

Tab 1  
Ordinance 09-995

Ordinance will be  
provided at the  
meeting

## OLD BUSINESS

- a. Comprehensive Plan Amendment Follow Up June 8,  
2009 Joint Workshop Meeting

**COMPREHENSIVE PLAN AMENDMENT**  
**FOLLOW UP**  
**FOR THE**  
**JUNE 8, 2009 JOINT WORKSHOP MEETING**

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**INTRODUCTION:**

As a follow up to the discussion during the June 8<sup>th</sup> Joint Workshop, there were several questions raised that require follow up. This report will provide responses to those questions.

Section 1 – Future Land Use Table – The table has been modified to illustrate 14 dwelling units per acre in the GCOM category and 16 dwelling units per acre in the PD category. Both are consistent with the current designations in the 2010 Comprehensive Plan.

Section 2 – L.O.S. Standards – On July 8<sup>th</sup>, the Department of Community Affairs (DCA) will publish the list of Florida Cities, which comply with the new definition: Dense Urban Land Area. We will not know if Palmetto is included until July 8<sup>th</sup>. If we are eligible, the City could move ahead to declare all, or part, of the City as a Transportation Exception Area.

Before the City takes this step, however; we need to carefully consider the exclusion under the provisions of the new legislation. There may be some downside that we are not aware of. Staff recommendation is to keep the current system in place until we can assess the long-term consequences.

Section 3 – Mobile Home Parks – In the current 2010 Comprehensive Plan, there is a specific definition of mobile home parks that states:

“This land use category is used to designate existing mobile home parks with density exceeding the maximum density permitted by this plan. This land use category shall be used to recognize mobile home parks existing on the date of plan adoption and shall not be used to designate parks in the future.”

My understanding is that the intent of the category is to include only those historic parks that existed when the Comprehensive Plan was originally adopted. Apparently, new mobile home parks would be required to comply with the residential density standard in which they would be located.

Section 8 – Mobile Home Parks in Coastal Areas – Policy 8.6.5 of the 2010 Comprehensive Plan prohibits new mobile home development within the coastal high hazard area. Policy 8.5.5 in the 2030 Comprehensive Plan draft carries that prohibition forward. It appears that it is the established policy of the City to limit and prohibit mobile home parks within the CHHA area.

Section 9 – Wetland Classifications – After further review and discussion, a decision was made to leave Policy 9.2.1 as currently drafted. Policy 9.2.2 was revised to remove the reference to the Army Corp of Engineers.

Policy 9.2.11 – Wetland Encroachments – This policy was modified as follows:

“The City shall require all wetland encroachments to be mitigated according to the requirements of the FDEP and/or SWFWMD, applicable.”

Policy 9.3.5 – This policy was modified as follows: “

“The City shall encourage Florida-Friendly Landscaping™ principles. Educational materials shall be made available to developers, homeowners, and other interested citizens concerning proper maintenance, management, restoration, and development in natural areas (for example, pamphlets about habitat creation, endangered species, management of development ponds, shoreline and dune vegetation, Florida-friendly landscaping and water conservation).”