

**CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING**

Mayor Lyons called the Local Planning Agency meeting to order at 6:00 p.m. A roll call was taken, and all Commissioners were present.

There were no public hearings. Mayor Lyons opened the public workshop on mobile home replacement in the Pinewood, Englewood, Sunset Park and Ford Park communities.

Alexis Crespo, City Planner, provided a presentation on the proposal to amend the Land Development Code (LDC) regulations governing mobile home replacement. She explained that the LDC allows for the replacement of mobile homes in Pinewood and Englewood subdivisions only for residential zoning districts. She noted the proposed amendment would expand the ability to replace mobile homes to the Sunset Park and Ford Park communities, and also allow for administrative approval as opposed to special exception, which requires a public hearing before the Commission.

Commissioner Wilkins spoke about the need for affordable housing for younger families in the community and said the Commission needs to look at creating more opportunities for cost-effective housing. She also noted the neighborhoods discussed need some assistance to get rid of mobile homes that are old and potentially dangerous to live in.

Public comment from Wayne Wilkins noted that a special exception is too long and difficult a process to ask people to undertake. He also noted that the required porches in the proposed design standards should not be too large.

Public comment from John Clark included a question about restrictions on aluminum skirting. It was noted the required brick, lattice or wood skirting requirement was to enhance aesthetics. He noted the skirting should address safety relating to wind load and engineering. Commissioner Wilkins noted certain insurance and financing companies require solid skirting.

Public comment from Nora Ned was received on migrant housing in the community. She noted if migrant labor camps are allowed in the single-family zoning districts, then mobile homes should not be an issue. She spoke in support of mobile home replacement. There was lengthy discussion on farmworker and labor camps in the single-family communities throughout the City. She asked if multiple mobile homes could be placed on one lot. Alexis Crespo noted only one mobile home per lot would be permitted.

Commissioner Wilkins noted she would consider allowing new mobile homes, and not limit the amendment to just replacement. She asked the Commission for their input. There was discussion on design restrictions in the Residential Neighborhood Urban (RNU) zoning district in the future. Commissioner Akin noted he could support new mobile homes.

Derek Rooney asked the Commission to provide direction on three items: allowing for replacement in Sunset Park and Ford Park as well as Pinewood and Englewood; allowing by administrative review and approval without a special exception; and allowing for new mobile homes as well as replacement mobile homes.

Commissioner Smith noted that the neighborhoods need improvement, and this is a mechanism to make progress with housing in these areas.

Derek Rooney noted if the Commission limits the amendment to just replacement there should a timeframe

between the removal and replacement of the mobile home. He also noted it may be cost prohibitive for the substandard/small lots in the subdivisions to be developed with a site-built home, so it makes sense to allow new mobile homes on substandard lots.

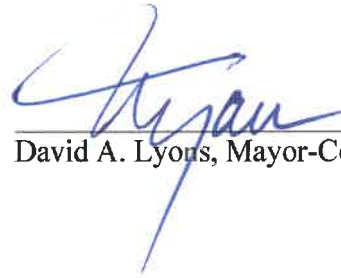
The Mayor asked Staff to be proactive with issue of farmworker housing in single-family neighborhoods. There was further discussion on the issue.

Public comment from Nora Ned asked for clarification on the amendment and the process. The difference between modular and mobile homes was discussed. It was explained that there will be three future public hearings on the amendment.

There was further discussion on bringing forward a LDC amendment to the Local Planning Agency for consideration at next month's meeting.

As there was no further business, the meeting was adjourned at 6:33 p.m.

APPROVED:



David A. Lyons, Mayor-Commissioner

Attest:



Thomas A. Smith, Clerk-Commissioner