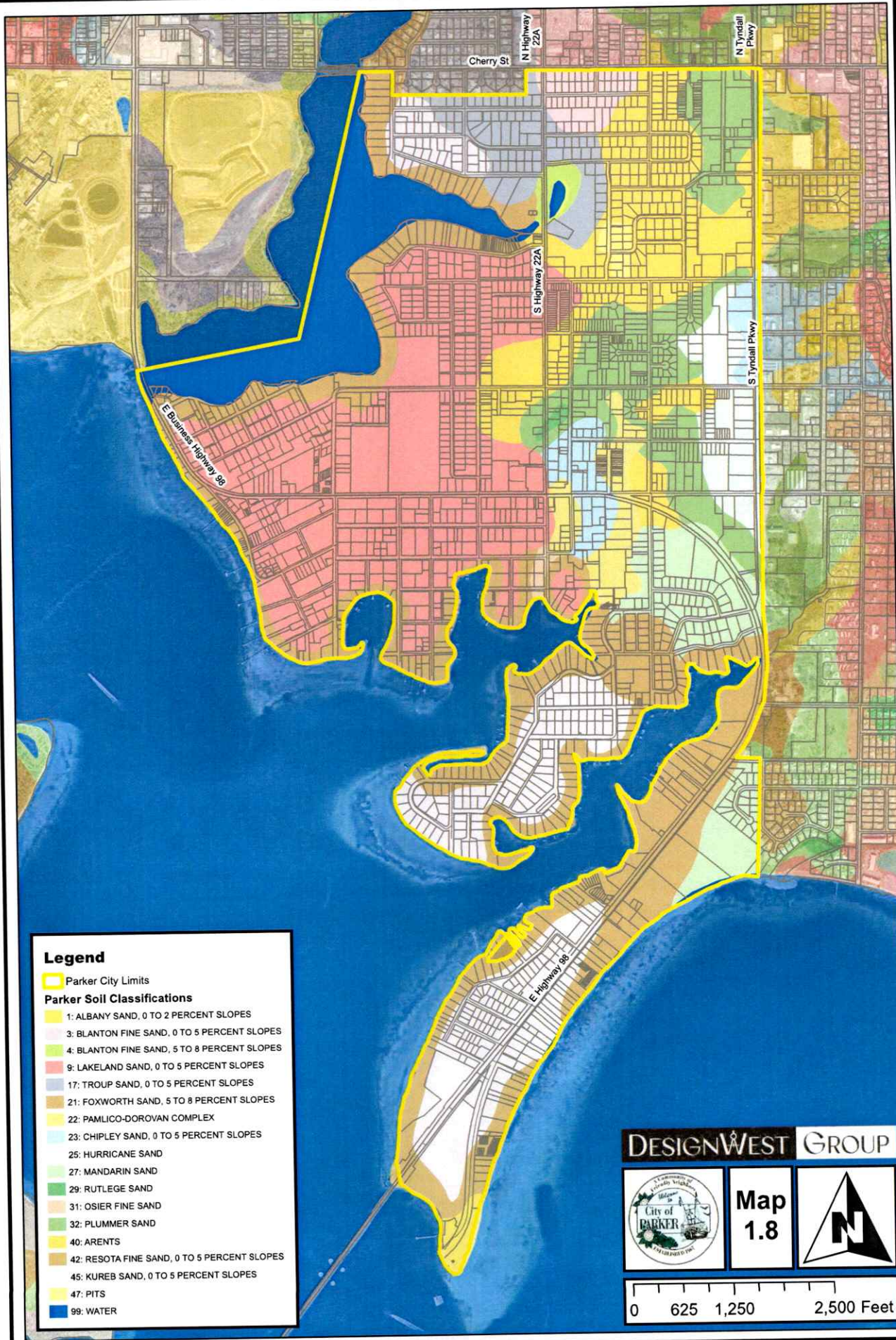
# City of Parker Hurricane Evacuation Map



# City of Parker Flood Zones Map



# City of Parker Soils Classification Map



# City of Parker Wetlands Map

