



Thomas A. Smith
Commissioner

Daniel W. Akin
Commissioner

Julie C. Wilkins
Commissioner

David Kelley
Commissioner

“The City of Oaks”

David A. Lyons
Mayor

**CITY OF LABELLE
LOCAL PLANNING AGENCY
August 13, 2020**

6:00 P.M.

It shall be the responsibility of all parties, who may want to appeal a decision of the Local Planning Agency to make a verbatim record of the proceedings, testimony, and evidence needed for the appeal.

A. CALL TO ORDER
Roll Call

B. PUBLIC WORKSHOP

1. Workshop relating to regulations for the administrative approval of replacement of mobile homes in the Ford Park, Sunset Park, Pinewood and Englewood Subdivisions.



CITY OF LABELLE, FLORIDA
Planning Staff Report
for

**Workshop on the Replacement of Mobile Homes in Ford Park, Sunset Park,
Englewood and Pinewood Subdivisions**

TYPE OF CASE: Potential Land Development Code Amendment

STAFF REVIEWER: Alexis Crespo, AICP

DATE: August 13, 2020

APPLICANT: City of LaBelle City Commission

AGENT: City of LaBelle City Commission

REQUEST: Discussion potential amendments to the City of LaBelle Land Development Code to allow for the replacement of mobile homes by administrative approval in Ford Park, Sunset Park, Englewood and Pinewood Subdivisions

LOCATION: Ford Park, Sunset Park, Englewood and Pinewood Subdivisions

PROPERTY SIZE: N/A

STAFF NARRATIVE:

The City of LaBelle City Commission has requested that Staff to conduct a public workshop to garner community input on the ability to replace mobile homes in the Ford Park, Sunset Park, Pinewood and Englewood Subdivisions, as a means to enhance neighborhood stability and provide an affordable mechanism for improving existing housing stock.

The Sunset Park and Ford Park subdivisions are zoned Residential Residential Neighborhood Urban (RNU), while Pinewood and Englewood Subdivisions are zoned Single-Family Medium Density (R-1) and Multi-Family (R-3). Mobile homes are not permitted in any of these zoning districts.

In 2006, the City Commission adopted Ordinance 2006-25 to allow for the replacement of mobile homes in the Pinewood and Englewood Subdivision by

Special Exception per Exhibit A attached. The intent was to allow for the replacement of antiquated mobile homes in the community to provide affordable housing options, while maintaining minimum standards for the size and appearance of the mobile home. The following are highlights of the adopted regulations:

- The mobile home to be replaced had to be on-site/installed at time of adoption of this ordinance.
- Both the mobile home and the land must be owned by the same entity.
- The mobile home must be skirted, such as lattice or brick skirting (aluminum skirting prohibited).
- The mobile home must be a minimum of 1,200 square feet and no less than thirteen (13) feet in width with a minimum roof pitch shall be 3:12.
- Front entrance shall be a covered entry a minimum of thirty-six (36) square feet and six (6) feet in depth.
- At the time of permit application, the hurricane wind zone determination must be provided by the applicant verifying the wind zone code, square footage, length, width and age of the mobile home.

This workshop is to discuss expanding this opportunity to replace an existing mobile home in the Sunset and Ford Park Subdivisions, and to potentially allow by Administrative Approval by the Superintendent of Public Works, as opposed to the more costly and time-consuming Special Exception review process.

This workshop is also intended to discuss the minimum design standards for mobile homes to ensure they meet the intent of creating attractive neighborhoods, while balancing cost to the consumer.

Following discussion and public input, the Local Planning Agency and City Commission may direct Staff to prepare appropriate amendments to the Land Development Code.

ORDINANCE NO. 2006-25
CITY OF LABELLE
PINEWOOD & ENGLEWOOD SPECIAL EXCEPTION

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR AMENDMENT OF THE CITY OF LABELLE LAND DEVELOPMENT CODE, CHAPTER 4. ZONING ARTICLE IV. DISTRICT REGULATIONS SEC. 4-60 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS TO INCLUDE (H) SPECIAL EXCEPTION IN R-1 AND R-3 TO ALLOW REPLACEMENT OF MOBILE HOMES IN PINEWOOD AND ENGLEWOOD SUBDIVISIONS; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

- I. BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, that:

After public hearings held on **May 11, 2006 and June 8, 2006 Ordinance No. 2006-25** is adopted amending The City of LaBelle Land Development Code, Chapter 4. Zoning, Article IV. District Regulations, revising R-1 and R-3 to **contain the following:**

Sec. 4-60(h) Special Exception in R-1 and R-3 for Pinewood Subdivision and Englewood Subdivision

Within R-1 and R-3 zoning districts in Pinewood and Englewood Subdivisions only, current owners may request to a Special Exception to replace their existing mobile home(s) and must meet the following criterion:

- a. Current owner is defined as an owner of both the property and the attached mobile home existing as of the date of adoption of this ordinance.
- b. A current owner in Pinewood Subdivision or Englewood Subdivision may replace the mobile home attached to their property in accordance with all of the following:
 - i. The mobile home to be replaced was installed at time of adoption of this ordinance; and
 - ii. Both the mobile home and the land are owned by the same entity; and

- iii. All newly setup manufactured homes within the incorporated City limits regardless of zoning district shall be skirted.
 - 1. Examples of acceptable skirting materials are: concrete block, provided it has a finished surface, brick, hardi-board, vinyl lattice, and other types of materials manufactured specifically for home skirting.
 - 2. Wood products, aluminum skirting, wire fencing or mesh is not permissible as skirting; and
- iv. Minimum square footage shall be 1,200 square feet and no less than thirteen (13) feet in width. The measurement for a manufactured home shall be the measurement of the box (not including the hitch) with verifiable title; and
- v. Minimum roof pitch shall be 3:12; and
- vi. Front entrance shall be a covered entry a minimum of thirty-six square feet and six (6) feet in depth. Raised structures must have a raised covered front entrance with railings. Steps must be permanently installed with railings along both sides. The steps may be wood, block, brick or appropriate building material. Portable steps are not acceptable for the front entrance; and
- vii. Rear entrance steps are required for raised structures. The top platform (top landing) must be a minimum of forty (40) inches wide by thirty-seven (37) inches deep with railings; and
- viii. If manufactured home has been previously titled, a structural inspection is required prior to the issuance of a permit; and
- ix. At the time of permit application, the Hurricane Wind Zone Determination must be provided by applicant verifying the Wind Zone Code, square footage, length, width and age of the mobile home; and
- x. No manufactured home, park model or recreational vehicle with recreational seals may be used as a residence, unless located in an RV Park (i.e. Aqua Isles and LaBelle Woods); and
- xi. A manufactured home moved to a new location, installed or setup within the City must be no more than five (5) years old; and

- xii. A Certificate of Occupancy shall not be issued until the Building Inspector has inspected the skirting to verify the use of proper materials and correct installation.

Sec. 4-66.(f) Special Exceptions.

- (7) Special Exception in R-1 and R-3 for Pinewood Subdivision and Englewood Subdivision.

Within R-1 and R-3 zoning districts in Pinewood and Englewood Subdivisions only, current owners may request to a Special Exception to replace their existing mobile home(s) and must meet the following criterion:

- a. Current owner is defined as an owner of both the property and the attached mobile home existing as of the date of adoption of this ordinance.
- b. A current owner in Pinewood Subdivision or Englewood Subdivision may replace the mobile home attached to their property in accordance with all of the following:
 - i. The mobile home to be replaced was installed at time of adoption of this ordinance; and
 - ii. Both the mobile home and the land are owned by the same entity; and
 - iii. All newly setup manufactured homes within the incorporated City limits regardless of zoning district shall be skirted.
 - 1. Examples of acceptable skirting materials are: concrete block, provided it has a finished surface, brick, hardi-board, vinyl lattice, and other types materials manufacture specifically for home skirting.
 - 2. Wood products, aluminum skirting, wire fencing or mesh is not permissible as skirting; and
 - iv. Minimum square footage shall be 1,200 square feet and no less than thirteen (13) feet in width. The measurement for a manufactured home shall be the measurement of the box (not including the hitch) with verifiable title; and

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 - viii. If manufactured home has been previously titled, a structural inspection is required prior to the issuance of a permit; and
 - ix. At the time of permit application, the Hurricane Wind Zone Determination must be provided by applicant verifying the Wind Zone Code, square footage, length, width and age of the mobile home; and
 - x. No manufactured home, park model or recreational vehicle with recreational seals may be used as a residence, unless located in an RV Park (i.e. Aqua Isles and LaBelle Woods); and
 - xi. A manufactured home moved to a new location, installed or setup within the City must be no more than five (5) years old; and
 - xii. A Certificate of Occupancy shall not be issued until the Building Inspector has inspected the skirting to verify the use of proper materials and correct installation.

II. If any Court of competent jurisdiction shall determine that any portion or provision of this ordinance is unconstitutional or invalid, that portion shall be severed and the remainder of the ordinance shall remain in full force and effect and given its ordinary meaning.

III. This Ordinance shall be codified within The City of LaBelle Land Development Code.

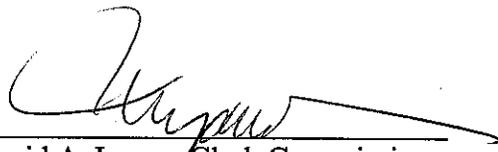
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- IV. Any language within the City of LaBelle Land Development Code in conflict with the language or provisions contained herein is hereby declared null and void and is repealed.
- V. This Ordinance shall become effective upon the date of passage.

PASSED AND ADOPTED in open session this 8th day of June, 2006.

THE CITY OF LABELLE, FLORIDA

By: 
Randal A. Bengston, Mayor

Attest:


David A. Lyons, Clerk Commissioner

History: City Commission directed the Code Review Board to make a recommendation for Video-Arcade business; Code Review Board recommended to City Commission at the Feb., 2006 meeting to allow such businesses as a special exception in business zoning with stated conditions; the commission directed the City attorney to proceed and draft an such as ordinance.