

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.

1. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-01 JAB Plaza PUD Rezone that was continued from January. City Planner, Alexis Crespo told the Board that Mr. James Maddox and Fire Marshal, Josh Rimes met with the property owner and cleared up some of the issues brought to the Board's attention at the January meeting. Commissioner Wilkins advised that she has had ex parte communication with the applicant and staff regarding this matter. Ms. Crespo told the Board that this was an application to change the current zoning on this parcel from Business General (B-2) to Planned Unit Development to allow for the development of a mixed-use project consisting of a maximum of four (4) residential dwelling units and approximately 8,600 square feet of commercial uses. She reviewed her prepared Staff Report in great detail and concluded by recommending approval with the conditions that she outlined for the Board. Mayor Lyons called for any public comment on the issue. As there were none, he asked about outside storage ie. trash cans or gas grills. The applicant advised that a dumpster would probably be placed on the Ashley Avenue side of the project and as there is no place for the safe use of a grill, that would not be permitted. Commissioner Akin suggested altering the parking spaces to require backing out away from State Road 80 for safety reasons. There was additional discussion on the parking situation as well. Commissioner Wilkins asked that another condition be added that requires the west side of the building to have some design standards applied. The applicant agreed to that condition and also agreed to look at angled parking. **Commissioner Wilkins made a motion to recommend to the City Commission adoption with the conditions as outlined and for the applicant to explore the angled parking option. Commissioner Zimmerly 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 told the Board that the item had not been advertised for Public Hearing and asked that it be continued to the March meeting. She also advised that the JAB Plaza just discussed, could not be approved until Ordinance No. 2019-02 has been approved allowing for the requested uses. Attorney Rooney discussed it a little further and estimated a final public hearing to be held in April.

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. City Planner, Alexis Crespo introduced Mr. Fred Drablet who was recently hired by Waldrop Engineering and who was instrumental in crafting this amendment. She discussed some of the recent rezoning in that area and told the Board there was a definite need for design standards for the State Road 80 corridor. She carefully reviewed for the Board the amendment by section and elaborated on each item in that section. **Commissioner Wilkins made a motion to recommend to the City Commission, adoption of Ordinance No. 2019-03. Commissioner Akin seconded the motion. Motion carried 5-0.**

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

APPROVED:

David A Lyons, Mayor-Commissioner

Attest:

Thomas A. Smith, Clerk-Commissioner