CITY OF PARKER
AGENDA ITEM SUMMARY
MEETING DATE: 07/09/2024

1. ITEM: 6
ORDINANCE 2024-422
COMPREHENSIVE PLAN

PRESENTED BY:
MR. SLOAN

2. PURPOSE:

PRESENTATION _X__
PUBLIC HEARING ____
APPROVAL (possible) _X__
REGULAR ____
DISCUSSION ____

3. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES___ NO_x_ N/A___

4. BACKGROUND:

This is a presentation of the DRAFT ordinance amending the comprehensive plan pertaining to the light manufacturing section.

5. REQUESTED MOTION/ACTION **M____ 2ND____**

Mr. Hall	**A**	**N**
Ms. Hutto	**A**	**N**
Mr. Merritt	**A**	**N**
Mr. Stryker	**A**	**N**
Chairman Rega	**A**	**N**

ORDINANCE NO. 2024-422

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PARKER, SPECIFICALLY TO CLARIFY ALLOWABLE USES IN A COMMERCIAL LAND USE DISCTRICT AND REVISE THE GOALS, OBJECTIVES AND POLICIES OF THE VARIOUS ELEMENTS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires the City of Parker ("City") to prepare and adopt and enforce a comprehensive plan;

WHEREAS, the City's Planning Council held a Public Hearing on a proposed amendment to the Comprehensive Plan ("Amendment") on July 9, 2024 and recommended the Amendment be approved by the City Council for transmittal to the Florida Department of Economic Opportunity;

WHEREAS, the City Council held a first public hearing on August 16, 2024, to consider Amendment, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions, and approved the proposed amendment for transmittal and based upon the comments in the public hearing transmitted the proposed initial draft of the Amendment to the state land planning agency;

WHEREAS, the state land planning agency has provided comments to the City and the City made certain changes to the initial draft of the Amendment;

WHEREAS, a second public hearing was held on _____, 202_____, to consider the revised Amendment, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions, and approved the proposed Amendment for adoption and transmittal; and,

WHEREAS, in exercise of its authority, the City Council of the City finds it necessary and desirable to adopt and does hereby adopt the Comprehensive Plan Amendment.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, FLORIDA AS FOLLOWS:

Section 1. Comprehensive Plan Amendment.

Policy 1.1.1 of the City of Parker Comprehensive Plan is hereby amended as follows:

Policy 1.1.1: The City 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:

1. Residential District (RES)

   (a) This district provides 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.

2. Mixed Use District (MU) Districts

   Mixed Use districts provide areas for medium to high density residential development and low intensity commercial development. The mixed use 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.
   There are two mixed use districts: Mixed Use One (MU-1) and Mixed Use Two (MU-2). The specific standards are as follows:

   (a) Mixed Use One (MU-1) District
      (1) Residential.
         a) No more that fifteen (15) dwelling units per acre.
      (2) Non-residential.
         a) The maximum Floor Area Ratio (FAR) shall be 1.0.

   (b) Mixed Use Two (MU-2) District
      (1) Residential.
         a) No more that twenty-five (25) dwelling units per acre.
      (2) Non-residential.
         a) The maximum Floor Area Ratio (FAR) shall be 2.0.

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) This district provides areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes, light manufacturing and other similar land uses. Uses allowed within this category include but are not limited to mobile home parks and subdivisions, educational uses, public buildings and grounds, and public and private recreation facilities.

(b) The maximum Floor Area Ratio (FAR) shall be 1.5.

4. Recreation District (REC)

(a) This district 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) Floor Area Ratio (FAR) 1.0.

5. Conservation District (CON)

(a) This district 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) This district 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.

Section 2. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance and the City's Comprehensive Plan shall remain in full force and effect.

Section 3. Copy on File.

An official, true, and correct copy of all elements of the City of Parker Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the City Clerk or his or her designee.

Section 4. Effective Date.

The effective date of this Comprehensive Plan Amendment shall be: the date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Section 163.3184, F.S.; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184, F.S. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before this amendment becomes effective.

PASSED AND ADOPTED at a meeting of the City Council of the City of Parker, Florida, on the _____ day of _____, 2024.

CITY OF PARKER, FLORIDA

_____
Andrew Kelly, as Mayor

ATTEST:

_____
Kimberly Rega, as City Clerk

Examined and approved by me, this _____ day of _____, 2024.

_____
Andrew Kelly, as Mayor