



CITY OF PARKER

City Hall

1001 West Park Street

Phone 850-871-4104

www.cityofparker.com

Mayor

Rich Musgrave

Clerk

Nancy Rowell

Council Members

Mike Miller, Mayor Pro Tem

Ron Chaple

John Haney

Ken Jones

Attorney

Tim Sloan

PUBLIC NOTICE

REGULAR MEETING

OF

THE CITY OF PARKER COUNCIL

August 7, 2018

5:30 PM

PARKER CITY HALL

NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY OF PARKER COUNCIL ALSO SITS, AS EX OFFICIO, AS THE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY (CRA) AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT CAPACITY.

AGENDA

CALL TO ORDER - Mayor Musgrave

INVOCATION – Reverend Greg Rhinehart, Bible Believers Church

PLEDGE OF ALLEGIANCE - Mayor Pro Tem Miller

ROLL CALL

APPROVAL OF MINUTES - City Council

Regular Meeting July 17, 2018

ITEMS FROM THE AUDIENCE (non-agenda items)

REGULAR AGENDA

1. **Request for Waiver of Rental Fee for Community Bldg.—Tyndall AFB**
2. **Request for Dock Permit---1200 West St.—Larry and Nancy Pippen/Mike Gaddie**
3. **Banking Resolution—City Clerk Rowell**
4. **Public Hearing on Amendment to Comprehensive Plan—Planning Commission, 3TP Ventures and Council**

CLERK'S REPORT

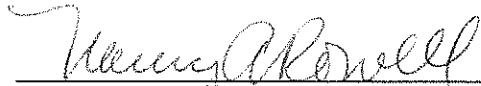
MAYOR'S REPORT

COUNCIL COMMENTS AND ANNOUNCEMENTS

ADJOURNMENT

Upcoming Events

- Tentative Budget Workshops on August 8 and 16, 2018 at 5:30 pm
- Next Planning Commission Meeting is August 12, 2018 at 5:00 pm
- Next Regular City Council Meeting is August 21, 2018 at 5:30 pm



Nancy A. Rowell, City Clerk

If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be made. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at 1001 West Park Street, Parker, Florida 32404; or by phone at (850) 871-4104. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD). ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.

**MINUTES
REGULAR MEETING
PARKER CITY COUNCIL**

**July 17, 2018
5:30 p.m.**

Mayor Musgrave called the meeting to order at 5:31 p.m.
Reverend Carl Fondren gave the Invocation.
Mayor Pro Tem Miller led the Pledge of Allegiance.

Present: Council Members Haney, Jones and Miller and Mayor Musgrave

Absent: Council Member Chaple

Also Present: City Clerk Rowell, City Attorney Sloan, Police Chief Hutto and Bookkeeper Wamsley (Dean)

APPROVAL OF MINUTES—On motion of Council Member Haney and second of Council Member Miller, the minutes of the Regular Meeting of June 19, 2018, the Workshop Meeting of June 27, 2018, and the Special Meeting of June 27, 2018 were approved, 4 ayes, 0 nays.

ITEMS FROM THE AUDIENCE—None

PRESENTATION—Jenny Anderson, Executive Director of the Northwest Florida League of Cities presented the Hometown Hero Award to Mayor Musgrave on behalf of the Florida League of Cities (FLC). She noted he had called, written letters and emailed State legislators often and on many key issues to preserve home rule powers; that the FLC President and FLC Director of Government Affairs praised his work. She noted the importance of keeping home rule powers with local governments and asked for the Council Members' help in the future to help preserve rights and powers of local governments.

REGULAR AGENDA

1. **Report on 2017 Audit**—Certified Public Accountant Richard McKinney of Carr Riggs and Ingram addressed the Council. He reviewed the City's net position and the profit and loss statement; he noted that the net position was higher in 2017 than in 2016 and that there was an 18% increase in governmental activity (general fund) revenue including grants and infrastructure surtax revenues. He said that for the business type activities (utility fund), the expenses increase was more than the revenues increase and to keep watch there; that the governmental fund had about 2.5 million in expense but has an unassigned general fund balance of about half of that, 1.6 million, if needed for emergency operations; that the balance had been increasing and that the net change in the fund balance was \$207,466 in 2017; that the Council did a good job in watching its budget and that actual revenues for the general fund were about \$500,000 higher than forecast and expenses were about \$83,000 less than forecast; that the fund balance was favorable to budget by \$267,000. He said that the net pension liability (retirement) of 1.9 million and other postemployment benefits (retirees on health plan) of \$450,000 were the largest debt showing for the City.

Mr. McKinney reported on the two findings in the compliance section that the City has had for the past several years; that in a small city, there will always be findings about segregation of duties and adjusting journal entries made by the auditor; that there have been a reduced number of journal entries by the auditor in the past three years but that there will always be some number; that for both findings, without significant increases in staffing, the findings will remain. He noted that the City does a good job maintaining a tight budget, monitoring progress, and funding reserves. Council Member Haney asked about purchasing a garbage truck and Mr. McKinney recommended doing a cash flow analysis, looking at other cities, determining the truck payment, insurance and number of employees, with benefits, needed.

2. Request for Temporary RV Permit Application—818 Arrow St.—

This item was removed from the agenda as the applicant had sold the camper and would no longer need the permit

3. Banking Resolution—City Clerk Rowell requested another Council member be added as signatory to bank accounts and recommended Council Member Chaple since he was the next longest serving member after Council Member Miller. Council Member Haney made a motion that the signatory be Council Member Jones and it died for a lack of a second. Council Member Miller made a motion that Council Member Chaple be made the signatory and it died for a lack of a second.

4. Resolution No. 2018-352—Fifty Years of Municipal Home Rule—Council Member Miller made a motion to read the resolution, Council Member Jones seconded the motion, and it passed 4 ayes, 0 nays. City Clerk Rowell read Resolution No. 2018-352 by title. Jenny Anderson of the Northwest Florida League of Cities spoke in favor of the resolution and again encouraged the members to do everything they could to continue to speak up for preserving the ability of local governments to make their own decisions. Council Member made a motion to approve Resolution No. 2018-352. Council Member Jones seconded the motion and it passed, 4 ayes, 0 nays.

CLERK'S REPORT—City Clerk Rowell thanked Mr. McKinney and his firm, as well as Bookkeeper Wamsley for a thorough and timely audit; that at the August 7th Council Meeting there would be a public hearing for changes to the Comprehensive Plan.

MAYOR'S REPORT—Mayor Musgrave handed out a draft budget for upcoming budget workshops. He noted a 3% water and sewer increase and a 2% COLA for all employees other than police department; that police increase would equal \$58,000; that health and dental insurance increases aren't in yet but were plugged in at 10%; that there was overlap for hiring for positions being vacated by employees retiring.

COMMENTS AND ANNOUNCEMENTS—Council Member Haney asked about the servers and City Clerk Rowell noted that the RFP for a new financial system and hardware was in process; Council Members Haney and Jones berated City Clerk Rowell about a new system not being in place. The Clerk suggested that the job responsibilities of the Clerk position be reviewed.

ADJOURNMENT—The meeting was adjourned at 6:13 p.m.

Nancy A. Rowell, City Clerk



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Tyndall AFB

2. MEETING DATE:

August 7, 2018

3. REQUESTED MOTION/ACTION:

Consider the request from Tyndall AFB and decide to grant or not

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A

☒

5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

This is a request to waive the rental fee for the use of the Community Center for a public meeting regarding environmental issues and remediation. The Council has previously waived rental fees for similar meetings by Tyndall AFB.

AGENDA ITEM # /

Nancy A. Rowell

From: bubilling
Sent: Monday, July 30, 2018 10:43 AM
To: Nancy A. Rowell
Subject: FW: Parker Community Center Request for Tyndall AFB Environmental Restoration Public Meeting

Would you be able to put the below request for waiver of Community Building fees for Tyndall Air Force Base on the next city council meeting? Thanks

Robin Combs
City of Parker
Utility Billing
850-871-4949

-----Original Message-----

From: YOUNG, MARK H GS-12 USAF AFCEC AFCEC/CZOE [<mailto:mark.young.27@us.af.mil>]
Sent: Monday, July 30, 2018 9:55 AM
To: bubilling
Cc: MCLERNAN, JOSEPH V GS-13 USAF AFCEC AFCEC/CZO; MCPHERSON, BETH A CTR USAF AFCEC AFCEC/CZO
Subject: Parker Community Center Request for Tyndall AFB Environmental Restoration Public Meeting

Robin,

Thank you for tentatively reserving the Community Center for a Public Meeting to be held Wednesday evening, September 5th, 2018.

We kindly request that the Rental Fees for use of the Community Building be waived by the Parker City Council. Here is a short description of Public Meeting that you can present to the City Council meeting -- The proposed public meeting is part of the Air Force's commitment to inform the community of environmental investigations and potential remediation efforts. This public meeting is extremely important and provides members of the community an opportunity to become involved in cleanup activities and help shape decisions being made that may affect Tyndall AFB, Parker, and surrounding Bay County communities. This also helps us meet our obligations under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) in cooperation with Environmental Protection Agency (EPA) and Florida Department Environmental Protection (FDEP).

Let me know you need any additional information, thanks!

Mark H Young
AFCEC/CZOE Tyndall AFB
Project Manager
850-283-4498 work
850-258-2431 cell



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Larry and Nancy Pippen, owners, and Mike Gaddie of Gaddie Marine

2. MEETING DATE:

August 7, 2018

3. REQUESTED MOTION/ACTION:

Consider application for the replacement of the single family dock at 1200 West St and if LDR regulations are met, grant application.

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

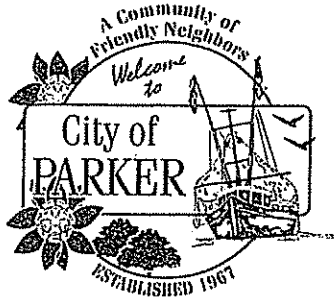
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N/A ☒

5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

Section 5-7.6 (2) of the City's Land Development Regulations requires approval by the City Council for any development activities below the mean high tide.

This application for a replacement dock at a single family residence has been reviewed by city's engineer and it is their recommendation that it meets all requirements of the City's codes.



CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

FOR CITY USE ONLY

PERMIT NO. 18-283

DATE: 7-11-18

SHORELINE CONSTRUCTION AND DREDGING PERMIT

City permits are required for construction of docks, piers, wharves, bulkheads, buildings, pilings, seawalls, reefs, breakwaters, marinas, boat slips, boathouses, concessions, loadings, and shipping facilities, pipes and fences and other structures in, upon or over the waters where the tide ebbs or flows within the City, extending into or in the navigable waters and upon sovereignty lands, whether the public waters are classified as salt or fresh water. Filling in, excavating and dredging must be done in accordance with City Ordinance No. 71-50, as may be amended from time to time. This permit shall not become effective until this application has been signed by the Permittee and approved by the City Council of the City of Parker. Circle above intended construction. Form must be typed or printed in ink.

I. TO BE COMPLETED BY APPLICANT

- A. Name: LARRY PIPPEN
- B. Mailing Address: P.O. Box 605 VERNON, FL 32462
- C. Intended Construction and Location:
(Must have a physical address)
1200 WEST ST. PARKER, FL 32404
- D. Phone number: 850-532-0357 E-mail address: PIPPENL@btmail.com
- E. Proposed structure is: Commercial _____ Private ✓

NOTE: A private dock is one which will be used by the owner, his family and occasionally by family friends. A dock for any other use would fall into the commercial category.

REPLACING OLD DOCK.

II. TO BE COMPLETED BY CONTRACTOR

- A. Name: GADDIE MARINE
- B. Address: P.O. Box 35026 PANAMA CITY, FL 32412
- C. Phone number: (850) 832-7755 Email address: wmgaddie@gmail.com

III. A PERMIT WILL BE GRANTED UPON THE FOLLOWING CONDITIONS:

- A. The permit does not authorize construction of living quarters or dwelling type structures.
- B. No work undertaken will infringe on any other individual's rights, property, health, welfare, or cause a hazard to the general welfare of the public.
- C. If lot is less than 65 feet, dock should be centered on the property.
- D. This Permit shall in no way obstruct or impair the free movement of traffic of the general public along any beach in the area outside of and beyond high water line. All work to be done abuts or is on any upland property.
- E. The construction shall be in strict accordance with the attached plan(s). In the event a dock, etc. is modified or converted to commercial use after issuance of this Permit without a new City permit or written approval by the City Council, this permit shall automatically terminate and all structures shall be subject to removal by the City of Parker, Florida at the expense of the Permittee.
- F. The within Permit shall not be considered as a waiver of the rights of the City of Parker or the Permittee in the submerged lands affected by this Permit.
- G. This Permit does not relieve the Permittee from obtaining permits from the State of Florida, Department of Environmental Protection or from the Army Corps of Engineers, both of which need to be provided to the City prior to issuance of a City Permit, nor from the necessity of compliance with all applicable local laws, ordinances, zoning or other regulations.
- H. The work covered in this Permit shall be completed within one (1) year from date of this approved Permit.
- I. The undersigned Permittee agrees to save harmless the City of Parker, Florida from damages or claims arising from the issuance of this Permit or use thereof.
- J. I understand I am responsible to the City for the maintenance of said structures, identified in the Permit, and will maintain it at my expense.
- K. A plan of work to be accomplished or completed is indicated in detail as to specifications is attached to this Permit request.
- L. Permit is valid until revoked and will be shown to City officials upon their request, when making their periodic inspections.
- M. This Permit is not valid for live-aboard type construction.
- N. I agree to pay to the City of Parker a \$250.00, non-refundable review fee, prior to approval of the Permit by the City Council of the City of Parker, Florida.

THE FOREGOING HAS BEEN READ AND UNDERSTOOD AND IS HEREBY ACCEPTED THIS
DAY 11 OF July, 2018.


Signature of Permittee

Date approved by City Council: _____

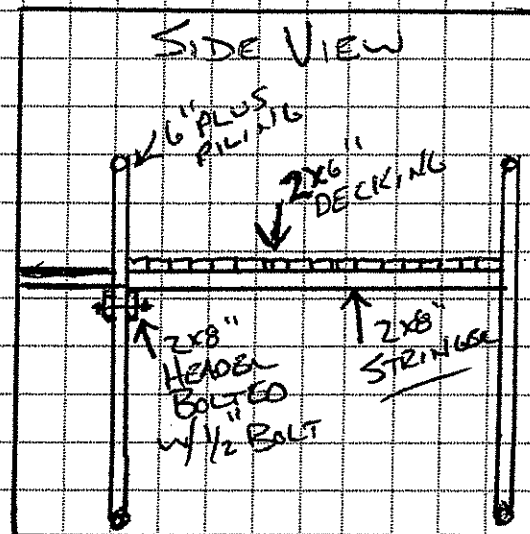
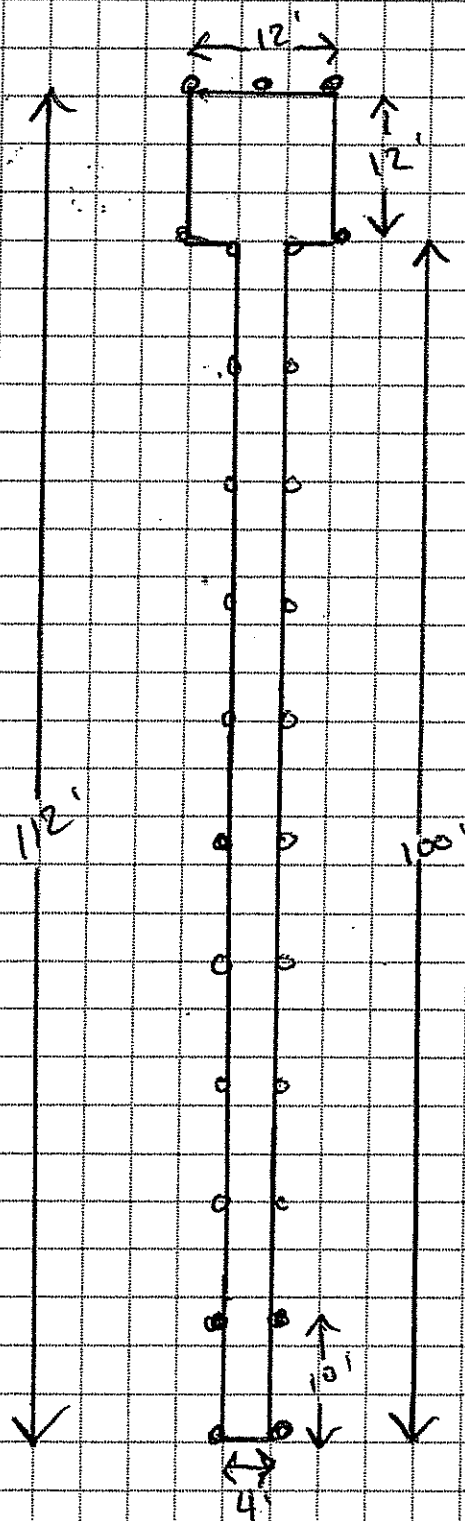
Date disapproved by City Council: _____

ATTEST: _____
City Clerk

Signature of Mayor



JOB LARRY PIPPEN
SHEET NO. 1200 WEST ST. OF 2
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____



4' x 100' MAIN
DOCK &
RAMP

12' x 12' TERMINAL
PLATFORM



Dewberry Engineers Inc. 850.522.0644
203 Aberdeen Parkway 850.522.1011 fax
Panama City, FL 32405 www.dewberry.com

July 18, 2018

VIA EMAIL @ aubilling@cityofparker.com

Ms. Lou Bradford
City of Parker
1001 West Park Street
Parker, Florida 32404

RE: 1200 West Street Dock Development Order Review
Dewberry Project No. 50104827

Dear Ms. Bradford,

As requested, Dewberry has reviewed the above referenced application and supporting documents for concurrence with Section 6 of the City of Parker Land Development Regulations (see the attached Review Memo). Based on the materials submitted, it is our recommendation to approve this development order application with the following specific conditions:

- The structure will be required to meet all applicable State and Federal Requirements.

If you have any questions or require any additional information, please give me a call at 850.571.1199.

Sincerely,
DEWBERRY

Chris Shortt, P.E.
Project Manager

AL

Attachment: Review Memo

CC: Dina Bautista, P.E., CFM, Sr. Project Manager, Dewberry | Preble-Rish, w/attachments (via email at dbautista@dewberry.com)
Alex Lutterbach, E.I., Staff Engineer, Dewberry | Preble-Rish, w/attachments (via email at alutterbach@dewberry.com)

\\AVALON\Civil Projects\50084344 City of Parker_Project # Dev. Rev\50104827_1200 West Street - Dock\Approval Letter\1200 West Street Dock Review.docx

MEMORANDUM

Date: July 18, 2018

To: City of Parker

From: Dewberry

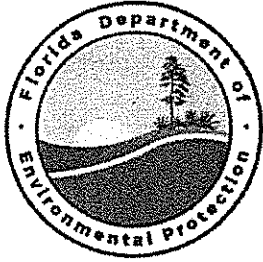
Subject: 1200 West Street Dock Development Order Review

Message:

1. According to LDR Section 6-1.4.2(a) the following materials shall be submitted for review of all Level 1 – Minor Developments:
 - Vicinity sketch showing relationship to adjacent land uses and streets – A site plan was submitted that showed the adjacent street (West Street). The land use has been identified as Residential (RES).
 - Location of the proposed development on the lot – This was provided on the submitted site plan.
 - FEMA flood zones of "AE9" and "VE10" have been identified for the above referenced project.
2. If the dock is not located in an aquatic preserve, Monroe County or a manatee sanctuary it is exempt from the requirements of Chapter 403.813, F.S. For a single-family dock to be exempt from Chapter 403.813, F.S., the dock must be:
 - Equal to or less than 1000 square feet and not located in an Outstanding Florida Water.
 - Equal to or less than 500 square feet if it is located within an Outstanding Florida Water.

The dock in the referenced application will be a single-family dock and will not be located in an Outstanding Florida Water. Therefore, the maximum allowable dock area is 1,000 square feet. The dock is designed to have a total area of approximately 544 square feet, which exempts the project from the requirements of Chapter 403.813, F.S.

3. The proposed project is in compliance with the Federal State Programmatic General Permit (SPGP) program through FDEP, and a certification letter has been provided stating that no further permitting is required through the U.S. Army Corps of Engineers.



DEP

Florida Department of
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Ryan E. Matthews
Interim Secretary

TERMS AND CONDITIONS

Self Certification File No.: 0351328001EE

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with Section 403.813(1)(b), F.S.

The dock to be constructed:

1. Has 1,000 square feet or less over water surface (includes adjacent wetlands) in accordance with Chapter 62-340, F.A.C.;
2. Is constructed on or held in place by pilings and is constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Is used ONLY for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia;
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement or restrictive covenant of record prohibiting the activity.

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under Chapters 253, F.S. or Chapters 258, F.S.

1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty/state-owned submerged lands unless cured to the satisfaction of the Board of Trustees of the Internal Improvement Trust Fund (Board).
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2' by 11' explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. Construction of the project must be completed within one year from the self-certification date. If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for



Florida Department of
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

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**CONDITION FOR THE DEPARTMENT OF THE ARMY SELF-CERTIFIED STATE
PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE FAMILY
RESIDENCE**

Self Certification File No.: 0351328001EE

General Conditions:

1. The time limit for completing the work authorized on July 26, 2021.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization:
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities

reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Submerged Aquatic Vegetation Conditions:

1. Avoidance. The piling-supported structure will be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure will be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround will be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure will be oriented in a north-south orientation to the maximum extent that is practicable.
5. Terminal Platforms:
 - a. If possible, terminal platforms will be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.
 - b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform will be limited to 160 square feet. The grated deck material will conform to the specifications stipulated below. The configuration of the platform will be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet will conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.
 - c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform will be limited to 120 square feet. The configuration of the planks will be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section will conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section will be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. Pilings will be installed in a manner which will not result in the formation of sedimentary deposits ("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
7. The spacing of pilings through SAV beds will be a minimum of 10 feet on center.
8. The gaps between deckboards will be a minimum of 1/2 inch.

Marsh and Mangroves Conditions:

1. Marsh:
 - a. The piling-supported structure will be aligned so as to have the smallest over-marsh footprint as

1. For concrete piles installed by impact hammer:
 - a. The piles will be less than or equal to than 24 inches in diameter; and
 - b. Not more than 10 piles will be installed per day if in open water; or,
 - c. Not more than 5 piles will be installed per day in a confined space. A confined space is defined as any area that has a solid object (e.g., shoreline, seawall, jetty) or structure within 150 feet of the pile installation site that would effectively serve as a barrier or otherwise prevent animals from moving past it to exit the area. This does not include objects such as docks or other pile-supported structures that would not stop animal movement or significantly reflect noise.
2. Metal piles will NOT be installed by impact hammer.
3. The Permittee is responsible for obtaining any 'take' permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such 'take' permits are required for a particular activity.
4. The Permittee is responsible for compliance with 50 CFR 224.103 prohibiting approach within 500 yards of a right whale, with limited exceptions.
5. Special Conditions Related to All Reviews and Authorizations are available at:
<http://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/> and must be followed.



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Administration

2. MEETING DATE:

Aug. 7, 2018

3. REQUESTED MOTION/ACTION:

Approve banking resolution

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A

☒

5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

This authorizes all members of the Council to be signatories for banking activities.



☐ Change of Ownership Signature Card W-9
☒ Change of Authorized Signers Signature Card W-9
(Resolution required if Non-Personal)

Current Date 07/31/2018	Bank/Branch 072/722	Employee Name KARIN ROBINSON	FSR/Officer #
----------------------------	------------------------	---------------------------------	---------------

Account Number (one account per form)	
NEW ACCOUNT STYLE CITY OF PARKER CUSTOMER DEPOSIT ACCOUNT UTILITY	
MAILING ADDRESS: 1001 W PARK ST	
CITY: PANAMA CITY	STATE: FL
ZIP: 32404	COUNTRY CODE/PROVINCE:

OLD ACCOUNT STYLE CITY OF PARKER CUSTOMER DEPOSIT ACCOUNT UTILITY	
--	--

REASON FOR CHANGE - Check All That Apply

<input type="checkbox"/> Legal Name Change (Married, Divorced, Adoption, etc.)
<input type="checkbox"/> Death (Death Certificate Verified, Personal Knowledge)
<input checked="" type="checkbox"/> Add/Remove Joint Owner, POD or Authorized Signer (Removal of an owner - must attach Remove Name from Style form)
<input type="checkbox"/> Other

Substitute Form W-9

Under penalties of perjury I certify that,

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding. - Exempt payee code (if any) _____, and
- I am a U.S. citizen or other U.S. person (including a U.S. resident alien), and
- The FATCA code(s) entered on this form (if any) indicating I am exempt from FATCA reporting is correct - Exempt payee code (if any) _____.

You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments, other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN.

SSN/TIN _____

Signature of U.S. person X _____
Customer Signature (Account Name #1)

FACSIMILE SIGNATURE ☐ YES If yes, please initial here _____

The following persons are authorized to sign checks and otherwise conduct business on this account. I agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, a copy of which I acknowledge I have received and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations. The Deposit Account Agreement is hereby incorporated by reference and made a part of this Signature Card. If this is a joint account, it is held as joint tenants with right of survivorship and not as tenants in common and not as tenants by the entirety.

I further authorize Trustmark to verify my credit and employment history and authorize Trustmark to obtain reports about me from organizations such as consumer reporting agencies, check reporting services, and other reporting entities and I authorize Trustmark to provide them information about me and my account.

- X _____
Name: RICHARD MUSGRAVE
SSN: _____ D.O.B. _____
- X _____
Name: NANCY ROWELL
SSN: _____ D.O.B. _____
- X _____
Name: MICHAEL MILLER
SSN: _____ D.O.B. _____
- X _____
Name: RONALD CHAPLE
SSN: _____ D.O.B. _____

(Attach Signature Card Addendum for additional signature)

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- X _____
Name: _____
SSN: _____ D.O.B. _____
- X _____
Name: _____
SSN: _____ D.O.B. _____

**THIS SIGNATURE CARD REPLACES ALL PRIOR
SIGNATURE CARDS FOR THIS ACCOUNT**

Atlas 9/28/2017



* 1 4 0 0 1 0 1 0 6 *



- ☐ Change of Ownership
☒ Change of Authorized Signers
(If Non-Personal, Attach Resolution)

SIGNATURE CARD Addendum

BANK 072	BRANCH 722	FSR/OFFICER	DATE 7/31/2018
-------------	---------------	-------------	-------------------

ACCOUNT #	PRODUCT TYPE PUBLIC FUNDS
-----------	------------------------------

ACCOUNT NAME(S): CITY OF PARKER CUSTOMER DEPOSIT ACCOUNT UTILITY

This Signature Card Addendum is hereby incorporated by reference into the Signature Card W-9 for the above referenced account the same as if fully copied therein.

- (5) X _____
Name: KEN JONES
SSN: _____ D.O.B. {
- (6) X _____
Name: JOHN HANEY
SSN: _____ D.O.B. {
- (7) X _____
Name: _____
SSN: _____ D.O.B.
- (8) X _____
Name: _____
SSN: _____ D.O.B.
- (9) X _____
Name: _____
SSN: _____ D.O.B.
- (10) X _____
Name: _____
SSN: _____ D.O.B.
- (11) X _____
Name: _____
SSN: _____ D.O.B.
- (12) X _____
Name: _____
SSN: _____ D.O.B.

Additional Signers on Personal and Sole Proprietor Account
The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (3) X _____
Name: _____
SSN: _____ D.O.B.
- (4) X _____
Name: _____
SSN: _____ D.O.B.
- (5) X _____
Name: _____
SSN: _____ D.O.B.
- (6) X _____
Name: _____
SSN: _____ D.O.B.

Atlas 9/28/2017



**Change of Ownership Signature Card W-9****Change of Authorized Signers Signature Card W-9**

(Resolution required if Non-Personal)

Current Date 07/31/2018	Bank/Branch 072/722	Employee Name KARIN ROBINSON	FSR/Officer #
----------------------------	------------------------	---------------------------------	---------------

Account Number (one account per form)	
NEW ACCOUNT STYLE CITY OF PARKER POOLED CASH OPERATING ACCOUNT	
MAILING ADDRESS: 1001 W PARK ST	
CITY: PANAMA CITY	STATE: FL
ZIP: 32404	COUNTRY CODE/PROVINCE:

OLD ACCOUNT STYLE CITY OF PARKER POOLED CASH OPERATING ACCOUNT	
---	--

REASON FOR CHANGE -- Check All That Apply

<input type="checkbox"/>	Legal Name Change (Married, Divorced, Adoption, etc.)
<input type="checkbox"/>	Death (Death Certificate Verified, Personal Knowledge)
<input checked="" type="checkbox"/>	Add/Remove Joint Owner, POD or Authorized Signer (Removal of an owner -- must attach Remove Name from Style form)
<input type="checkbox"/>	Other _____

Substitute Form W-9

Under penalties of perjury I certify that,

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, - Exempt payee code (if any) _____, and
3. I am a U.S. citizen or other U.S. person (including a U.S. resident alien), and
4. The FATCA code(s) entered on this form (if any) indicating I am exempt from FATCA reporting is correct - Exempt payee code (if any) _____

You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments, other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN.

Signature of U.S. person X _____
SSN/TIN _____
Customer Signature (Account Name #1) _____

FACSIMILE SIGNATURE ☐ YES If yes, please initial here _____

The following persons are authorized to sign checks and otherwise conduct business on this account. I agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, a copy of which I acknowledge I have received and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations. The Deposit Account Agreement is hereby incorporated by reference and made a part of this Signature Card. If this is a joint account, it is held as joint tenants with right of survivorship and not as tenants in common and not as tenants by the entirety.

I further authorize Trustmark to verify my credit and employment history and authorize Trustmark to obtain reports about me from organizations such as consumer reporting agencies, check reporting services, and other reporting entities and I authorize Trustmark to provide them information about me and my account.

- (1) X _____
Name: RICHARD MUSGRAVE
SSN: _____ D.O.B. _____
- (2) X _____
Name: NANCY ROWELL
SSN: _____ D.O.B. _____
- (3) X _____
Name: MICHAEL MILLER
SSN: _____ D.O.B. _____
- (4) X _____
Name: RONALD CHAPLE
SSN: _____ D.O.B. _____

(Attach Signature Card Addendum for additional signature)

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (1) X _____
Name: _____
SSN: _____ D.O.B. _____
- (2) X _____
Name: _____
SSN: _____ D.O.B. _____

**THIS SIGNATURE CARD REPLACES ALL PRIOR
SIGNATURE CARDS FOR THIS ACCOUNT**

Atlas 9/28/2017





☐ Change of Ownership
☒ Change of Authorized Signers
(If Non-Personal, Attach Resolution)

SIGNATURE CARD Addendum

BANK 072	BRANCH 722	FSR/OFFICE	DATE 7/31/2018
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ACCOUNT # 1	PRODUCT TYPE PUBLIC FUNDS
----------------	------------------------------

ACCOUNT NAME(S): CITY OF PARKER POOLED CASH OPERATING ACCOUNT

This Signature Card Addendum is hereby incorporated by reference into the Signature Card W-9 for the above referenced account the same as if fully copied therein.

- (5) X
Name: KEN JONES
SSN: D.O.B. 1
- (6) X
Name: JOHN HANEY
SSN: D.O.B. 1
- (7) X
Name:
SSN: D.O.B.
- (8) X
Name:
SSN: D.O.B.
- (9) X
Name:
SSN: D.O.B.
- (10) X
Name:
SSN: D.O.B.
- (11) X
Name:
SSN: D.O.B.
- (12) X
Name:
SSN: D.O.B.

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (3) X
Name:
SSN: D.O.B.
- (4) X
Name:
SSN: D.O.B.
- (5) X
Name:
SSN: D.O.B.
- (6) X
Name:
SSN: D.O.B.

Atlas 9/28/2017





Change of Ownership Signature Card W-9
Change of Authorized Signers Signature Card W-9
(Resolution required if Non-Personal)

Current Date 07/31/2018	Bank/Branch 072/722	Employee Name KARIN ROBINSON	FSR/Officer #
----------------------------	------------------------	---------------------------------	-------------------

Account Number (one account per form)	
NEW ACCOUNT STYLE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY TRUST ACCOUNT	
MAILING ADDRESS: 1001 W PARK ST	
CITY: PANAMA CITY	STATE: FL
ZIP: 32404	COUNTRY CODE/PROVINCE:

FACSIMILE SIGNATURE <input type="checkbox"/> YES If yes, please initial here _____
--

The following persons are authorized to sign checks and otherwise conduct business on this account. I agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, a copy of which I acknowledge I have received and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations. The Deposit Account Agreement is hereby incorporated by reference and made a part of this Signature Card. If this is a joint account, it is held as joint tenants with right of survivorship and not as tenants in common and not as tenants by the entirety.

I further authorize Trustmark to verify my credit and employment history and authorize Trustmark to obtain reports about me from organizations such as consumer reporting agencies, check reporting services, and other reporting entities and I authorize Trustmark to provide them information about me and my account.

OLD ACCOUNT STYLE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY TRUST ACCOUNT

REASON FOR CHANGE -- Check All That Apply

<input type="checkbox"/> Legal Name Change (Married, Divorced, Adoption, etc.)
<input type="checkbox"/> Death (Death Certificate Verified, Personal Knowledge)
<input checked="" type="checkbox"/> Add/Remove Joint Owner, POD or Authorized Signer (Removal of an owner -- must attach Remove Name from Style form)
<input type="checkbox"/> Other _____

- (1) X _____
Name: RICHARD MUSGRAVE
SSN: _____ D.O.B. _____
- (2) X _____
Name: NANCY ROWELL
SSN: _____ D.O.B. _____
- (3) X _____
Name: MICHAEL MILLER
SSN: _____ D.O.B. _____
- (4) X _____
Name: RONALD CHAPLE
SSN: _____ D.O.B. _____

(Attach Signature Card Addendum for additional signature)

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (1) X _____
Name: _____ D.O.B. _____
SSN: _____
- (2) X _____
Name: _____ D.O.B. _____
SSN: _____

**THIS SIGNATURE CARD REPLACES ALL PRIOR
SIGNATURE CARDS FOR THIS ACCOUNT**

Atlas 9/28/2017

Substitute Form W-9

Under penalties of perjury I certify that,

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, - Exempt payee code (if any) _____, and
- I am a U.S. citizen or other U.S. person (including a U.S. resident alien), and
- The FATCA code(s) entered on this form (if any) indicating I am exempt from FATCA reporting is correct - Exempt payee code (if any) _____.

You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments, other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN.

Signature of U.S. person X _____
SSN/TIN _____
Customer Signature (Account Name #1) _____



* 1 4 0 0 1 0 1 0 6 *



- ☐ Change of Ownership
☒ Change of Authorized Signers
(If Non-Personal, Attach Resolution)

SIGNATURE CARD Addendum

BANK 072	BRANCH 722	FSR/OFFICE#	DATE 7/31/2018
-------------	---------------	-------------	-------------------

ACCOUNT #	PRODUCT TYPE PUBLIC FUNDS
-----------	------------------------------

ACCOUNT NAME(S): CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY TRUST ACCOUNT

This Signature Card Addendum is hereby incorporated by reference into the Signature Card W-9 for the above referenced account the same as if fully copied therein.

- (5) X _____
Name: KEN JONES
SSN: _____ D.O.B. _____
- (6) X _____
Name: JOHN HANEY
SSN: _____ D.O.B. _____
- (7) X _____
Name: _____
SSN: _____ D.O.B. _____
- (8) X _____
Name: _____
SSN: _____ D.O.B. _____
- (9) X _____
Name: _____
SSN: _____ D.O.B. _____
- (10) X _____
Name: _____
SSN: _____ D.O.B. _____
- (11) X _____
Name: _____
SSN: _____ D.O.B. _____
- (12) X _____
Name: _____
SSN: _____ D.O.B. _____

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (3) X _____
Name: _____
SSN: _____ D.O.B. _____
- (4) X _____
Name: _____
SSN: _____ D.O.B. _____
- (5) X _____
Name: _____
SSN: _____ D.O.B. _____
- (6) X _____
Name: _____
SSN: _____ D.O.B. _____

Atlas 9/28/2017




Change of Ownership Signature Card W-9

Change of Authorized Signers Signature Card W-9

(Resolution required if Non-Personal)

Current Date 07/31/2018	Bank/Branch 072/722	Employee Name KARIN ROBINSON	FSR/Officer # A
----------------------------	------------------------	---------------------------------	--------------------

Account Number (one account per form)	
NEW ACCOUNT STYLE	
CITY OF PARKER	
IMPACT FEES ACCOUNT	
UTILITY	
MAILING ADDRESS:	
1001 W PARK ST	
CITY: PANAMA CITY	STATE: FL
ZIP: 32404	COUNTRY CODE/PROVINCE:

OLD ACCOUNT STYLE	
CITY OF PARKER	
IMPACT FEES ACCOUNT	
UTILITY	

REASON FOR CHANGE – Check All That Apply

<input type="checkbox"/>	Legal Name Change (Married, Divorced, Adoption, etc.)
<input type="checkbox"/>	Death (Death Certificate Verified, Personal Knowledge)
<input checked="" type="checkbox"/>	Add/Remove Joint Owner, POD or Authorized Signer (Removal of an owner – must attach Remove Name from Style form)
<input type="checkbox"/>	Other

Substitute Form W-9

Under penalties of perjury I certify that,

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, - Exempt payee code (if any) _____, and
- I am a U.S. citizen or other U.S. person (including a U.S. resident alien), and
- The FATCA code(s) entered on this form (if any) indicating I am exempt from FATCA reporting is correct - Exempt payee code (if any) _____

You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments, other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN.

Signature of U.S. person X _____
 SSN/TIN _____
 Customer Signature (Account Name #1) _____

 FACSIMILE SIGNATURE ☐ YES If yes, please initial here _____

The following persons are authorized to sign checks and otherwise conduct business on this account. I agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, a copy of which I acknowledge I have received and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations. The Deposit Account Agreement is hereby incorporated by reference and made a part of this Signature Card. If this is a joint account, it is held as joint tenants with right of survivorship and not as tenants in common and not as tenants by the entirety.

I further authorize Trustmark to verify my credit and employment history and authorize Trustmark to obtain reports about me from organizations such as consumer reporting agencies, check reporting services, and other reporting entities and I authorize Trustmark to provide them information about me and my account.

- X
Name: RICHARD MUSGRAVE
SSN: _____ D.O.B. _____
- X
Name: NANCY ROWELL
SSN: _____ D.O.B. _____
- X
Name: MICHAEL MILLER
SSN: _____ D.O.B. _____
- X
Name: RONALD CHAPLE
SSN: _____ D.O.B. _____

(Attach Signature Card Addendum for additional signature)

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- X
Name: _____
SSN: _____ D.O.B. _____
- X
Name: _____
SSN: _____ D.O.B. _____

THIS SIGNATURE CARD REPLACES ALL PRIOR SIGNATURE CARDS FOR THIS ACCOUNT

Atlas 9/28/2017



* 1 4 0 0 1 0 1 0 6 *



- ☐ Change of Ownership
☒ Change of Authorized Signers
(If Non-Personal, Attach Resolution)

SIGNATURE CARD Addendum

BANK 072	BRANCH 722	FSR/OFFICE	DATE 7/31/2018
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ACCOUNT #	PRODUCT TYPE PUBLIC FUNDS
-----------	------------------------------

ACCOUNT NAME(S): CITY OF PARKER IMPACT FEES ACCOUNT UTILITY
--

This Signature Card Addendum is hereby incorporated by reference into the Signature Card W-9 for the above referenced account the same as if fully copied therein.

- (5) X _____
Name: KEN JONES
SSN: _____ D.O.B. _____
- (6) X _____
Name: JOHN HANEY
SSN: _____ D.O.B. _____
- (7) X _____
Name: _____
SSN: _____ D.O.B. _____
- (8) X _____
Name: _____
SSN: _____ D.O.B. _____
- (9) X _____
Name: _____
SSN: _____ D.O.B. _____
- (10) X _____
Name: _____
SSN: _____ D.O.B. _____
- (11) X _____
Name: _____
SSN: _____ D.O.B. _____
- (12) X _____
Name: _____
SSN: _____ D.O.B. _____

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (3) X _____
Name: _____
SSN: _____ D.O.B. _____
- (4) X _____
Name: _____
SSN: _____ D.O.B. _____
- (5) X _____
Name: _____
SSN: _____ D.O.B. _____
- (6) X _____
Name: _____
SSN: _____ D.O.B. _____

Atlas 9/28/2017





Change of Ownership Signature Card W-9
Change of Authorized Signers Signature Card W-9
(Resolution required if Non-Personal)

Current Date 07/31/2018	Bank/Branch 072/722	Employee Name KARIN ROBINSON	FSR/Officer #
----------------------------	------------------------	---------------------------------	---------------

Account Number (one account per form)	
NEW ACCOUNT STYLE	
CITY OF PARKER	
LAW ENFORCEMENT FORFEITURE	
FUND ACCOUNT	
MAILING ADDRESS:	
1001 W PARK ST	
CITY: PANAMA CITY	STATE: FL
ZIP: 32404	COUNTRY CODE/PROVINCE:

OLD ACCOUNT STYLE	
CITY OF PARKER	
LAW ENFORCEMENT FORFEITURE	
FUND ACCOUNT	

REASON FOR CHANGE – Check All That Apply	
<input type="checkbox"/>	Legal Name Change (Married, Divorced, Adoption, etc.)
<input type="checkbox"/>	Death (Death Certificate Verified, Personal Knowledge)
<input checked="" type="checkbox"/>	Add/Remove Joint Owner, POD or Authorized Signer (Removal of an owner – must attach Remove Name from Style form)
<input type="checkbox"/>	Other _____

Substitute Form W-9

Under penalties of perjury I certify that,

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, - Exempt payee code (if any) _____, and
3. I am a U.S. citizen or other U.S. person (including a U.S. resident alien), and
4. The FATCA code(s) entered on this form (if any) indicating I am exempt from FATCA reporting is correct - Exempt payee code (if any) _____.

You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments, other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN.

SSN/TIN _____

Signature of U.S. person X _____

Customer Signature (Account Name #1)

FACSIMILE SIGNATURE ☐ YES If yes, please initial here _____

The following persons are authorized to sign checks and otherwise conduct business on this account. I agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, a copy of which I acknowledge I have received and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations. The Deposit Account Agreement is hereby incorporated by reference and made a part of this Signature Card. If this is a joint account, it is held as joint tenants with right of survivorship and not as tenants in common and not as tenants by the entirety.

I further authorize Trustmark to verify my credit and employment history and authorize Trustmark to obtain reports about me from organizations such as consumer reporting agencies, check reporting services, and other reporting entities and I authorize Trustmark to provide them information about me and my account.

- (1) X _____
Name: RICHARD MUSGRAVE
SSN: _____ D.O.B. _____
- (2) X _____
Name: DENNES RAY HUTTO
SSI _____ D.O.B. _____
- (3) X _____
Name: MICHAEL MILLER
SSN: _____ D.O.B. _____
- (4) X _____
Name: RONALD CHAPLE
SSN: _____ D.O.B. _____

(Attach Signature Card Addendum for additional signature)

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (1) X _____
Name: _____
SSN: _____ D.O.B. _____
- (2) X _____
Name: _____
SSN: _____ D.O.B. _____

**THIS SIGNATURE CARD REPLACES ALL PRIOR
SIGNATURE CARDS FOR THIS ACCOUNT**

Atlas 9/28/2017



* 1 4 0 0 1 0 1 0 6 *



☐ Change of Ownership
☒ Change of Authorized Signers
(If Non-Personal, Attach Resolution)

SIGNATURE CARD Addendum

BANK 072	BRANCH 722	FSR/OFFICFR	DATE 7/31/2018
-------------	---------------	-------------	-------------------

ACCOUNT #	PRODUCT TYPE PUBLIC FUNDS
-----------	------------------------------

ACCOUNT NAME(S): CITY OF PARKER LAW ENFORCEMENT FORFEITURE FUND ACCOUNT
--

This Signature Card Addendum is hereby incorporated by reference into the Signature Card W-9 for the above referenced account the same as if fully copied therein.

- (5) X _____
Name: KEN JONES
SSN: _____ D.O.B. _____
- (6) X _____
Name: JOHN HANEY
SSN: _____ D.O.B. _____
- (7) X _____
Name: _____
SSN: _____ D.O.B. _____
- (8) X _____
Name: _____
SSN: _____ D.O.B. _____
- (9) X _____
Name: _____
SSN: _____ D.O.B. _____
- (10) X _____
Name: _____
SSN: _____ D.O.B. _____
- (11) X _____
Name: _____
SSN: _____ D.O.B. _____
- (12) X _____
Name: _____
SSN: _____ D.O.B. _____

Additional Signers on Personal and Sole Proprietor Account

The following signers are additional Authorized Signers and where applicable, Convenience Signers and are not account owners. (By signing below, you agree to be bound by all the terms contained in this Signature Card and you agree to be bound by Trustmark's rules and regulations pertaining to the deposit accounts at Trustmark, as set out in a Deposit Account Agreement, and further agree to be bound by any future revisions, amendments or supplementations of such rules and regulations.)

- (3) X _____
Name: _____
SSN: _____ D.O.B. _____
- (4) X _____
Name: _____
SSN: _____ D.O.B. _____
- (5) X _____
Name: _____
SSN: _____ D.O.B. _____
- (6) X _____
Name: _____
SSN: _____ D.O.B. _____

Atlas 9/28/2017





Safe Deposit Box Rental Contract - Business

Employee Name/ # KARIN ROBINSON	Branch Name/ # PARKER	Prefix 722	Box # 1
---	---------------------------------	----------------------	-------------------

BILLING INFORMATION

Bill Code <input checked="" type="checkbox"/> Debit Account <input type="checkbox"/> Bill Customer	Debit Account #	Rate Code <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Free Business Checking
Rental Rate 100.00	Contract Date 07/31/2019	Transaction Type <input checked="" type="checkbox"/> Addition of Authorized Customer Representative(s) <input type="checkbox"/> Deletion of Authorized Customer Representative(s)

BOX OWNER INFORMATION & SIGNATURE(S)

Box Owner **CITY OF PARKER**

SSN/TIN --

Box Owner, by and through the designated person signing below, hereby (1) acknowledges receipt of, and agrees to be bound by, the terms and conditions of Trustmark National Bank's Business Safe Deposit Box Rental Contract, (2) agrees to be bound by any future revisions, amendments or supplementations of such Safe Deposit Box Rental Contract, and (3) states that the following person(s) is/are named as Authorized Customer Representative(s) in a separate resolution adopted by Box Owner and that any Authorized Customer Representative acting alone has the right to (a) access or enter the Safe Deposit Box, (b) surrender or close the box, (c) add contents to and/or remove contents from the box, and/or (d) terminate the Safe Deposit Box Rental Contract.

Signature _____ Print/Type Name _____ Title (if applicable) _____

Name of Authorized Customer Representative	Signature of Authorized Customer Representative (By signing, Authorized Customer Representative accepts designated appointment and agrees to be bound by the terms of Trustmark's Business Safe Deposit Box Rental Contract.)	Witnessed By (Bank Personnel)	Date of Signature of Authorized Customer Representative
RICHARD P MUSGRAVE			
NANCY ROWELL			
MICHAEL MILLER			
RONALD CHAPLE			
KEN JONES			

Mailing Address (Provide St., Dr., etc.) for all Box correspondence and notices: **1001 W PARK ST** Phone #: **(850) 871-4101**
Apt/Suite # _____ City **PANAMA CITY** State **FL** Zip Code **32404**

SURRENDER OF BOX (BOX CLOSED)

Owner hereby surrenders Box No. _____	Number of Keys returned: _____
Box Owner's Name: _____	
Signature of Authorized Customer Representative: _____	Date: _____

BUSINESS SAFE DEPOSIT BOX RENTAL CONTRACT ("Contract")

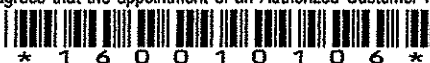
Trustmark National Bank ("Trustmark") hereby leases to the above specified Owner a safe deposit box ("box") bearing the above referenced box number, and the space for it in the safe deposit vault at the Trustmark branch referenced above, for a period of one year from the Contract Date referenced above. Owner agrees to pay the rental rate referenced above and agrees that this Contract will automatically renew for subsequent terms of one year each at the then current rental rate adopted by Trustmark, unless this Contract is terminated or the rental rate is not timely paid. Owner agrees that the then current rental rate must be paid on or before each annual anniversary of the Contract Date. Owner agrees that the following terms, conditions and agreements apply:

1. This Contract does not establish or create the relation of bailor and bailee between Trustmark and Owner. Trustmark has no knowledge of and will exercise no supervision over the deposit, examination or removal of any contents of the box. Trustmark shall not be liable for any loss relating to the box unless such loss shall be caused by some specific, clearly proven act of negligence on the part of Trustmark. If Owner claims that contents are missing from the box or are damaged, that claim alone shall not be taken as evidence of negligence on the part of Trustmark. If Owner desires insurance protection on the contents of the box, the obtaining of such protection is entirely the responsibility of Owner and not Trustmark.

2. Subject to the terms and conditions hereof, and subject to applicable law, Trustmark shall permit only the Owner, a court appointed or statutorily authorized person, or Owner's Authorized Customer Representative(s), agent or attorney-in-fact to enter the box. Nothing in the preceding sentence requires Trustmark to permit an agent or attorney-in-fact to enter the box. Trustmark may restrict entry to the box to Trustmark's safe deposit box business hours as established by Trustmark from time to time. Owner shall furnish Trustmark with the proper signature(s) of each Authorized Customer Representative, and the signature(s) shall constitute sufficient identification to authorize Trustmark to permit such person to enter the box. Trustmark may refuse access to the box if any rent or charges due are unpaid or if Trustmark (in its sole opinion) is not sure that the person seeking to enter the box is authorized to enter the box.

3. Owner by a duly adopted resolution appointed Authorized Customer Representative(s). Any Authorized Customer Representative acting alone has the right to (a) access or enter the box, (b) surrender or close the box, (c) add contents to and/or remove contents from the box, and/or (d) terminate this Contract. If Owner wishes to revoke the appointment of an Authorized Customer Representative and/or appoint another Authorized Customer Representative, Owner must submit a new resolution to the branch of Trustmark where the box is located. The new resolution is not effective until the Trustmark branch where the box is located has had a reasonable opportunity to act on such revocation. In the event that evidence and/or documentation is furnished to Trustmark that Owner is a sole proprietor and has otherwise appointed an agent and/or attorney-in-fact under a power of attorney or other designation of authority purporting to authorize such agent and/or attorney-in-fact to enter the box and/or remove any part or all of its contents, Trustmark shall have the right, but not the obligation, in Trustmark's absolute discretion, and without any liability to Owner or to any such agent or attorney-in-fact or to anyone else, to either permit or not permit such appointed person to enter the box and/or remove any part or all of its contents.

4. If Owner is a sole proprietor, Owner understands and agrees that the appointment of an Authorized Customer Representative will not be affected or terminated by the subsequent





Safe Deposit Box Rental Contract - Business

Employee Name/ # KARIN ROBINSON	Branch Name/ # PARKER	722	Prefix 1	Box #
---	---------------------------------	-----	--------------------	-----------

BILLING INFORMATION

Bill Code <input checked="" type="checkbox"/> Debit Account <input type="checkbox"/> Bill Customer	Debit Account # 	Rate Code <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Free Business Checking
Rental Rate 100.00	Contract Date 07/31/2014	Transaction Type <input checked="" type="checkbox"/> Addition of Authorized Customer Representative(s) <input type="checkbox"/> Deletion of Authorized Customer Representative(s)

BOX OWNER INFORMATION & SIGNATURE(S)

Box Owner **CITY OF PARKER**

SSN/TIN _____

Box Owner, by and through the designated person signing below, hereby (1) acknowledges receipt of, and agrees to be bound by, the terms and conditions of Trustmark National Bank's Business Safe Deposit Box Rental Contract, (2) agrees to be bound by any future revisions, amendments or supplementations of such Safe Deposit Box Rental Contract, and (3) states that the following person(s) is/are named as Authorized Customer Representative(s) in a separate resolution adopted by Box Owner and that any Authorized Customer Representative acting alone has the right to (a) access or enter the Safe Deposit Box, (b) surrender or close the box, (c) add contents to and/or remove contents from the box, and/or (d) terminate the Safe Deposit Box Rental Contract.

Signature _____ Print/Type Name _____ Title (if applicable) _____

Name of Authorized Customer Representative	Signature of Authorized Customer Representative (By signing, Authorized Customer Representative accepts designated appointment and agrees to be bound by the terms of Trustmark's Business Safe Deposit Box Rental Contract.)	Witnessed By (Bank Personnel)	Date of Signature of Authorized Customer Representative
JOHN HANEY			

Mailing Address (Provide St., Dr., etc.) for all Box correspondence and notices: 1001 W PARK ST		Phone #: (850) 871-4101	
Apt/Suite #	City PANAMA CITY	State FL	Zip Code 32404

SURRENDER OF BOX (BOX CLOSED)

Owner hereby surrenders Box No. _____	Number of Keys returned: _____
Box Owner's Name: _____	
Signature of Authorized Customer Representative: _____	Date: _____

BUSINESS SAFE DEPOSIT BOX RENTAL CONTRACT ("Contract")

Trustmark National Bank ("Trustmark") hereby leases to the above specified Owner a safe deposit box ("box") bearing the above referenced box number, and the space for it in the safe deposit vault at the Trustmark branch referenced above, for a period of one year from the Contract Date referenced above. Owner agrees to pay the rental rate referenced above and agrees that this Contract will automatically renew for subsequent terms of one year each at the then current rental rate adopted by Trustmark, unless this Contract is terminated or the rental rate is not timely paid. Owner agrees that the then current rental rate must be paid on or before each annual anniversary of the Contract Date. Owner agrees that the following terms, conditions and agreements apply:

1. This Contract does not establish or create the relation of bailor and bailee between Trustmark and Owner. Trustmark has no knowledge of and will exercise no supervision over the deposit, examination or removal of any contents of the box. Trustmark shall not be liable for any loss relating to the box unless such loss shall be caused by some specific, clearly proven act of negligence on the part of Trustmark. If Owner claims that contents are missing from the box or are damaged, that claim alone shall not be taken as evidence of negligence on the part of Trustmark. If Owner desires insurance protection on the contents of the box, the obtaining of such protection is entirely the responsibility of Owner and not Trustmark.

2. Subject to the terms and conditions hereof, and subject to applicable law, Trustmark shall permit only the Owner, a court appointed or statutorily authorized person, or Owner's Authorized Customer Representative(s), agent or attorney-in-fact to enter the box. Nothing in the preceding sentence requires Trustmark to permit an agent or attorney-in-fact to enter the box. Trustmark may restrict entry to the box to Trustmark's safe deposit box business hours as established by Trustmark from time to time. Owner shall furnish Trustmark with the proper signature(s) of each Authorized Customer Representative, and the signature(s) shall constitute sufficient identification to authorize Trustmark to permit such person to enter the box. Trustmark may refuse access to the box if any rent or charges due are unpaid or if Trustmark (in its sole opinion) is not sure that the person seeking to enter the box is authorized to enter the box.

3. Owner by a duly adopted resolution appointed Authorized Customer Representative(s). Any Authorized Customer Representative acting alone has the right to (a) access or enter the box, (b) surrender or close the box, (c) add contents to and/or remove contents from the box, and/or (d) terminate this Contract. If Owner wishes to revoke the appointment of an Authorized Customer Representative and/or appoint another Authorized Customer Representative, Owner must submit a new resolution to the branch of Trustmark where the box is located. The new resolution is not effective until the Trustmark branch where the box is located has had a reasonable opportunity to act on such revocation. In the event that evidence and/or documentation is furnished to Trustmark that Owner is a sole proprietor and has otherwise appointed an agent and/or attorney-in-fact under a power of attorney or other designation of authority purporting to authorize such agent and/or attorney-in-fact to enter the box and/or remove any part or all of its contents, Trustmark shall have the right, but not the obligation, in Trustmark's absolute discretion, and without any liability to Owner or to any such agent or attorney-in-fact or to anyone else, to either permit or not permit such appointed person to enter the box and/or remove any part or all of its contents.

4. If Owner is a sole proprietor, Owner understands and agrees that the appointment of an Authorized Customer Representative will not be affected or terminated by the subsequent



**COMMERCIAL CUSTOMER SERVICE REQUEST FOR
ACCOUNT TITLE/SIGNATURE AUTHORITY UPDATE**

Reason for Update: ☐ Change Account Title
☒ Add Authorized Signature(s)
☐ Change of Officer(s)
☐ Other

HANCOCK WHITNEY BANK

Branch Name: HWY 77
Name/User ID: DBROWN 105312

Account Numbers:

Checking

Savings

Existing Account Title:
CITY OF PARKER

New Account Title (if applicable):

Authorized Signature:
Name (Print)

Title

Signature

RICHARD P MUSGRAVE

MAYOR

MICHAEL L MILLER

MAYOR PRO TEM

NANCY A ROWELL

CITY CLERK

RONALD CHAPLE

COUNCIL MEMBER

KEN JONES

COUNCIL MEMBER

JOHN HANEY

COUNCIL MEMBER

I/We, the above signed, certify by signing this document that I/We have been provided copies of the customer agreements applicable to the above designated accounts and agree to be bound by them.

Mailing Name CITY OF PARKER

Home Phone

and Address 1001 W PARK ST

Business Phone 850 871 4104

PARKER FL 32404

Tax ID #

Address Belongs To: CITY OF PARKER

Accepting Employee

Accepting Branch

Date

**RESOLUTION OF A STATE OR LOCAL GOVERNMENT OPERATING UNDER AUTHORITY OF A
BOARD, COUNCIL OR OTHER TYPE GOVERNING BODY**

Hancock Whitney Bank

Branch Name: HWY 77Name/User ID: DBROWN 105312

CITY OF PARKER

Name

1001 W PARK ST

Address

PANAMA CITY FL, 32404

City, State, and Zip Code

- A. We, the undersigned, certify that: we are the President and Secretary/Clerk of the above-named State or Local Government (hereinafter referred to as the Governing Authority) duly created, organized, and operating under the Constitution and Laws of the State of FLORIDA, Federal Employer ID Number _____, and; that the following is a true, correct, and certified copy of a resolution adopted at a meeting of the Governing Authority, properly called and duly held on _____ and; that this resolution has been properly entered into the minutes of the Governing Authority, having not been modified or rescinded.
- B. To be resolved that:
- (1) The Financial Institution named above is designated as a depository for the funds of this Governing Authority;
 - (2) This resolution shall continue to have effect until express written notice of its recession, modification, or cancellation has been received and recorded by this Financial Institution;
 - (3) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Governing Authority with this Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed;
 - (4) Any of the persons named below, so long as they are acting in a representative capacity as agents of the Governing Authority, are authorized to make any and all contracts, agreements, stipulations and orders which they may deem advisable and necessary to open an Account(s) with the Financial Institution and for the effective exercise of powers over said account(s) for the transacting of all business concerning funds deposited in, moneys borrowed from, or other business transacted by and between this Governing Authority and said Financial Institution and; to endorse checks and orders for the payment of moneys and withdrawal of funds on deposit with this Financial Institution, subject to any restriction(s) stated below. The Governing Authority agrees to, shall be bound by, and otherwise be liable for, the terms and conditions of all such contracts, agreements, stipulations and orders. It shall be the responsibility of the Governing Authority to provide written notice to this Financial Institution should the authority of any of the agents it has so authorized to transact business on its behalf has been terminated. This Financial Institution shall incur no liability for acting in good faith upon the representations of said agents until such notice is properly given;
 - (5) Any and all prior resolutions adopted by this governing authority and certified to this Financial Institution as governing the operation of the Governing Authority's account(s), are in full force and effect, unless supplemented or modified by this authorization;
 - (6) The Governing Authority agrees to the terms and conditions of any account agreement, properly opened by any authorized representative of the Governing Authority and authorizes the Financial Institution named above, at any time, to charge the Governing Authority for all checks, drafts, or other orders, for the payment of moneys, drawn on the Financial Institution;
- C. Print the name(s) and title(s) of any person who is authorized to exercise the powers listed below:
- RICHARD P MUSGRAVE, MAYOR
- MICHAEL L MILLER, MAYOR PRO TEM
- NANCY A ROWELL, CITY CLERK
- RONALD CHAPLE, COUNCIL MEMBER
- KEN JONES, COUNCIL MEMBER JOHN HANEY, COUNCIL MEMBER
- D. I further certify that the Governing Authority has, and at the time of adoption of this resolution did have, full power and lawful authority to adopt the foregoing resolution(s) and to confer the powers granted to the person(s) named herein;

IN WITNESS WHEREOF, we have hereunto affixed our signatures as of _____ (date).

President_____
Secretary/Clerk_____
Printed Name_____
Printed Name

**COMMERCIAL CUSTOMER SERVICE REQUEST FOR
ACCOUNT TITLE/SIGNATURE AUTHORITY UPDATE**

Reason for Update: ☐ Change Account Title
☒ Add Authorized Signature(s)
☐ Change of Officer(s)
☐ Other

HANCOCK WHITNEY BANK

Branch Name: HWY 77
Name/User ID: DBROWN 105312

Account Numbers:

Checking

Savings

Existing Account Title:
CITY OF PARKER

New Account Title (if applicable):

Authorized Signature:
Name (Print)

Title

Signature

RICHARD P MUSGRAVE

MAYOR

MICHAEL L MILLER

MAYOR PRO TEM

NANCY A ROWELL

CITY CLERK

RONALD CHAPLE

COUNCIL MEMBER

KEN JONES

COUNCIL MEMBER

JOHN HANEY

COUNCIL MEMBER

I/We, the above signed, certify by signing this document that I/We have been provided copies of the customer agreements applicable to the above designated accounts and agree to be bound by them.

Mailing Name CITY OF PARKER

Home Phone

and Address 1001 W PARK ST

Business Phone 850 871 4104

PARKER FL 32404

Tax ID #

Address Belongs To: CITY OF PARKER

Accepting Employee

Accepting Branch

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Planning Commission

2. MEETING DATE:

August 7, 2018

3. REQUESTED MOTION/ACTION:

After Public Hearing and review and consideration: Motion to transmit this amendment to the Comprehensive Plan to the Florida Department of Economic Opportunity

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A

☒

5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

The Comprehensive Plan is the high level policy document required by State Statute, which guides decisions about future growth and development in the City of Parker. Every seven years the City is required to evaluate and appraise the effectiveness of its Comprehensive Plan. At a minimum, the City is required to amend the plan to incorporate *statutory changes* adopted by the State, since the last evaluation of the Comprehensive Plan.

In addition to the updates to incorporate statutory changes, the City is proposing revisions based on input from residents and business owners received during the open public comment period, a public meeting held on May 24, as well as a series of seven Planning Commission meetings. See attached Overview.

The draft Comprehensive Plan includes the proposed ~~strikethrough~~ deletions and underline insertions. It is important to note that the amendment is time sensitive and is required to be transmitted to the State by August 29, 2018.

AGENDA ITEM #

4

Evaluation and Appraisal Comprehensive Plan Amendment

Overview

The Comprehensive Plan is the high level policy document required by State Statute, which guides decisions about future growth and development in the City of Parker. Every seven years the City is required to evaluate and appraise the effectiveness of its Comprehensive Plan. At a minimum, the City is required to amend the plan to incorporate statutory changes adopted by the State, since the last evaluation of the Comprehensive Plan.

In addition to the updates to incorporate statutory changes, the City is proposing revisions based on input from residents and business owners received during the open public comment period, a public meeting held on May 24, as well as a series of seven Planning Commission meetings. The proposed additional Comprehensive Plan changes focused on addressing the following items:

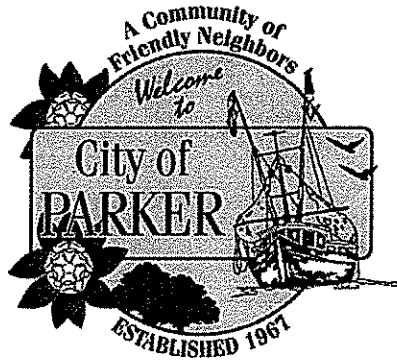
- Emphasize the continued preservation of Parker's unique environmental features.
- Strengthen the focus on bringing non-conforming uses and substandard housing structures into compliance.
- Clarify the measures used to evaluate residential and non-residential development on mixed use parcels.
- Assign transportation level of service for monitoring purposes.
- Clarify the requirements for developments to provide pedestrian and bicycle facilities.
- Adopt the new school concurrency service areas outlined in the interlocal agreement with the School Board of Bay County.
- Reference the updated Tyndall Air Force Base Air Installations Compatible Use Zones (AICUZ) Planning Contours.
- Update the planning period to 2040.
- Update the Future Land Use Map to more accurately reflect the existing uses.
- Update the Future Land Use Map Series with the latest available data.

The draft Comprehensive Plan includes the proposed ~~striketrough~~ deletions and underline insertions. It is important to note that the amendment is time sensitive and is required to be transmitted to the State by August 29, 2018.

CITY OF PARKER
2040 COMPREHENSIVE PLAN

The City of Parker
1001 West Park Street
Parker, Florida 32404

www.cityofparker.com



Review Version for Transmittal

August 2018

Contact Information

City of Parker:

Nancy A. Rowell, City Clerk
City of Parker
1001 West Park Street
Parker, Florida 32404
Phone: 850.871.4996

Consultant assisting with update:

3TP Ventures, Inc.

Alan Steinbeck
alan@3tpventures.com
Phone: 919.636.2834

Tim Whaler
tim@3tpventures.com
Phone: 850.792.5575

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Section 1. Future Land Use Element

Purpose

The purpose of this element is ~~the designation of 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.

Goal: 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 private property rights preservation of Parker's unique environmental features and; establish a defined pattern of land use intended to ~~guide the provision of public facilities and provide predictability in~~ managing development.

Objective 1.1: ~~The City shall m~~ 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 shall will regulate land use through 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; ~~described as follows.~~

1. ~~Low-Density Residential District~~ Residential District (LDRRES)

(a) ~~Intent—~~ This district is intended to provide 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.

~~(c) Intensity— No more than 40% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.~~

2. Mixed Use District (MU) Districts

~~These districts are intended to~~ Mixed Use districts provide areas for medium to high density residential development and low intensity commercial development. The mixed use ~~concept~~ is 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. ~~Uses allowed within this category~~ mixed use districts include all types of residential uses, public buildings and grounds, public education facilities, educational uses, community parks, and private recreation uses. As used in this category, the phrase "building height" is defined as the vertical distance measured from the weighted average, natural grade elevation

to: 1) the highest point on the roof surface for a peak roof; 2) the deck line for a flat roof; or 3) the mean height level between eaves and ridges for mansard roofs. Parapet walls may exceed no more than four feet above the allowable height of a building. Elevator shafts, air conditioning units and similar equipment may extend no more than 25 feet above the allowable height of a building.

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

(a) Mixed Use One (MU-1) Category District

(1) Residential.

- a) No more than fifteen (15) dwelling units per acre.
- b) The building height for residential buildings shall be limited to 12 stories or 420 feet, whichever is less.
- ~~c) Lot coverage not greater than 80%.~~

(2) Non-residential.

- ~~a) No more than 80% lot coverage as determined by the size of the lot compared to the amount of impervious roof and driveway/parking lot surface.~~
- ~~b) The building height for non-residential buildings shall be no more than twenty-five (25) feet or two stories, whichever is less.~~
- ea) The maximum Floor Area Ratio (FAR) shall be 1.0.

(b) Mixed Use Two (MU-2) Category District

(1) Residential.

- a) No more than twenty-five (25) dwelling units per acre.
- b) The building height for residential buildings shall be limited to 12 stories or 120 feet, whichever is less.
- ~~c) Lot coverage not greater than 80%.~~

(2) Non-residential.

- ~~a) No more than 80% lot coverage as determined by the size of the lot compared to the amount of impervious roof and driveway/parking lot surface.~~
- ~~b) The building height for non-residential buildings shall be no more than twenty-five (25) feet or two stories, whichever is less.~~
- ea) The maximum Floor Area Ratio (FAR) shall be 4.02.0.

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. Where there is a mix of residential and non-residential uses within a building, the height restrictions for residential shall apply, 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) ~~Intent—This district is intended to provide~~ areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other similar land uses. Uses allowed within this category

include mobile home parks and subdivisions, educational uses, public buildings and grounds, and public and private recreation facilities.

~~(b) Intensity No more than 90% lot coverage as determined by dividing total impervious areas by the gross area of the site or lot.~~

~~(eb) The maximum Floor Area Ratio (FAR) shall be 4.01.5.~~

4. Recreation District (REC)

~~(a) Intent—This district is intended to 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) Intensity For building and structures, no more than 50% lot coverage, unless otherwise approved by the City Council.~~

~~(eb) Floor Area Ratio (FAR) 1.0.~~

5. Conservation District (CON)

~~(a) Intent—This district is intended to 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) Intent—This district is intended to 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.~~

~~(c) The building height shall be no more than 40 feet.~~

Policy 1.1.2: The City ~~shall~~ 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 ~~shall~~ 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 ~~concurrency and level of service provisions found in the respective elements of this Plan.~~

Policy 1.1.4: The City ~~shall~~ will require in its ~~land development regulations~~ Land Development Regulations 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 ~~shall~~ will undertake measures to protect and conserve environmentally sensitive land within the ~~"Conservation" land use district~~ 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. ~~Prohibition of~~ development in areas suspected of containing jurisdictional wetlands until such time as a jurisdictional interpretation is conducted pursuant to Chapter 62-312, FAC.
2. Refer developers of property suspected of containing jurisdictional wetlands to the Department of Environmental Protection, and reserve condition development approval upon ~~until such time as~~ 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 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 (~~ordinance No. 87-151~~) 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 ~~shall~~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 ~~shall~~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 ~~current~~ 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: ~~Through the land use~~ During each Comprehensive Plan update process, the City ~~shall~~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: ~~The City shall enforce land development regulations which contain specific provisions for implementation of this Plan. Such regulations shall contain~~ Include innovative land use management provisions such as for mixed use areas and planned unit developments in the Land Development Regulations.

Policy 1.2.1: The City ~~shall adopt and administer land development regulations~~ and Development Regulations ~~for implementation of the Comprehensive Plan. At a minimum these regulations~~ at a minimum shall:

- (a) 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) ~~Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses through provision of or reference to specific and detailed requirements which shall include, but not be limited to, including maintenance of~~maintaining an official land use map, maintaining maintenance of land use districts and allowable uses including accessory land uses, maintenance of~~maintaining~~ environmental protection and development standards, creation of measures to reduce the potential for nuisances caused by incompatible land uses, provisions providing for the elimination of non-conforming land uses, and other such relevant requirements;
- (c) 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) 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) 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) ~~Ensure~~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) 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~~Land Development Regulations the City ~~shall~~will ~~establish a system to determine potential impacts caused by proposed development activities. At a minimum the following criteria shall~~will be evaluated:

- (a) Availability of facilities and services;
- (b) Suitability of site conditions including topography and soils;
- (c) Ingress and egress;

- (d) Drainage and stormwater management;
- (e) Vehicular traffic, including onsite parking;
- (f) Required permits from other governmental agencies;
- (g) Noise;
- (h) Lighting;
- (i) Public safety and/or potential to create a public nuisance;
- (i) Energy use, building efficiency and resource conservation; and
- (jk) Impacts on natural resources.
- ~~(k) Potential for production of greenhouse gases.~~

Policy 1.2.3: The City shall will use this Plan and its ~~land development regulations~~ Land Development Regulations 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. 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 of Parker shall encourage convenience-oriented retail and service developments adjacent to residential neighborhoods and encourage small-scale neighborhood commercial uses directly within mixed-use areas.~~

~~Policy 1.2.5: The City of Parker shall develop standards by 2011 within the CRA which ensure that commercial projects are constructed with minimal impact to surrounding uses, are consistent with related community appearance/design guidelines, and provide safe pedestrian and vehicular access.~~

Policy 1.2.64: The City shall will encourage innovative planning that utilizes the Planned Unit Development (PUD) process, subject to the ~~Land Development Regulations~~ Land Development Regulations 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.
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 1.2.75: The City shall will establish procedures in its ~~land development regulations~~ Land Development Regulations for the provision of open space as specified in the Recreation and Open Space Element of this Plan.

Policy 1.2.86: 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~~ Land Development Regulations.

Policy 1.2.97: The City ~~shall~~will require that all plats completely or partially within ~~and~~ 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 1.2.408: For any development completely or partially within any 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 ~~before obtaining any development permit or such requirement shall become a condition to the development permit.~~

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

Policy 1.3.1: The City ~~shall~~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; ~~relaxation of regulatory standards;~~ tax incentives; development agreements or other action considered necessary to promote redevelopment or renewal.

Policy 1.3.2: The City ~~shall~~will use its ~~land development regulations~~Land Development Regulations to reduce eyesores, junk, substandard housing or unsafe buildings.

Objective 1.4: ~~The City shall~~eContinue 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 ~~shall~~will ~~restrict proposed development which is inconsistent with the character of the community and will incorporate provisions for the elimination of non-conforming land uses into its land development regulations~~Land Development Regulations.

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 ~~shall~~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 ~~shall~~will prohibit the location of hospitals, nursing homes, convalescent homes or other similar high-density institutions in the hurricane evacuation zone.

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 shall not provide public facilities or services outside its urban service area.~~

Policy 1.6.21: The City shall will maintain land use districts and densities as appropriate to ~~for promoting redevelopment in Commercial and Mixed Use Districts. "in-fill" of vacant areas~~Policy 1.6.3: To save energy and financial resources, development shall be encouraged along transportation corridors and in business, civic, and cultural centers. Development shall be encouraged in the following locations:

- ~~1. Remediated Brownfield sites~~
- ~~2. Infill sites with appropriate density~~
- ~~3. Sites with reuse of existing structure~~
- ~~4. Development with proximity to existing transit routes.~~

Policy 1.6.4: To save energy and financial resources, development that incorporates the principles of traditional city design shall be encouraged. These principles include:

- ~~1. A mix of land uses the integrate a variety of uses~~
- ~~2. Development with retail on the first floor~~
- ~~3. Developments that include greenspace~~
- ~~4. Developments that incorporate intra-modal transportation — connecting bicycle, pedestrian, and transit facilities.~~

Policy 1.6.52: Development that ensures a balanced mix of housing, workplaces, shopping, recreational opportunities, institutional uses and mixed-use structures will be encouraged.

Policy 1.6.63: Promote development and preservation of neighborhood characteristics that encourage walking and bicycle riding in lieu of automobile-based travel.

Policy 1.6.74: Developments shall be encouraged to include continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.

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

Policy 1.7.1: The City shall will establish provisions to allow needed land area for public utilities provided the location of such facilities does not create a threat to public health or safety, or otherwise cause a public nuisance.

Policy 1.7.2: The City shall 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: Maintain the identification of historically significant properties.

Policy 1.8.1: The City shall use grant funds available through the Department of State to conduct studies/surveys for identification of historic properties.

Policy 1.8.2: When identified, the City will designate and protect historic properties as part of its development review and permitting process.

Objective 1.98: 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 Land Development Regulations, the City shall provide reasonable measures to protect the rights of property owners as guaranteed by law.

Policy 1.98.1: Property owner's rights of development shall be vested when: ~~(1) final development approval has been granted by the City; (2) and a valid, unexpired building permit has been obtained. The City may limit the amount of time development rights may be vested in the Land Development Regulations from the Bay County Building Department; and, (3) the development authorized by the building permit has commenced and continued in good faith prior to the adoption of this Plan.~~

Policy 1.98.2: Land uses or structures which do not conform to the provisions of this Plan ~~on the date of plan adoption~~ 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; ~~or, 2) the land use or structure is expanded, modified or extended as defined by the Land Development Regulations or, 3) recording of the transfer of any fee-simple legal title.~~

Policy 1.98.3: The City ~~shall~~ will include provisions for hardship relief in its land development regulations Land Development Regulations. 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 (see Policy 1.2.68) and real estate disclosure requirements (see Policy 1.2.79) within any noise contour equal to or above the 65 dB DNL as depicted on the March 2016 AICUZ overlay.

~~Policy 1.9.4: The City shall provide for amendments to this Plan as provided in Plan Amendment section and s. 163.3184, F.S.~~

~~Policy 1.9.5: By adoption of this Plan and enactment of attendant land development regulations, the City shall provide due process of law during the regulation of private property. Such due process shall be undertaken in accordance with Public Participation Section of this Plan.~~

Section 2. Transportation Element

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.

Goal: Provide, or encourage the provision of, a safe and efficient transportation system which includes consideration of both motorized and non-motorized traffic circulation and ~~potential problems caused by future traffic flow~~volumes.

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

Policy 2.1.1: ~~On an annual basis thereafter, the Police Department shall~~will compile and analyze accident ~~crash~~ data involving motorized vehicles, bicycles and pedestrians. Findings of such data will be used as the basis to affect needed changes or improvements.

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

*Policy 2.2.1: The City shall*will use its land development regulationsLand Development Regulations and the ~~defined methods of analyzing transportation demand impact measuring system~~ to assess potential impacts on safe, convenient and efficient traffic flow, including on-site traffic flow and needed motorized and non-motorized vehicle parking.

Policy 2.2.2: The City shall prepare a detailed Multimodal Facilities Plan for the Community Redevelopment Area. The data and analysis of this plan shall include a multimodal quality of service assessment, as detailed in the Florida Department of Transportation's Multimodal Transportation Districts and Area Quality of Service Handbook (2003).

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 shall*will assign FDOT functional classifications to roadways within the City and ~~shall~~will update such classifications as necessary. Functional classifications ~~shall~~will be shown on the Future Traffic Circulation Map.

Policy 2.3.2: The City shall evaluate impacts on traffic flow as part of its impact measuring system. Developments which significantly impact upon traffic flow shall be located adjacent to arterial roadways in "Mixed Use" or "Commercial General" land use districts.

Policy 2.3.32: The City shall will use specific standards set forth in its land-development regulations Land Development Regulations to regulate off-street parking for land uses shown on the Future Land Use Map.

Policy 2.3.43: The City shall will use maintain the following peak hour roadway levels of service shown here to evaluate impacts on future land use, and for and will monitor impacts to levels of service through the issuance of development approvals permits and improvements to the roadway network.

Functional Classification	Peak Hour Level of Service
Principal arterial	D
Minor Arterial	E
Collector	E
Local Roadway	E

Objective 2.4: Participate as a member of the Metropolitan Planning Organization Bay County TPO to coordinate plans of the City with the plans and programs of the sState, the County and other municipalities so as to coordinate roadway improvements with the FDOT 5-Year Construction Plan.

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

Policy 2.4.2: The City shall will coordinate and/or schedule any major roadway improvements consistent with the FDOT 5-Year Construction Plan Five Year Work Program.

Policy 2.4.3: The City of Parker shall 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 shall 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: The City shall cContinue a procedure to protect existing and future rights-of-way from building encroachment.

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

Objective 2.6: The City shall continue to identify roadways frontage for on which sidewalks and bicycle paths should be installed and to coordinate efforts with the FDOT Bicycle/Pedestrian Plan and the Bay County TPO, Bicycle and Pedestrian Plan to provide a city wide network for pedestrian and cycling traffic.

Policy 2.6.1: The City shall ~~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: The City shall investigate the feasibility of establishing a "participating paving" program for installation of sidewalks in developed areas.~~

~~Policy 2.6.3: The City shall request that FDOT install bicycle paths along Business US 98.~~

Policy 2.6.42: All major City owned road rights-of-ways (minor 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 2.6.53: New residential developments shall include provisions for bicycle and pedestrian facilities, ~~either through bike lanes, sidewalks or a system of multi-use trails.~~ 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 appropriate.

Policy 2.6.64: 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 through the following additional steps:

- ~~1. Projects shall be planned for the long term goals of promoting walkability and alternative forms of transportation. Design infrastructure to accommodate the construction of biking and pedestrian facilities in the future. For example, design roads with adequate width to accommodate bike lanes, right-of-way to accommodate sidewalks, and bridges to accommodate pedestrian and biking facilities.~~

~~As shall address the need for pedestrians and bicyclists to cross corridors as well as travel along them. The design of intersections and interchanges shall accommodate bicyclists and pedestrians in a manner that is safe, accessible, and convenient.~~

Policy 2.6.75: 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 2.6.8: A mix of land uses will be encouraged in appropriate high and medium density areas, in order to promote the maximization of travel opportunities between land use types without auto dependency.~~

Policy 2.6.96: 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 separate 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: ~~The City shall r~~Reduce Vehicle Miles Traveled-related emissions by encouraging the use of public transit, making improvements to the transit system and infrastructure, an-increasinge in the safety and accessibility of the multimodal network, and by providing other incentives.

Policy 2.7.1: ~~Before~~When funding transportation improvements that increase roadway capacity, and VMT, ~~evaluate the feasibility and effectiveness of~~ include funding projects that support for alternative modes of transportation and reduce VMT, including transit, and bicycle and pedestrian accessfacilities.

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

1. Complete ~~S~~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 a procedure set of policies to control the connections and access points of driveways and new roads to existing roadways.~~

Policy 2.8.1: The City ~~shall~~will utilize 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 ~~shall~~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 ~~shall~~will include requirements and standards for off-street parking in its land development regulations Land Development Regulations.

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

Policy 2.10.1: The City ~~shall~~will ~~use include requirements and standards in its land development regulations~~Land Development Regulations to require thatfor 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 Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook)~~A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials;~~ and shall be inspected and certified by a registered professional engineer registered in the State of Florida.

Section 3. Housing Element

Purpose

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

Goal: Provide the ~~circumstances policy framework and conditions necessary to~~ assist in the production and maintenance of an adequate supply of safe, sanitary, ~~and affordable~~ housing for existing and ~~anticipating anticipated~~ population with emphasis on special housing needs, including those households with very low-, low-, and moderate-income.

Objective 3.1: ~~The city shall p~~Provide an environment that is conducive for the production and maintenance of encourages a variety of housing types to accommodate the varying income needs of the ~~existing population, and anticipated population growth, and including~~ households with special housing needs, ~~through by utilization utilizing of strategies such as, but not limited to designation of land use districts for residential development provision of infrastructure, public facilities and services, improved coordination and partnerships among participants involved in housing production, streamlined and flexible permitting requirements, density bonuses and other incentives for development of affordable housing.~~

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

Policy 3.1.2: The City shall will provide facilities and services necessary to accommodate anticipated residential growth through ~~2025~~2040, or will condition development approvals upon the availability of facilities and services by a specified future date.

Policy 3.1.3: The City shall will provide ~~bonus incentives~~ such as density or intensity ~~credits bonuses~~ to developers of affordable housing or housing for households with special needs, consistent with standards to be established in the ~~land development regulations~~ Land Development Regulations. 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 shall will include in its ~~land development regulations~~ Land Development Regulations measures and 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 shall utilize~~will use its development review and approval process as part of its land development regulations~~Land Development Regulations~~ which shall include provisions for pre-development impact assessments, and methods for tracking building permits and construction activity.

~~Policy 3.1.6: At least once each planning period~~Subsequent to each Comprehensive Plan update, the City shallwill evaluate its Land Development Code~~Regulations~~ to identify and correct potential barriers to affordable housing.

~~Policy 3.1.87: The City shall~~will promote a positive image of affordable housing as the provision of a variety of housing units geared toward a mix of income levels that can blend well with existing development when compatible land uses and architectural styles are used as well as explore incorporating strategies into the Land Development Regulations to facilitate a variety of site development strategies that allow for different types of housing, that will facilitate affordable housing development including but not limited to such strategies such as clustering, reducing setback standards, modifying infrastructure requirements, and zero lot line development.

~~Policy 3.1.9: The City of Parker shall permit accessory dwelling units in the mixed use categories in order to increase the availability of affordable housing units in accordance with s. 163.31771 F.S.~~

~~Policy 3.1.10: The City shall update the land development regulations to permit the construction of accessory dwelling units when constructed in the mixed use categories.~~

~~Objective 3.2: Provide the regulatory circumstances and necessary infrastructure to promote the construction of affordable housing within the City.~~

~~Policy 3.2.1: The City will pursue partnerships and/or coordinate with private developers on the location and construction of affordable housing within the City. Such coordination may include, but not be limited to: provision of public facilities; relaxation of regulatory standards; development agreements or other actions which serve to reduce construction costs leading to lower overall housing costs.~~

~~Policy 3.2.2: The City shall explore the potential for and implement when feasible the waiving or reducing of permitting and infrastructure fees associated with sponsored affordable housing projects.~~

~~Policy 3.2.3: The City shall explore the feasibility of modifying infrastructure requirements to facilitate the development of affordable housing~~

~~Objective 3.32: By 2012, the City shall complete a visual housing study of external conditions to identify and maintain an inventory of potential substandard housing.~~

~~Policy 3.32.21: The City shall~~will use updated 2010 ~~c~~Census data and visual survey to identify blocks or concentrations of substandard housing, when it becomes available.

~~Objective 3.43: The City will u~~Undertake measures to eliminate substandard housing conditions within the City.

~~Policy 3.43.1: The City will ensure its Land Development Regulations and codes for development have clear standards by which to determine unfit and unsafe housing and will use code enforcement to remedy substandard conditions. coordinate with the Bay County Building Department to enforce provisions of the Existing Housing Code subset of the Building Code administered by Bay County relative to substandard housing or unsafe buildings which allows a building inspector to exercise discretion and good judgment in determining the reasonableness of rehabilitation on a house-by-house basis.~~

~~Objective 3.54: The City shall uUtilize provisions in the land development regulationsL and Development Regulations which address 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 3.54.1: The City shallwill utilize/enforce provisions that address eyesores and , nuisances and junk control in its land development regulationsL and Development Regulations.~~

~~Policy 3.5.2: The City shall explore and coordinate with appropriate agencies such as the Department of Community Affairs and the Florida Homebuilders Association to establish reasonable "minimum livability standards" and "minimum safety codes" for both rehabilitation and creation of affordable housing stock within the City.~~

~~Policy 3.54.32: The City shall will promote provide educational programs 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 for very low , low , and moderate income families within the "Low Density Residential (LDR)" land use district, and allow medium density housing, including mobile homes, for very low , low , and moderate income families in the "Mixed Use" land use district.~~

~~Policy 3.6.2: The City shall explore and include reasonable expansion of the principles and criteria guiding the location of housing for very low , low , and moderate income families including but not limited to: 1) Design must conform to provisions specified in the City's land development regulations unless otherwise amended by a development agreement, exemption or variance; 2) Construction must conform to the provisions of the Standard Building Code; and, 3) densities and intensities must conform to standards specified in the Future Land Use Element of this Plan.~~

~~Policy 3.6.3: The City shall coordinate and promote partnerships with developers of housing for very low , low , and moderate income families by maintaining adequate infrastructure capacities to accommodate such developments.~~

~~Policy 3.6.4: The City shall investigate the feasibility of expanding utilization of existing housing programs as well as establishing new selected housing programs through coordination with~~

~~appropriate agencies such as the Farmers Home Administration or the Department of Community Affairs.~~

Policy 3.64.53: Location of mobile homes must conform to density, intensity and performance standards specified in the ~~Future Land Use Element~~Land Development Regulations, and tie-down requirements specified in the Standard Building Code and/or the Flood Damage Prevention Ordinance (Ordinance No. 87-151).

~~Objective 3.75: The City shall m~~Maintain provisions in its land development regulations~~and Development Regulations which allow for location of group homes and foster care facilities licensed by the Dept. of Children and Families in residential areas.~~

Policy 3.75.1: Group homes and foster care facilities will be allowed in "Low-Density-Residential" and "Mixed Use" land use districts in conformance with the densities and intensities specified in the Future Land Use Element.

Policy 3.75.2: Community residential homes (defined as a dwelling which provides a living environment for 7 to 14 unrelated clients of the Dept. 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 shall be allowed in the "Residential Low-Density" 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 CRH 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-Low-Density" district when location of such home is presumed to substantially alter the nature and character of the area.

~~Objective 3.8: Provide infrastructure and public facilities capacity to allow for the location of households with special housing needs including very low-, low-, and moderate-income household, group home and foster care facilities, mobile homes, and rural and farmworker households.~~

Policy 3.8.1: ~~The City shall make available, within the limits of realistic financial feasibility, infrastructure and public facilities capacity to accommodate group homes and households with special needs.~~

~~Objective 3.9: Upon availability of 2010 Census data, the City shall establish a procedure to identify and conserve historically significant housing within the City.~~

Policy 3.9.1: ~~The City shall incorporate measures to conserve historically significant housing into its development review process.~~

~~Objective 3.10: The City shall continue to provide for the conservation, rehabilitation or demolition of housing through detailed and specific provisions for allowable land uses, non-conforming land uses, nuisance control or other similar provisions in the land development regulations.~~

~~Policy 3.10.1: The City shall provide for the conservation of housing in all land use districts through enforcement of provisions specified in its land development regulations.~~

~~Policy 3.10.2: As rehabilitation and demolition strategies are beyond the fiscal ability of the City to accomplish. The City will coordinate with the Bay County Building Department and Planning Department when such strategies are considered necessary.~~

~~Objective 3.614: Assist in the provision of relocation housing for persons displaced as a result of City rehabilitation, demolition or other associated public works activities.~~

~~Policy 3.146.1: The City shall~~will assist persons displaced by City activities in ~~locating~~finding relocation housing as provided in Section 421.55, Florida Statutes.

~~Objective 3.427: The City shall~~formulate and expand upon the housing implementation programs stated in previous objectives and policies as well as explore, and utilize when feasible, additional resources and programs that address affordable housing.

Policy 3.427.1: Due to limited financial and staff resources the City is unable to provide a full-scale housing or public assistance program and will utilize the strategies and activities specified in preceding objectives and policies to promote housing implementation and will explore, and utilize when feasible, additional resources and programs.

~~Policy 3.12.2: By December 1, 2010, the City shall explore the public facility impacts of allowing additional density within its mixed use categories as an incentive to the provision of affordable housing.~~

~~Objective 3.438: The City shall~~encourage the development of structures that adhere to the Florida Green Building Coalition Green Building Standards or other nationally recognized green building standard.

~~Policy 3.438.1: The City will coordinate with Gulf Power~~the local electrical power providers to implement the company's~~any~~ programs for conserving and producing green energy. ~~These programs include, but are not limited to the green cents program, the net metering program, and the house weatherization program.~~

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

Goal: Provide collection lines and ensure availability of treatment capacity to accommodate existing demand and future growth.

Objective 4.A.1: ~~The City shall~~ Continue to correct deficiencies in the sanitary sewer system as they may occur ~~are identified.~~

Policy 4.A.1.1: The City ~~shall~~ 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 shall continue coordination with Bay County and the City of Callaway to eliminate sewage flows originating in Callaway from entering the City system.~~

Policy 4.A.1.32: The City ~~shall~~ 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 ~~shall~~ will use the levels 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.

Policy 4.A.2.3: All connections to the sewer system shall be in conformance with the 2007 current Florida Building Code or any update or equivalent, ~~as administered by the Bay County Building Department.~~

Policy 4.A.2.4: The City ~~shall~~ 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 ~~shall~~ 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 ~~shall~~ 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.C. and/or the 2007 current Florida Building Code or any update or equivalent ~~as administered by the Bay County Building Department~~.

~~Objective 4.A.3: The City shall permit only the types and densities of land use which maximize use of existing facilities and minimize the potential for urban sprawl.~~

~~Policy 4.A.3.1: The City shall permit only the types and densities of land use which can be realistically served by the sewer system.~~

~~Policy 4.A.3.2: The City shall coordinate with facility owners and operators in an efficient and cost-effective manner through periodic evaluation and monitoring procedures of this Plan.~~

Potable Water

Goal: ~~Provide~~ Delivery of potable water to accommodate existing demand and future growth.

Objective 4.B.21: 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.21.1: The City ~~shall~~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.21.2: All extensions of the water distribution system shall be constructed in conformance with Chapter 62-555, FAC.

Policy 4.B.21.3: All connections to the water distribution system shall be in conformance with the 2007 current Florida Building Code or any update or equivalent ~~as administered by the Bay County Building Department~~.

Policy 4.B.21.4: The City ~~shall~~will coordinate availability of potable water with the types and densities of land use shown on the Future Use Map.

Policy 4.B.21.5: The City ~~shall~~will require that developers provide water lines constructed to City-authorized standards as part of any new development.

Policy 4.B.21.6: All habitable residential and non-residential structures shall be connected to the City water system.

Policy 4.B.21.7: 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.21.8: The City of ~~Parker shall~~will coordinate with the Northwest Florida Water Management District on the implementation of the ~~any current~~ Regional Water Supply Plan, ~~adopted August, 2008, and updates thereto.~~

Policy 4.B.21.9: The City shall~~will~~ adopt a ~~minimum 10-year~~ Water Supply Facilities Work Plan every ten years.

Objective 4.B.32: ~~The City shall~~Use existing facilities to the maximum extent practicable before making commitments for new or expanded facilities.

Policy 4.B.32.1: The City shall~~will~~ encourage and allow development of land within the City which has access to potable water, ~~thereby reducing the potential for sprawl in other areas of Bay County.~~

Objective 4.B.53: Support efforts to protect the Deer Point Lake reservoir water shed area.

Policy 4.B.53.1: Since the City does not provide its own water supply, the City shall~~will~~ support reasonable efforts by Bay County to conserve and protect the Deer Point Lake reservoir.

Policy 4.B.53.2: The City shall~~will~~ ~~require~~encourage use of water conservation strategies and techniques by residents and developers in accordance with the provisions of Section 553.14, F.S., "Water Conservation Act."state statutes.

Stormwater Management

Goal: Provide a stormwater management system which will reduce pollution as well as ~~and flooding, and provide reasonable protection from damage to public and private property.~~

Objective 4.C.1: Continue to contribute to and coordinate with Bay County and municipalities to ~~complete~~implement a master stormwater management plan~~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.1.1: The City shall~~will ~~utilize and update its master stormwater management plan, appropriate studies, and data obtained as a result of the drainage engineering study 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 the City. A schedule for completing the needed improvements to implement the drainage system based on the level of service standards for the City shall be a part of the master drainage plan.~~

~~Policy 4.C.1.2: The City shall amend its comprehensive plan to include the results and recommendations of the drainage engineering study regarding the drainage improvements needed, the schedule of improvements, and the data and analysis to be incorporated into the Plan, when the study is completed.~~

~~Policy 4.C.1.32: The City shall work to identify stormwater improvement projects. Upon identifying and securing funding for these projects, {The City shall~~will ~~include stormwater improvement projects these projects within its Five-Year Capital Improvements Schedule.~~

~~Policy 4.C.1.4: The City shall amend the comprehensive plan to adopt the new drainage level of service standards for water quality and quantity as established in the drainage engineering study once the improvements are made to the City's drainage system in accordance with the schedule of improvements required as part of the study.~~

~~Policy 4.C.1.53: The interim-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 from the site shall not exceed peak pre-development runoff rates.
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 62-346, FAC in order to meet receiving water quality standards in Chapter 62-302, section 62-302.500, FAC.

~~Objective 4.C.2: The City shall r~~Require stormwater management with all new development and redevelopment at all levels to reduce or eliminate stormwater management problems.

~~Policy 4.C.2.1: The City shall~~will ~~require that developers provide adequate stormwater management facilities constructed to City standards as part of any new developments or redevelopment.~~

~~Policy 4.C.2.2: The City shall~~will ~~coordinate with FDOT on proposed stormwater management projects to facilitate mutual efficiency and advantages.~~

~~Policy 4.C.2.3: The City shall~~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 shall~~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.2.5: The City ~~shall~~will require that stormwater permits ~~be a condition of~~ are obtained by developers pursuant to Chapter 62-346, FAC before issuing development approval.

Policy 4.C.2.6: The City ~~shall~~will not allow new development which will degrade water quality below the standards set forth in Chapter 62-302, FAC.

Policy 4.C.2.7: The City ~~shall~~will update the ~~land development regulations~~Land Development Regulations to address the enforcement of the adopted stormwater standard.

Policy 4.C.2.8: The City ~~shall~~will update the ~~land development regulations~~Land Development Regulations to develop and adopt minimum maintenance standards for stormwater facilities.

Policy 4.C.2.9: The City ~~shall~~will enforce its adopted stormwater treatment standards both during and after construction. The ~~land development regulations~~Land Development Regulations shall be updated to reflect these standards.

Solid Waste

Goal: Ensure that adequate solid waste collection is available within the city.

Objective 4.D.1: 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.1.1: The City ~~shall~~will use the ~~level of service standard~~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.1.2: ~~On an annual basis,~~ The City ~~shall~~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.

~~Objective 4.D.2: The City shall help continue the recycling program.~~

~~Policy 4.D.2.1: The City shall coordinate with Bay County on continuing a recycling program using state Solid Waste Recycling and Education grant funds.~~

Section 5. Coastal Management Element

Purpose

To plan for 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.

Goal: Maintain the quality of coastal resources by restricting development activities which damage or destroy coastal resources.

Objective 5.1: ~~The City shall m~~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 ~~shall~~will evaluate the impacts on coastal resources caused by development activities as part of its ~~impact measuring system~~development review process and use ecological planning principles and assumptions in the determination of the suitability of permitted development.

Policy 5.1.3: The City ~~shall~~will avoid irreversible and irretrievable loss of coastal zone resources, including limit specific and cumulative impacts upon coastal wetlands, water quality, wildlife habitat and living marine resources. The City will use ~~using~~ 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 62-330~~42~~, FAC.
2. ~~Reserve Condition~~ approval of development permits ~~until requiring~~ all applicable permits are obtained by developers from jurisdictional agencies.
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 DEP 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 an estuarine set-back line provision in the ~~land development regulations~~ and Development Regulations, including restrictions on the removal of shoreline vegetation.
6. ~~Reserve Condition approval of development~~ approval permits until upon obtaining stormwater discharge permits are ~~obtained pursuant to Chapter 62-62062-346~~, 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 to ensure adequate~~providing adequate sites to address ~~for 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 ~~shall~~will ~~condition development approvals to require that all applicable permits are obtained from jurisdictional agencies prior to the issuance of a building permit~~issuing its development approval, and ~~shall~~will include such provisions in its Code of Ordinances or land development regulations~~Land Development Regulations~~.

Policy 5.2.2: The City ~~shall~~will require that development undertaken in the coastal area be designed and constructed so as to minimize stormwater discharges and sedimentation.

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

Policy 5.2.4: The City ~~shall~~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 ~~shall~~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 5.2.6: The City ~~shall~~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 ~~shall~~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 5.2.7: The City ~~shall~~will coordinate with and support ~~s~~State agencies, Bay County, and the City of Springfield, ~~and the Bay Environmental Study Team~~ to protect and improve the quality of Martin Lake.

~~Policy 5.2.8: The City will offer for use the Parker Environmental Exploratorium Park and its facilities as a base for any studies to be done in Martin Lake.~~

Objective 5.3: ~~The City shall~~Establish criteria for prioritizing shoreline uses.

Policy 5.3.1: When reviewing applications for development permits or plan amendments the City ~~shall~~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. Lie outside areas identified as inappropriate for marina development in the Marina Siting Study for West Florida (West Florida Regional Planning Council, June 1984) unless appropriate mitigating actions are taken.~~
- 43. Demonstrate oil spill cleanup capability within boundaries of the leased area;
- 54. Provide a hurricane mitigation and evacuation plan;
- 65. Designate future upland spoil site(s) for maintenance dredging activities;
- 76. Be located in proximity to natural channels so that minimum or no dredging shall be required for provision of docking facilities;
- 87. Have available adequate sewage treatment facilities to serve the anticipated volume of waste. ~~Marinas with fueling facilities will provide pump-out facilities at each fuel dock. Commercial marinas and those with live-aboard overnight transient traffic shall provide upland sewage facilities and prohibit inappropriate sewage pump out.~~
- 98. Maintain water quality standards as provided by Chapter 403, Florida Statutes;
- 409. Locate in areas having adequate water depth to accommodate the proposed boat use without disturbance of bottom habitats;
- 4410. Delineate immediate access points with channel markers that indicate speed limits and any other applicable regulations;
- 4211. Be sited in appropriate zoning districts; and
- 4312. Locate in areas away from seagrass beds, oyster reefs and other important fish and shellfish spawning and nursery areas;
- ~~14. Demonstrate that it meets a public need thereby demonstrating economic viability/feasibility.~~

Policy 5.3.3: The City ~~shall~~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.

Goal: Reduce the risk of hurricane related damage to life and property.

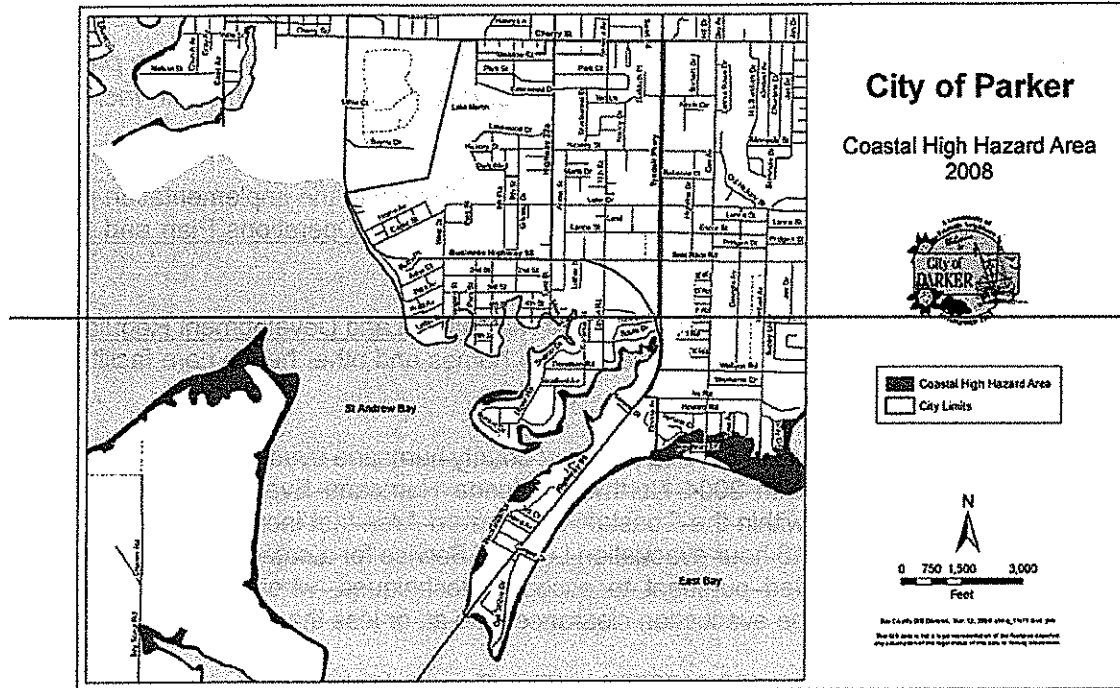
Objective 5.4: Maintain or reduce hurricane evacuation times through coordination prior to and during evacuation events, and through regulation of development which could increase the time it takes to evacuate the City.

Policy 5.4.1: The City shall 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 shall will use its ~~land development regulations~~ 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 5.4.3: The City of Parker Level of Service for out of county hurricane evacuation for a category 5 storm is 24 hours, consistent with 2004 Northwest Florida Hurricane Evacuation Study. No comprehensive plan amendment within the Coastal High Hazard Area that increases density shall be approved that would exceed a 16 hour evacuation Level of Service for a category 5 storm 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 5.4.34: Pursuant to Chapter 163.3178(2)(h), ~~the~~ The Coastal High Hazard Area (CHHA) is depicted upon the map below 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 5.4.54: The City shall 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, pursuant to Policy 5.4.3.

Policy 5.4.65: The City shall limit public infrastructure expenditures that subsidize development permitted in coastal high-hazard areas 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 (Ordinance No. 87-151).

Policy 5.5.2: The City shall will not locate infrastructure facilities, except for water-dependent facilities, in the 100-year flood zone.

Policy 5.5.3: Post-disaster redevelopment shall be undertaken in conformance with the City's Flood Damage Prevention Ordinance (Ordinance No. 87-151) and this Plan, including attendant land development regulations Land Development Regulations.

Policy 5.5.4: When undertaking post-disaster redevelopment activities development permits may be waived for short-term recovery measures such as:

1. Damage assessment to meet post-disaster assistance requirements;
2. Removal of debris;
3. Emergency repairs to streets, water, electricity or other associated utilities to restore service; and
4. Public assistance including temporary shelter or housing.

Policy 5.5.5: 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 5.5.6: When reviewing permits for post-disaster redevelopment activities the City ~~shall~~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 5.5.7: The City may incorporate applicable future recommendations of the Interagency Hazard Mitigation Report into this Plan.

Policy 5.5.8: As part of the post-disaster redevelopment process the City ~~shall~~will structurally modify or remove infrastructure facilities which have experienced repeated storm damage.

Goal: Provide, or have available, adequate areas for public waterfront access.

Objective 5.6: ~~The City shall provide, or have access to, existing or increased areas for public waterfront access~~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 ~~shall~~will use selected street-ends as dedicated public waterfront access points.

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

Policy 5.6.3: The City ~~shall~~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: ~~When identified, the City shall u~~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 shall ~~will~~ use specific protection standards to be included in its land development regulations Land Development Regulations for identified historic sites.

Goal: ~~Ensure the availability of infrastructure consistent with level of service standards.~~

Objective 5.8: ~~Maintain infrastructure capacity to provide public facilities for the types and densities of development shown on the Future Land Use Map.~~

Policy 5.8.1: ~~Capacity of public facilities shall be estimated using the level of service standards presented in other appropriate elements of this Plan. No development shall be permitted in the coastal area unless public facilities and services are available concurrent with the impacts of such development.~~

Section 6. Conservation Element

Purpose

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

Goal: 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 ~~shall will~~ prohibit development which causes degradation of air quality below ~~existing levels or established~~ State Standards (Chapter 62-204, FAC).

Policy 6.1.2: The City ~~shall will~~ assist in ~~decreasing~~ 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 ~~shall 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 ~~shall will~~ adopt a ~~minimum 10-year~~ Water Supply Facilities Work Plan every ten years.

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.

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 public and private 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: ~~The City shall complete a drainage study to determine~~ Limit the extent of stormwater pollution flowing into Martin Lake and estuaries adjacent to the City.

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

Policy 6.3.2: The City shall will coordinate with Springfield and Callaway on measures intended to reduce stormwater pollution in Martin Lake, and estuaries adjacent to the City.

Policy 6.3.3: The City shall will ~~reserve condition development approvals to require that all applicable stormwater discharge permits be obtained from jurisdictional agencies prior to the issuance of a building permit.~~ approval of development permits until stormwater discharge permits are obtained by developers pursuant to Chapter 62-346, FAC.

Policy 6.3.4: The City shall will ~~make use of the facilities at the Parker Environmental Exploratorium Park for any studies to be performed on Martin Lake.~~

Policy 6.3.5: 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: ~~The City shall m~~Maintain procedures to protect native vegetation and stands of mature hardwoods.

Policy 6.4.1: The City shall will establish minimum standards for protection of native vegetation and mature hardwoods as part of its ~~land development regulations~~ Land Development Regulations. 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 shall will cooperate with Springfield and Callaway to protect vegetative communities located within more than one jurisdiction through application of provisions within the ~~land development regulations~~ Land Development Regulations.

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

Policy 6.5.1: The City shall will identify in its ~~land development regulations~~ Land Development Regulations 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 62-346, 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 shall 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 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 DEP and the Northwest Florida Water Management District.

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 Code Regulations will be updated with 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 and the Florida Fish and Wildlife Conservation Commission in assessing identification of habitat, and any needed relocation or mitigation.

Policy 6.6.32: The City shall 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 ~~be obtained by developers from jurisdictional agencies~~ be a condition prior to the City issuing its of development approval;
3. Evaluation of potential adverse impacts as part ~~of the impact measuring system needed;~~ and
4. Impose restrictions on development activities as part of enforceable development agreements, and

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 shall will establish and maintain nature walks, interpretive displays, and wildlife observation and conservation areas, where feasible on public owned lands.

Policy 6.6.35: Locally determined environmentally sensitive resources are considered to be: jurisdictional wetlands, seagrass beds, and Martin Lake. Development activities which 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: Police and Fire Departments shall will coordinate with the Bay County Department of Emergency Management as prescribed in the current Comprehensive Emergency Management Plan for Hazardous Materials (dated 2-15-89 and approved 8-15-89) ~~in the event of a hazardous materials emergency.~~

Policy 6.7.2: The City ~~shall~~ 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 ~~Bay County Development Services Department and/or~~ from DEP prior to installation or removal of such tanks.

Policy 6.7.3: The City ~~shall~~ will require that all small quantity generators of hazardous waste register with ~~DEP Bay County Department of Emergency Management~~ as specified under Chapter 62-730~~4~~, F.A.C.

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

Objective 6.8: ~~The Protect and conserve the City's jurisdictional wetlands and natural functions of wetlands shall be protected and conserved 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: 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 Clerk subject to approval~~ 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 GHG emissions 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 ~~Gulf Power~~ to implement ~~the company's~~ programs for conserving and producing green energy. These programs may include, but are not limited to ~~the green cents program, the net metering program, and the house weatherization programs.~~

Policy 6.9.3: The City ~~shall~~ will encourage ~~require~~ the use of water-conserving fixtures in all new construction and redevelopment projects.

~~Policy 6.9.4: The City shall require the connection to reclaimed water facilities when they become available.~~

Policy 6.9.54: The City ~~shall~~ will coordinate with Bay County to provide education regarding water conservation.

Policy 6.9.65: The ~~e~~City ~~shall~~ will encourage the use of the Florida Friendly Landscaping Program to encourage water efficient landscapes.

Policy 6.9.76: The City ~~shall~~ will encourage the use of Low Impact Development Techniques such as rain gardens and ecologically enhanced stormwater basins.

Policy 6.9.87: 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

Purpose

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

Goal: 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. Recreation Area at City Hall and adjacent to the City Library;~~
- ~~32. Parker Memorial Park;~~
- ~~4. Donaldson Point Boat Launch;~~
- ~~53. Earl Gilbert Park;~~
- ~~64. Under the Oaks Park; and,~~
- ~~75. Parker Environmental Exploratorium Park (PEEP).~~

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

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

Policy 7.1.3: The City ~~shall~~will continue to maintain public 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 ~~all available~~ federal and state financial assistance to increase public access to the shoreline.

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

Objective 7.2: ~~Upon adoption of this plan, a~~Allow for a functional mix of both public and private recreation sites and facilities to accommodate recreation demand.

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

Policy 7.2.2: The City ~~shall~~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 ~~shall~~will provide recreation sites and facilities consistent with the levels of service in the following tables.

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 ~~shall~~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 7.4.2: The City ~~shall~~will coordinate with other levels of government, and the private sector, in providing recreation sites and facilities.

Policy 7.4.3: The City ~~shall~~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 7.4.4: The City ~~shall~~will coordinate with the Bay County School Board, through agreements or contracts, on use of Parker Elementary School facilities for recreation purposes, and for teacher's use of the Parker Environmental Exploratorium Park.

Policy 7.4.5: The City ~~shall~~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 7.4.6: The City ~~shall~~will encourage the siting of new boat ramp facilities along its waterfront and ~~shall~~will support the improvement of existing boating facilities.

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

Policy 7.5.1: The City ~~shall~~will require that open space be provided by ~~public and private~~ developers as part of ~~proposed~~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 for private open space for single lot residential, public open space, common open space in multifamily and mixed use developments, and non-residential open space, as follows:

1. ~~Private Open Space is land adjacent to private residences commonly called yard space. For single family, low density development on single family lots open space shall comprise 60% of the total lot area;~~

2. ~~Public Open Space includes parks, state submerged lands, utility easements, recreation areas, grounds for public buildings, dedicated public easements, or other similar areas available for use by the general public;~~

3. ~~Common Open Space is privately owned land set aside for common use by residents of a development which is usually found in multi-family (i.e. apartments, townhouses) or planned unit developments. For multi-family development in "Mixed Use" land use districts, open space shall comprise 50% of the total available land or water area.~~

4. ~~Non-Residential Open Space is land set aside for landscaping, buffer zones, public areas or other similar areas. Non-residential open space shall comprise 50% of the property area in "Mixed Use" districts, and 10% of the total property area in other non-residential land use districts.~~

Policy 7.5.3: The City ~~shall~~ will use lands acquired through purchase or 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 ~~shall~~ will coordinate with public utilities such as electrical, gas, telephone and state agencies such as FDOT, DEP, and NWFWD Northwest Florida Water Management District on use of properties or easements for open space purposes.

Section 8. Intergovernmental Coordination Element

Purpose

The purpose of this element is to 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.

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

Objective 8.1: Provide maximum opportunity for comment and coordination on amendments to this Plan to the Bay County School Board, the Bay County Soil and Water Conservation District, and the ~~Metropolitan Planning Organization~~ Bay County Transportation Planning Organization by implementing Policy 8.1.1.

Policy 8.1.1: Prior to final adoption of plan amendments, the City ~~shall~~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 by implementing Policies 8.2.1 and 8.2.2.

Policy 8.2.1: Prior to final adoption of plan amendments, the City ~~shall~~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 ~~shall~~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 Future Land Use map amendments along shared jurisdictional boundaries, the City ~~shall~~will submit copies of the proposed amendment, except for small-scale amendments, to the affected local government for their review and comment.

Objective 8.3: ~~Prior to final adoption, the City will r~~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 ~~e~~City ~~shall~~will review the impact of the proposed amendments on the City of

Parker Comprehensive Plan 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 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 ~~shall~~ will coordinate any amendment to its levels of service standards with the following agencies:

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

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

1. FDOT Drainage Connection Permit (ch. 14-86, FAC);
2. FDOT Vehicular Connection Permit (ss.338.18, FS);
3. DEP Stormwater Permit (ch. 62-346, FAC);
4. DEP Dredge and Fill Permit (ch. 62-312, FAC); and,
5. DEP Coastal Construction Permit (ch. 10B-24, FAC).

Objective 8.5: ~~The City shall~~ eCoordinate 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.

~~Policy 8.5.2: In accordance with Chapter 1013, F.S., the City of Parker will coordinate with the Bay County District School Board in expending funds, separately or collectively, for facility improvements when such facility is contiguous or runs through the property of any existing or proposed educational plant.~~

Objective 8.6: ~~The City will~~ eContinue to proactively address these intergovernmental issues related to infrastructure, coastal management and conservation, and impacts of development identified in the adopted Comprehensive Plan Evaluation and Appraisal Report by implementing Policies 8.6.1 through 8.6.5.

Policy 8.6.1: The City of Parker will cooperate with Bay County in ~~their~~its efforts to develop, ~~implement and maintain maintain and implement~~ 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 funding opportunities. ~~The City will contribute financially to the project only if such contribution is deemed feasible by the City Council.~~

Policy 8.6.2: The City will continue to consult with the City of Springfield, the City of Callaway, and Bay County regarding ~~the possible limiting the~~ pollution sources of Martin Lake. ~~The City Clerk will provide the City Council with an ongoing summary of the situation, past and current efforts to evaluate and improve the condition of the lake, and recommendations for future actions.~~

Policy 8.6.3: The City will continue to cooperate with the County's efforts to coordinate level of service standards and ~~land development regulations~~Land Development Regulations, ~~by participating in the County initiated intergovernmental forum.~~

Policy 8.6.4: ~~As required by Ch. 163, F.S., the City of Parker agrees to recognize campus master plans of the State University System and to work with the Board of Trustees of the applicable institution of the State University System in the development of a "campus development agreement" as provided for in s. 240.155(10) F.S., if the need arises.~~

Policy 8.6.54: The City of Parker ~~shall~~will coordinate with the Northwest Florida Water Management District on the implementation of the Regional Water Supply Plan, ~~adopted August, 2008 and updates thereto.~~

Objective 8.7: Identify and implement "joint planning areas" for joint infrastructure service areas.

Policy 8.7.1: ~~Recognizing that Bay County has proposed to take the lead in the establishment of "joint planning areas," the City of Parker agrees to participate with the County in exploring the best use of this concept as it relates to the City. The City will coordinate with Bay County on the need to establish joint planning areas.~~

Policy 8.7.2: The City ~~shall~~will ~~establish procedures for referring refer~~ all proposed comprehensive plan amendments and proposed ~~land development regulations~~Land Development Regulations changes within the City to Tyndall Air Force Base for review and comment.

Objective 8.8: 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 8.8.1: The City of Parker ~~shall~~will coordinate with the Bay County Economic Development Alliance 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, creating a skilled labor force for existing and future employers in the community.

Policy 8.8.2: 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 8.8.3: The City of Parker ~~shall~~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 8.8.4: 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 8.8.5: 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 8.8.6: Parker ~~shall~~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:

- Qualified Defense and Space Contractor Tax Refund (QDSC);
- Community Contribution Tax Credit Program;
- Job Growth Incentive Grant Program; and
- Brownfields Redevelopment funds. ~~Bonus~~

Objective 8.9: ~~Parker shall seek to~~ Facilitate economic growth in those fields compatible with and complementary to Tyndall Air Force Base.

Policy 8.9.1: The City of Parker ~~shall~~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 8.9.2: The City of Parker ~~shall~~will coordinate with local businesses and educational facilities to promote job training in those fields related to the armed forces industries.

Policy 8.9.3: Utilize the *Economic Diversification Advance Planning for Bay County Florida* to identify target industries and strategies to attract them to the area.

Objective 8.10: Collaborate and coordinate with the School Board of Bay County (School Board) to ~~ensure~~promote high quality public schools facilities which meet the needs of the City of Parker existing and future population.

Policy 8.10.1: 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 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. ~~Adopt sub-district wide concurrency service areas by October 20, 2013.~~
- 5.4. ~~Explore co-location opportunities and compatibility of land uses adjacent to existing schools and school sites.~~
- 6.5. ~~Adopt Land Development Regulations~~ Land Development Regulations that fulfill the requirements of the Interlocal Agreement for Public School Facility Planning and Concurrency and the Comprehensive Plan.
- 7.6. ~~Consider Bay County School Board comments in land use decisions including available capacity and capacity improvements 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~~ Land Development Regulations implementing school concurrency and appropriate mitigation.
- 8.7. ~~Review and provide written comments on the financially feasible Tentative District Educational Facilities Plan and Educational Plant Survey.~~
- 9.8. ~~Determine and provide a written report concerning Comprehensive Plan consistency, enumerating all conditions to be imposed and all applicable LDC 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.~~
- 10.9. ~~Cooperate in Dispute Resolution Processes, as necessary.~~

~~Policy 8.10.2: General types of provisions that will be included in the inter local agreement in order to advise the school board, the County, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:~~

- A. ~~Transmission of an annual memo from the City to the Bay District School Board. The School Board shall~~ will ~~make this information available to the above agencies upon request.~~
- B. ~~Provision for a feedback process/information exchange so the above entities can inform the City of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the City/County/School Board Working Group, and the Local Planning Agency as well as through public meetings with notices published in the weekly paper.~~

Objective 8.11: ~~The City shall strive to m~~ Maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 8.11.1: The City shall 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, sSchool 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 8.11.2: On an annual basis, the School Board ~~shall~~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 ~~shall~~will contain information detailing existing facilities and their locations and projected needs. The report ~~shall~~will also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Policy 8.11.3: 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 ~~shall~~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 ~~shall~~will be incorporated into the Comprehensive Plan, ~~Land Development Regulations~~Land Development Regulations, and other appropriate mechanisms as deemed necessary.

Section 9. Capital Improvements Element

Purpose

The purpose of this element is to provide financial policies which will guide the funding of improvements and to schedule the funding and construction of 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.

Goal: 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 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 thereafter, the City shall ~~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. ~~Costs to accommodate capital improvements shall be funded, or phased for funding, as a~~ The City will include create distinct capital improvements budget within the overall annual budget.

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

1. Elimination of public health and safety hazards;
2. Correction of capacity deficiencies based on 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 ~~s~~State or ~~f~~Federal financial assistance in defraying costs; and
9. The extent to which the improvements will facilitate economic growth.

~~Policy 9.1.3: The City shall maintain records to determine whether the 110% de minimis transportation impact threshold has been reached. These records shall be compiled annually and shall be submitted with the updated Capital Improvements Schedule each year.~~

Policy 9.1.43: The City shall ~~will~~ consider the deficiencies identified in this Plan as priority needs and shall ~~will~~ include funding, or phasing, to correct such deficiencies.

Policy 9.1.54: The City ~~shall~~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 9.1.65: The City ~~shall~~will utilize level of service standards found in other elements of this Plan to evaluate public facilities deficiencies. Level of service of deficiencies ~~shall~~will be evaluated on an annual basis ~~as set forth in the Evaluation and Monitoring section of this Plan.~~

Assumptions for evaluating the impact of new development and Levels of service standards found in other plan elements for public facilities within the City's jurisdiction are established as follows:

1. Transportation systems or facilities. Levels of service for transportation systems or facilities ~~shall beare~~ based upon the functional classifications of roadways, ~~and standards established by the Florida Department of Transportation pursuant to Chapter 14-94, Florida Administrative Code.~~

	Functional Classification	_____Peak Hour Level of Service
_____	Principalle Arterial	D
_____	Minor Arterial	E
_____	Collector	E
_____	Local Street	E

2. Sewer systems or facilities. The City ~~shall~~will use 100 gallons per person per day, or equivalent, to evaluate potential impacts of proposed development. The City ~~shall~~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, Cedar Grove, and Bay County, as a basis for issuing development permits.
3. Solid waste systems or facilities. The City ~~shall~~will use six and one-half (6.5) pounds of ~~garbage solid waste~~ 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 ~~shall~~will use the regulatory requirements of Chapter 62-33046, Florida Administrative Code 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 ~~shall~~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 ~~shall~~will use the following standards for evaluating potential impacts from proposed development and for issuing development permits.

- a) Recreation Site Standards

Parks and Recreation Facilities	8.75 acres per 1000 population
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Policy 9.1.76: The City ~~shall~~ will work to identify stormwater improvement projects ~~and~~ and ~~Upon identifying and securing funding for these projects, the City shall~~ will include these projects within its Five-Year Capital Improvements Schedule.

Objective 9.2: The City ~~shall~~ will continue to coordinate land use decisions and fiscal resources with a schedule of capital improvements which maintains adopted level of service standards, ~~and~~ and meets existing and future facility needs.

Policy 9.2.1: The City ~~shall~~ will use a balanced program of ~~land development regulations~~ and Development Regulations and capital improvements to ensure availability of public facilities and services. A schedule of capital improvements ~~shall~~ will be established to correct deficiencies which occurred prior to adoption of this Plan, while ~~land development regulations~~ and Development Regulations ~~shall~~ will be used to maintain level of service standards and prevent future land development problems.

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

~~Policy 9.2.3: The capital improvements schedule shall meet the financial feasibility requirements as defined by S. 163.3164 (32) F.S.~~

Policy 9.2.43: Sanitary sewer, solid waste (garbage and trash), drainage, school, transportation, recreation, and potable water facilities and adequate water supplies ~~shall~~ 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 ~~shall~~ will consult with the applicable water supplier 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 9.2.54: Development activities for which valid City sewer/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: ~~The City will~~ 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 ~~shall~~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~~Land Development Regulations 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: ~~By virtue of this Plan, m~~Manage the land development process and provision of public facilities consistent with the capability of the City to provide, or require provision of, needed capital improvements.

Policy 9.4.1: The City ~~shall~~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 ~~shall~~will, on an annual basis, evaluate the need for capital improvements with regard to other needs of the City and ~~shall~~will adjust its schedule of capital improvements to reflect priority needs.

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

Policy 9.4.4: The City ~~shall~~will limit the use of revenue bonds as a percent of total debt consistent with the type, use and available dedicated revenue sources. ~~Revenue bonds shall not become the entire source of indebtedness for the City.~~

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

Policy 9.4.6: The City ~~shall~~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 ~~shall~~will establish a dedicated "Capital Improvements Funds" for the purpose of funding needed capital improvements as specified in subsection (4)(c) of this element.

City of Parker Capital Improvements Schedule, Fiscal Years 2009/2010–2013/2014

PROJECT	FISCAL YEAR 2009/2010	FISCAL YEAR 2010/2011	FISCAL YEAR 2011/2012	FISCAL YEAR 2012/2013	FISCAL YEAR 2013/2014
City of Parker Grants					
Other Funding Sources					
TOTAL					

Source: City Parker, 2009

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 ~~I~~nterlocal 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 ~~shall~~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, ~~via legally available and appropriate fee methods in development conditions.~~

Policy 9.5.4: The City ~~hereby incorporates by reference the 2009-10 through 2013-14~~will annually review the 5-Year District Facilities Work Program prepared by the Bay County School District Board in September 2009, that includes school capacity sufficient to meet anticipated student demands projected by the City and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools. Level of Service standards shall be applied district wide to all schools of the same type. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrency, incorporation of the School Board's Facilities Work Plan does not obligate the City to fund the improvements included in said Facilities Work Plan. The City, in coordination with the School Board, shallwill 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 ~~shall~~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 9.5.7~~6~~: The City ~~shall~~will ensure maintenance of the ~~financially feasible~~ 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 9.5.87: 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.~~
- ~~2-1. _____~~ Identification of adequate sites for funded and planned schools; and
- ~~3-2. _____~~ 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~~Goal: Through coordination p~~**Provide adequate educational-public educational facilities to school-aged children in Bay County based on district-wide consistent measuresstandards.**

Objective 10.1: ~~The City shall 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 Policy 9.5.6 (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 10.1.12: ~~The City will M~~**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 10.1.23: **In reviewing petitions for future land use or Planned Unit Developments (PUD) 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. Insuring 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 ~~Policy 1.1.6 of the Future Land Use Element~~;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Insuring 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 10.1.34: The City ~~shall~~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 10.1.45: The City ~~shall~~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 ~~e~~Concurrency.

Policy 10.2.2: Consistent with ~~Policy 1.1.6 of 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 ~~Policy 1.1.6~~ of the Future Land Use Element, the City ~~shall~~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 ~~shall~~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 ~~shall~~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 ~~shall~~will coordinate with the School Board regarding emergency preparedness issues and plans.

Objective 10.4: ~~The City shall~~Promote Safe Walkways 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 Ways-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.

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 ~~shall~~ 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 ~~G~~coordinate with the Bay County TPO Long Range Transportation Plans 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 ~~G~~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 ~~shall~~will approve or deny petitions for comprehensive plan amendments or final subdivision and site plans for residential development that generates students and impact ~~the Bay County school system~~Bay District Schools.

Policy 10.5.2: The City ~~shall~~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: ~~Upon the establishment of concurrency sub-districts, t~~The City shall~~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 ~~shall~~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 ~~shall~~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.

Table 10.1 Level of Service Standards	
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: Multiple concurrency service areas shall be established on a less than district-wide basis no later than October 20, 2013. At such time, each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:~~

- ~~1. School locations, student transportation times and transportation costs, court-approved desegregation plans, and future land uses in the area.~~
- ~~2. Section lines, major traffic ways, natural barriers and municipal boundaries.~~

Policy 10.5.98: 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 10.5.409: The following student generation rates, as noted in Table 10.2, shall be utilized when determining school concurrency:

Table 10.2 Student Generation Rate Per Unit Multipliers	
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 10.5.4110: 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 10.5.4211: 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 10.5.4312: The City ~~shall~~ will ~~amend the concurrency management system in the Land Development Regulations to require~~ that all new residential units be reviewed for school concurrency at the time of the issuance of the development order. The City ~~shall~~ 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; or
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 10.5.4413: 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 shall 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 shall will be determined by the Department of Education's most current cost per student station applicable to Bay County.

Policy 10.5.4514: The School Board, the County and all municipalities within Bay County shall 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 shall will coordinate and base their plans on these projections, and shall 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 10.5.46~~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; and,

Policy 10.5.47~~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 10.5.48~~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.

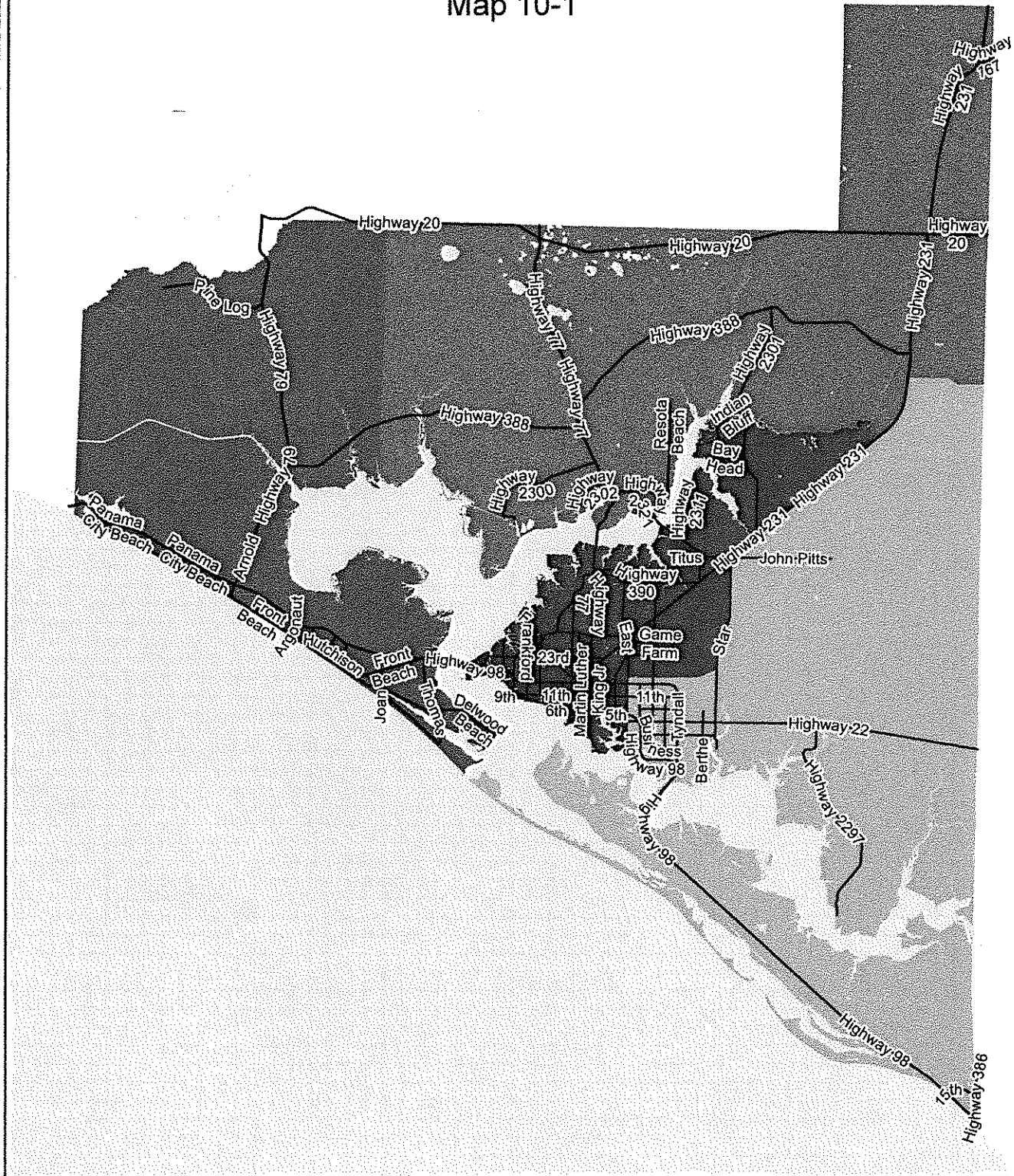
Policy 10.6.2: The City ~~shall~~ will provide to the School Board at least two weeks prior to the annual meeting the following information as available, to facilitate adequate monitoring of this Element:

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 31st of each year, the City ~~shall~~will provide the School Board with a report on growth and development trends within the City of Parker. The report ~~shall~~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.

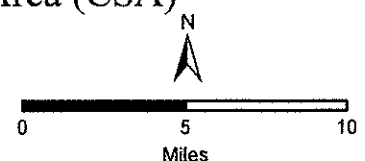
Map 10-1



Bay District Schools School Concurrency Service Area (CSA)

High School Zones

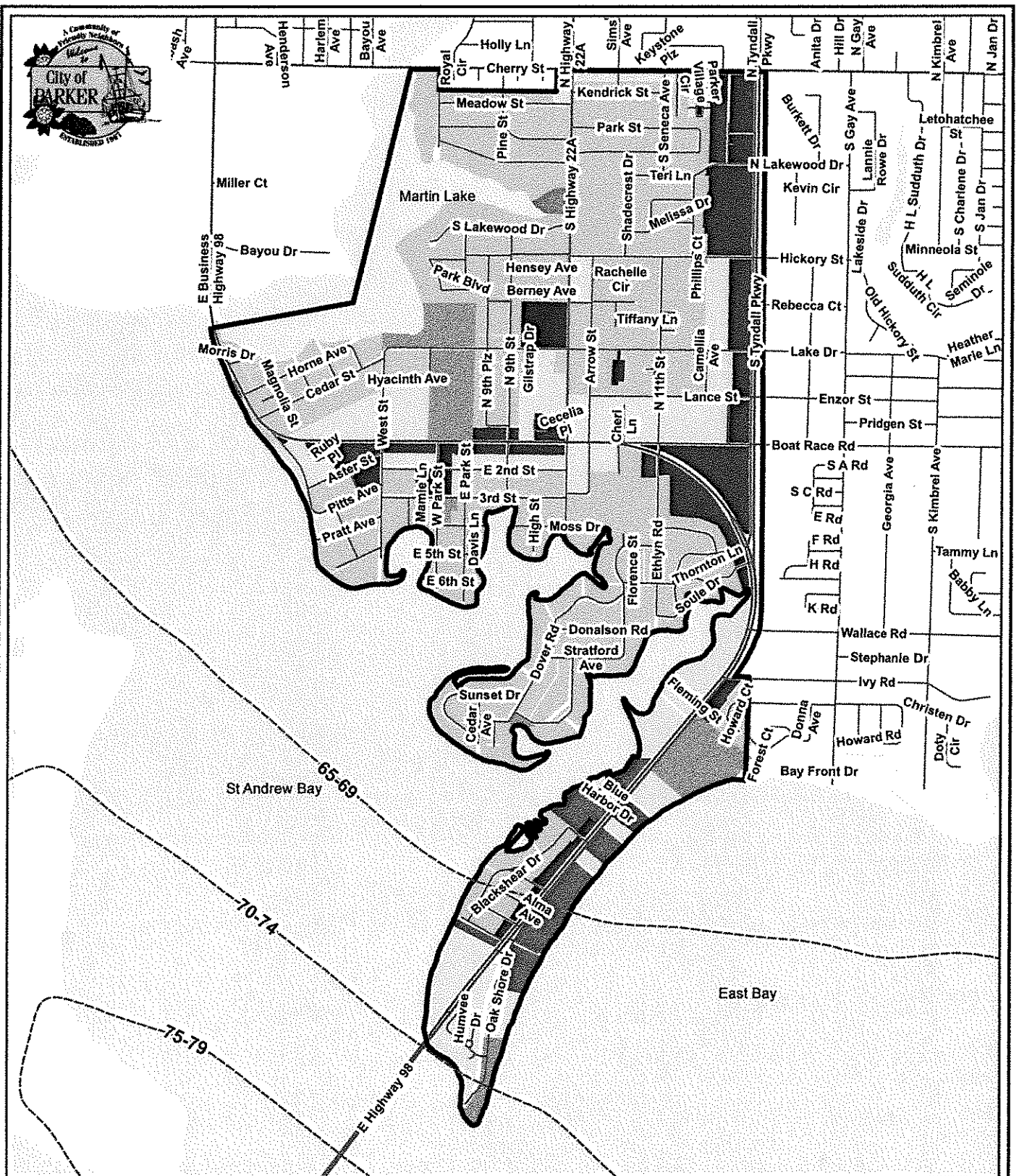
- ☐ A Crawford Mosley High School
- ☐ Bay High School
- ☐ Deane Bozeman High School
- ☐ JR Arnold High School
- ☐ Rutherford High School



Bay County GIS Division, July 2018,
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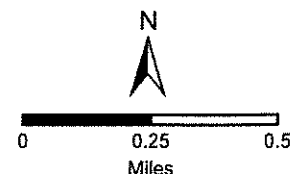
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any assumption of the legal status of this data is hereby disclaimed.

APPENDIX I: 2040 FUTURE LAND USE MAP SERIES



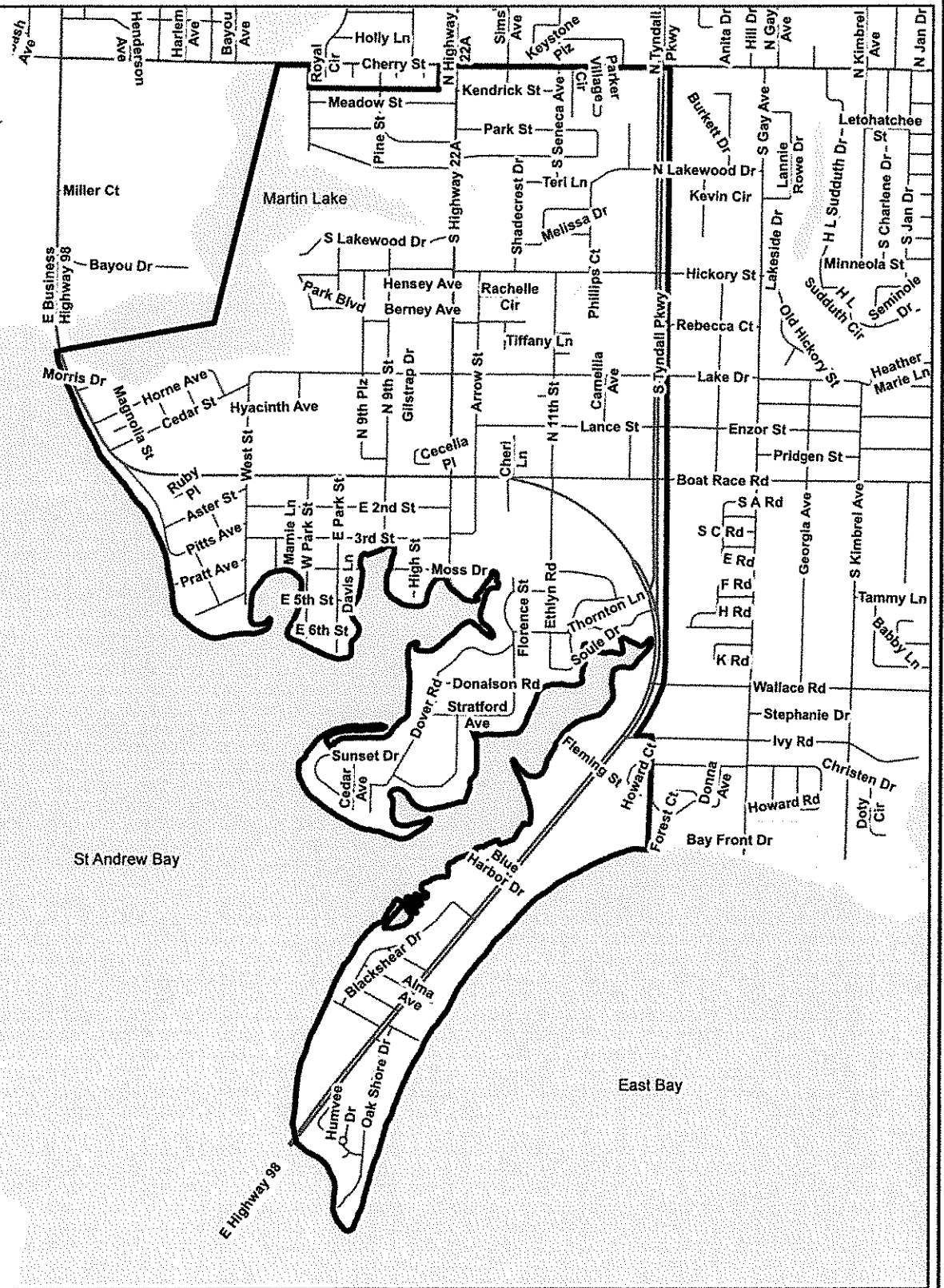
City of Parker Future Land Use

- Residential
- Mixed Use - 1
- Mixed Use - 2
- General Commercial
- Public/Institution
- Recreation
- Conservation
- AICUZ with Decibel Levels
- Parker City Limits

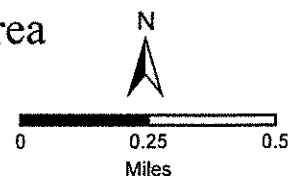


Bay County GIS Division, July 2018.
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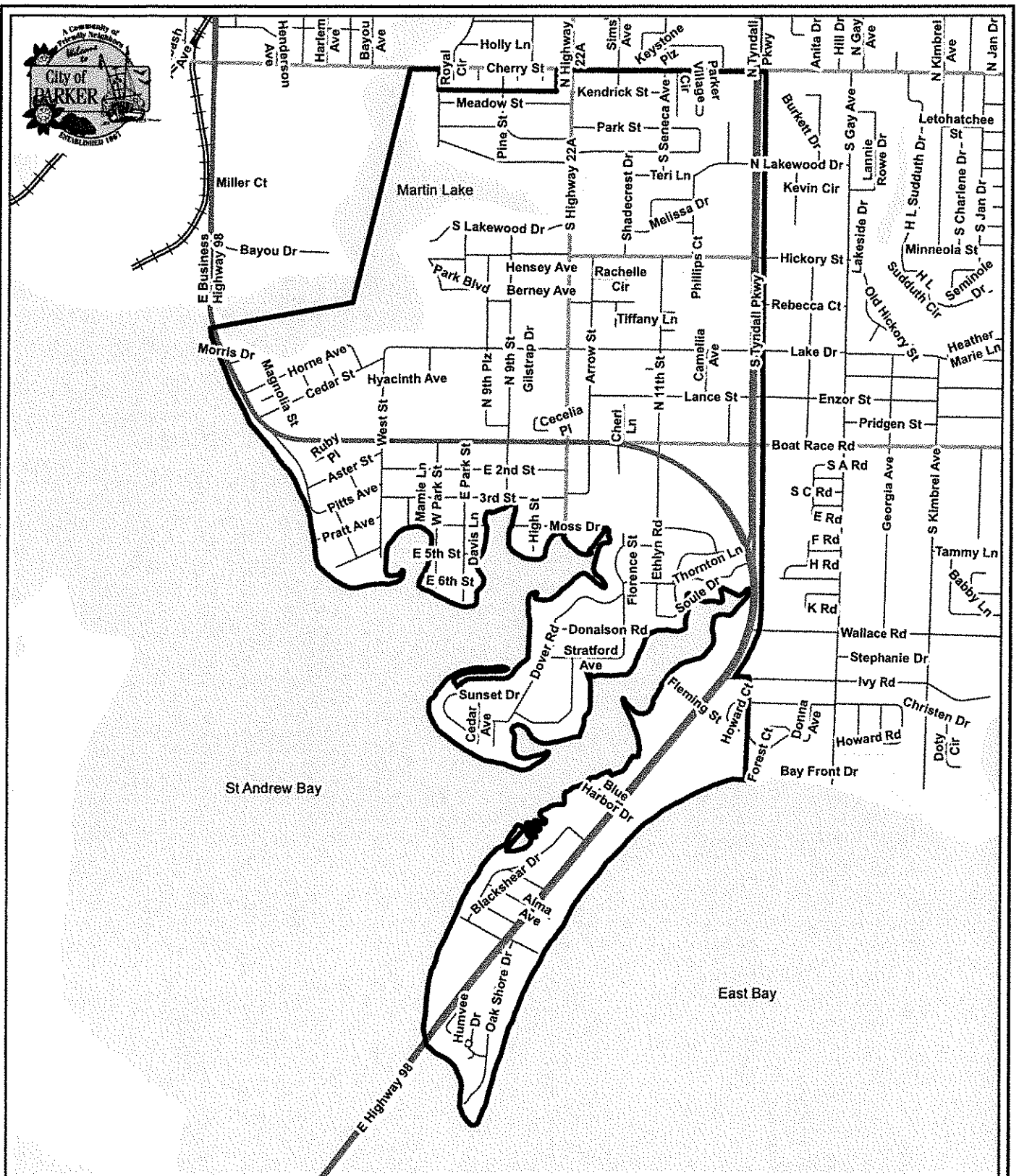
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Community Redevelopment Area






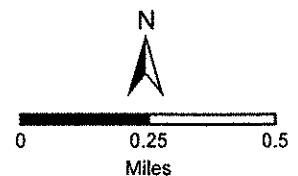
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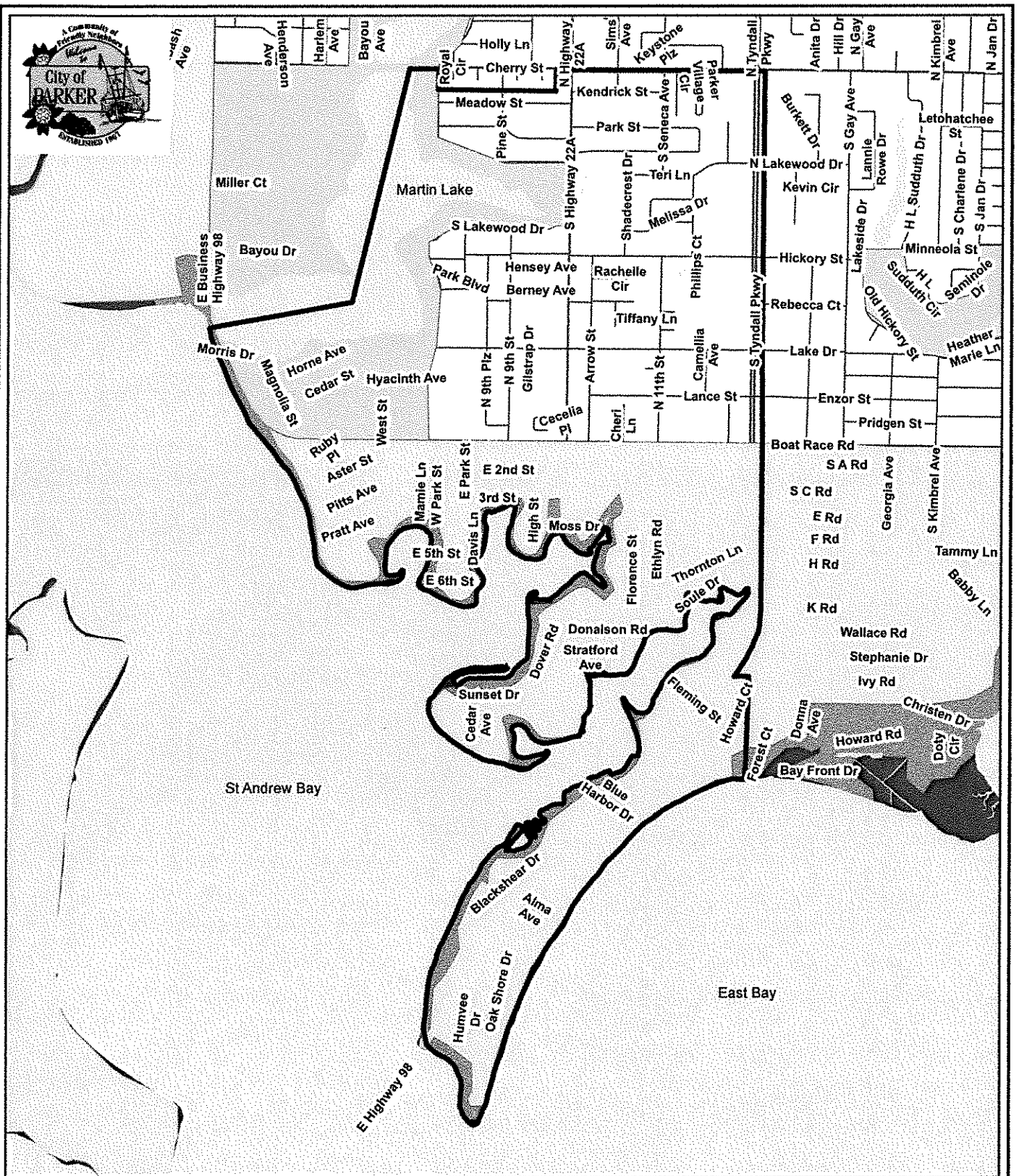
City of Parker Alternative Transportation

-  Bay Town Trolley Routes
-  Sidewalks
-  Parker City Limits



Bay County GIS Division, July 2018,
PKR_complan2018_AlternativeTransportation.jkm






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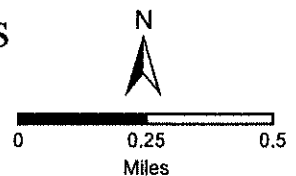


City of Parker

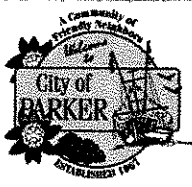
Hurricane Evacuation Zones

Evacuation Zones

-  A
-  B
-  C
-  D
-  Parker City Limits



Bay County GIS Division, July 2018.
PKR_complan2018_EvacuationZones.jm
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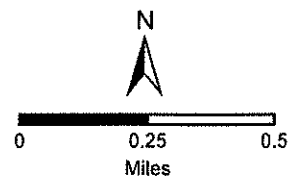
City of Parker Soils

69d Survey (NPOS SURRO data 1989).	18: STR. SOIL SAND, 5 TO 8 PERCENT SLOPES	29: RUTLEDGE SAND	44: BEACHES
1: ALBANY SAND, 0 TO 2 PERCENT SLOPES	17: TROUP SAND, 0 TO 5 PERCENT SLOPES	30: POTTSBURG SAND	45: KUMES SAND, 0 TO 5 PERCENT SLOPES
2: ALBANY SAND, 2 TO 5 PERCENT SLOPES	18: TROUP SAND, 5 TO 8 PERCENT SLOPES	31: OSHOR FINE SAND	46: SAPELO SAND
3: BLANTON FINE SAND, 0 TO 5 PERCENT SLOPES	19: TROUP SAND, 8 TO 12 PERCENT SLOPES	32: PLUMMER SAND	47: FITS
4: BLANTON FINE SAND, 5 TO 8 PERCENT SLOPES	20: FOXWORTH SAND, 0 TO 5 PERCENT SLOPES	33: PELHAM SAND	48: FRIPP-CORRELL COMPLEX, 2 TO 30 PERCENT SLOPES
5: BONFAY SAND, 0 TO 5 PERCENT SLOPES	21: FOXWORTH SAND, 5 TO 8 PERCENT SLOPES	34: ALAPHA LOAMY SAND	50: PIGEON FINE SAND
6: BONFAY SAND, 5 TO 8 PERCENT SLOPES	22: PAMUCO-COROVAN COMPLEX	35: RARIS SAND	51: RUTLEDGE-PAULES COMPLEX
7: LAKELAND SAND, 0 TO 5 PERCENT SLOPES	23: CHIPLEY SAND, 0 TO 5 PERCENT SLOPES	36: PANSEY LOAMY SAND	52: BATHY LOAMY SAND
8: LAKELAND SAND, 5 TO 8 PERCENT SLOPES	24: CHIPLEY SAND, 5 TO 8 PERCENT SLOPES	37: PANTEGO SANDY LOAM	53: EPOBO-COROVAN COMPLEX
9: LAKELAND SAND, 8 TO 12 PERCENT SLOPES	25: HURRICANE SAND	40: ARENTS	55: WATER
12: LEEFIELD SAND	26: CENTHARY SAND, 0 TO 5 PERCENT SLOPES	41: DRIEGO MUCK	99: WATER OF THE GULF OF MEXICO
13: LEON SAND	27: MANDARIN SAND	42: RESOTA FINE SAND, 0 TO 5 PERCENT SLOPES	100: WATER
15: STR. SOIL SAND, 0 TO 5 PERCENT SLOPES	28: ALLANTON SAND	43: URBAN LAND	Parcel City Limits



City of Parker Coastal High Hazard Area

-  Coastal High Hazard Area
-  Parker City Limits



Bay County GIS Division, July 2018,
PKR_complan2018_CoastalHighHazard.km

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