

CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING

Mayor Lyons opened the Local Planning Agency Meeting. A roll call was taken and all Commissioners were present.

City Attorney Rooney explained in some detail the procedures for the items coming before the Local Planning Agency and the City Commission. He advised that all of the items were Public Hearings and for the quasi judicial items only sworn factual evidence including sworn testimony and expert opinions may be properly considered. He further advised that because of the size of the crowd, there would be a limit of 3 minutes for each public speaker. Anyone wanting to speak on an item would be called from the list of request forms in the order in which they were received. He asked that all comments be directed to the Board. He also advised that some organized speakers had asked that there not be an opening and a closing as they wanted to present their case to the Board as well.

1. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-01 JAB Plaza PUD Rezone. Commissioner Wilkins advised that she had learned that some of the units had been rented already and tenants were living in them. The City Fire Marshal had not inspected or approved that yet. The property owner had been advised to remove the tenants from the property immediately. **Commissioner Wilkins made a motion to continue the issue until the February meeting. Commissioner Akin seconded the motion. Motion carried 5-0.**

2. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-02 City Initiated Future Land Use Element Land Use Category. City Planner; Alexis Crespo, reviewed Policy 1.3.2 Outlying Mixed Use Land Use Category for the Board. She told them that the first amendment was a clarification to the requirement for PUD rezoning in the Outlying Mixed Use future land use category and she explained why that was necessary. The second amendment related to the maximum allowable residential density in the Commercial future land use category. She explained that currently, residential uses in the Commercial future land use category were limited to multi-family units in the B-1 zoning district, at a relatively low density of two dwelling units per acre while densities permitted in the City's other future land use categories were all higher. She concluded by telling the Board that it was a transmittal Ordinance that would come back before the Board after being reviewed by the Department of Economic Opportunity. The issue was discussed further. It was opened to public comment and Andrew Jones advised that it was one of the issues of concern for the Sandy Oaks proposed project. **Commissioner Akin made a motion to direct Ms. Crespo to review the density in all of the land use codes and come back with that data. Commissioner Wilkins seconded the motion. Motion carried 5-0.**

3. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-03 City Initiated Design Standards for Developments with frontage on State Road 80. The Deputy Clerk read by title proposed ORDINANCE NO. 2019-03 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING CHAPTER 4-ZONING OF THE CITY OF LABELLE LAND DEVELOPMENT CODE; AMENDING SECTION 4-76 (A) AND 4-76(B) RELATING TO PROPERTY DEVELOPMENT REGULATIONS FOR DEVELOPMENT OF FRONTAGE ON STATE ROAD 80; AND CREATING SECTION 4-87 TO PROVIDE MINIMUM DESIGN STANDARDS FOR DEVELOPMENT WITH FRONTAGE ON STATE ROAD 80; AND AMENDING PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. Alexis Crespo asked that the issue be continued to the February L.P.A. meeting. **Commissioner Wilkins made a motion to continue the L.P.A. Hearing on Ordinance No. 2019-03 to the February 14th L.P.A. meeting. Commissioner Akin seconded the motion. Motion carried 5-0.**

4. Mayor Lyons opened the Public Hearing on proposed Ordinance No, 2019-04 Broward Avenue LLC Planned Unit Development (City Village). The Deputy Clerk read by title

proposed ORDINANCE NO. 2019-04 BROWARD AVE. LLC PLANNED UNIT DEVELOPMENT REZONE. AN ORDINANCE OF THE CITY OF LABELLE, FLORID, AMENDING THE CITY OF LABELLE ZONING MAP FOR PROPERTY LOCATED SOUTH OF BROWARD AVENUE, EAST OF MISSOURI STREET AND WEST OF LEE STREET, CITY OF LABELLE, HENDRY COUNTY, FLORIDA; AMENDING THE ZONING DESIGNATION FROM MULTI-FAMILY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE. Mayor Lyons advised since this since was a quasi judicial hearing, anyone wishing to speak would be doing so under oath and subject to cross examination. Anyone not wishing to be subject to cross examination, the Board cannot consider anything you have said when making their decision. Commissioner Wilkins advised that she had spoken with the applicant and staff prior to the meeting.

City Planner; Alexis Crespo reviewed her prepared staff report in great detail and concluded by telling the Board that staff was recommending approval with 14 conditions that she carefully outlined.

Mr. Mike Harder, one of the 2 members of the City Village LLC, provided a power point presentation that included a master site plan, along with renderings of what the proposed units would look like and the layout of each. He discussed the price points and the sales target for the units which included teachers, law enforcement personnel, essential services personnel and others. He also brought to the board's attention the potential revenue that would be brought to both the City of LaBelle and Hendry County.

Mr. Harder discussed the model and the Phase I Build out Plan along with the Overall Build Out Plans. He proceeded to cover a list of Planning Staff Recommendation Exceptions and the reason for each exception. He also included a list of Developer Requests to the City. Commissioner Akin advised that he would need more time to review the information before making a decision. Commissioner Wilkins agreed. It was discussed further. Attorney Rooney advised that many of the things Mr. Harder had included in his presentation could not be a part of the P.U.D. Process. He suggested that Mr. Harder set meetings with staff for further discussion on those issues. Ms Crespo told the Board that she spoke with Mr. Harder after issuing the staff report concerning the streetscape plantings and the sidewalks.

Commissioner Wilkins asked about screening the carports. Ms. Crespo agreed it should be added as one of the conditions being recommended by staff. Commissioner Wilkins also asked about the proposed models Mr. Harder spoke about and how to allow for them in zoning. She also talked about the much needed sidewalks in that area.

Commissioner Akin asked why the R-3 zoning category didn't work for the proposed development. Ms. Crespo discussed that. **Commissioner T.A. Smith made a motion that the project come back to the Board after significant adjustments were made.** Ms. Terri Bankie asked if the units once purchased could be used as rentals. Mr. Harder explained that the Home Owners Association would be deciding on that. **Commissioner T.A. Smith's motion was amended to denial until the applicant could come back with the necessary amendments. Commissioner Akin seconded the motion. Motion carried 4-1 with Commissioner Wilkins voting against the motion.**

As there was no further business, the meeting was adjourned.

APPROVED:

David A Lyons, Mayor-Commissioner

Attest:

Thomas A. Smith, Clerk-Commissioner