

**TAB 1**

## MEMORANDUM

To: **Mayor and City Commissioners**

From: **Tom McCollum, Interim City Planner**

Subject: **Comprehensive Plan Modifications based upon Joint Workshop Meeting with the P&Z Commission on July 20, 2009**

---

As a follow up to the July 20<sup>th</sup> Joint Workshop, please find attached an outline prepared in response to the expressed concerns of the City Commission.

Please note that a number of "improvements" to the document are suggested, including new policies for Mobile Home Parks and Farm Worker Housing.

You will also note that a new draft of the Plan documents is **not** provided at this time. In conjunction with the City Clerk's office, we are reformatting the document as requested by the City Commission. I will bring a draft copy to the Monday workshop to confirm that we have reformatted per your request. We are continuing to make minor revisions including the Table of Contents, which cannot be finalized until such a time as the P&Z Board has made its official recommendations to you.

**COMPREHENSIVE PLAN AMENDMENT**  
**FOLLOW UP**  
**FOR THE**  
**JULY 20, 2009 WORKSHOP MEETING**

---

**Introduction**

As a follow up to the July 20<sup>th</sup> workshop, I met with the City Attorneys on Friday, July 24<sup>th</sup> to discuss the various topics of interest from the workshop discussion. The purpose of this summary is to provide the City Commission with follow up changes/revisions made from that workshop and to provide additional input from the City Attorney's office.

CRA Map – Since the exact boundaries of the CRA District are not clear and because there is no specific requirement for a CRA Map in the Comprehensive Plan, we propose to remove the map from the document.

Flood Map – Currently, the Flood Map illustrates the Level 1 – Evaluation Zone. Based on the comments made at the workshop, the larger flood vulnerability area has been added to the map. This area provides additional information to the resident's of the City.

Future Land Use Map - Conservation (CONS) Land Use Designation – Based upon a concern from the City Attorney, we have reviewed the ownership of all parcels illustrated as "CONS" on the Future Land Use Map. Based upon that review, we have modified several designations to remove the designation from privately-owned parcels.

Mobile Home Parks – Based upon the workshop discussion, we propose the following:

- a. The existing definition for Mobile Home Parks is to remain. The current definition includes only the parks existing as of the date of adoption of the Comprehensive Plan.

Acronyms/Abbreviations – In order to clarify "terms" used throughout the Comprehensive Plan, the first time a term is used in that section, it will be provided in complete words with the acronym/abbreviation provided in parentheses. A complete listing of the terms will also be provided at the end of the Definition Section of the Comprehensive Plan.

Land Use Policy 1.3.3 and Future Land Use Designation Summary – At the City Attorney's suggestion, we are adding the statistical information to the individual land use categories. We are also double-checking to be certain that all the information is internally consistent. Also, since the method for providing FAR (Floor Area Ratio) information has been questioned and because it is different from the way it is currently provided, we have revised the values to be the same as the current Comprehensive Plan.

Policy 1.4.1: This policy has been revised to include "adopt" rather than "amend", at a Commissioner's suggestion.

**Policy 3.6:** "Provision of affordable housing . . ." After additional research of the state statutes, it was determined that the 15% objective is found in Chapter 380, rather than in Chapter 163 or 9J-5.010 as reported. Based upon past experience with affordable housing, I would recommend that we maintain the 15% objective; however, it does not appear to be a strict state requirement.

**Policy 3.6.6:** As requested, this policy will be revised to read, "The City shall avoid the concentration of assisted housing consistent with criteria in Policy 3.6.7."

**New Policy: Policy 3.8.2 (MHP):** The City shall allow mobile home parks in areas designated MHP on the Future Land Use Map.

Parks existing at the date of adoption are as follows:

<u>Name of Park*</u>	<u>Number of Spaces</u>	<u>Dwelling Units/Acre</u>
1. Tropic Isles	632	9
2. Rainbow Mobile Home Park	81	23
3. Mobile Home Park of Palmetto	488	15
4. Jet Mobile Home Park	267	9
5. Pegel Point	40	9
6. Lone Oak	118	13
7. Colonel	236	8.4
8. Palm Bay	226	8.5

\* It is the policy of the City that if and/or when redevelopment of any of these mobile home parks are redeveloped for any reason, the RES-10 objectives and policies shall apply.

**New Policy: Objective 3.9:** To continue to recognize the need for safe and sanitary farm worker housing within the City. [9J-5.010(3)(b)1.]

**Policy 3.9.1:** The City will continue to coordinate with Manatee County and the Manatee County Health Department to identify suitable sites and facilities for farm worker housing.

**Policy 3.9.2:** The City will permit farm worker housing in appropriate locations in accordance with the City's Land Development Regulations.

**Policy 3.9.3:** The City will use Code Enforcement powers to ensure safe and sanitary living environments for the farm workers.

**Hurricane Shelters** – As a result of the workshop discussion, the last sentence in **Policy 8.4.3** listing specific shelters has been removed as suggested by the City Attorney. Specific shelters are provided annually in the "Hurricane Guide". Since the shelters do change each year, the less specific policy appears to be the appropriate one.

**Policy 12.2.1:** This policy will be amended to include, "strive to", as requested.

**Policy 12.3.1:** This policy will be amended to include, "and which", as requested.

**Policy 12.3.4:** As a follow up to a Commission concern, we contacted the School Board and determined that they will accept an electronic copy of the Comprehensive Plan. We recommend a compact disc (CD) be provided to the School Board.

**Policy 13.2:** "Expenditures of public funds . . ." As suggested, a cross reference to Policy 8.5 has been added.