

CITY OF LABELLE  
REGULAR COMMISSION MEETING

Mayor Lyons called the meeting to order at 6:00 p.m. Finance Director Ron Zimmerly led the opening prayer followed by the Pledge of Allegiance. A roll call was taken and all Commissioners were present with the exception of Commissioner Akin.

CONSENT AGENDA

1. Consider approval of the February 2019 vouchers and paid bills
2. Minutes from the January 10, 2019 L.P.A. Meeting. **Commissioner Wilkins made a motion to approve the Consent Agenda. Commissioner Zimmerly seconded the motion. Motion carried 4-0.**

PUBLIC HEARINGS, RESOLUTIONS, ORDINANCES AND CITIZENS CONCERNS

1. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-06 City Initiated Future Land Use Element Land Use Category. City Planner, Alexis Crespo discussed the purpose and need for the ordinance. She also covered the comments received by the State agencies that reviewed the ordinance. She concluded by telling the Board that staff was recommending approval of the Ordinance. Mr. Dan Delisi addressed the Board briefly. **Commissioner Wilkins made a motion to recommend to the City Commission adoption of Ordinance No. 2019-06. Commissioner Zimmerly seconded the motion. Motion carried 4-0.**

Mayor Lyons recessed the Regular Commission Meeting and opened the L.P.A. Meeting.

Mayor Lyon reopened the Regular Commission Meeting.

2. The Deputy Clerk read by title proposed ORDINANCE NO. 2019-02 FUTURE LAND USE ELEMENT COMPREHENSIVE PALN AMENDMENT. AN ORDINANCE AMNEDING THE CITY OF LABELLE COMPREHENSIVE PALN FUTURE LAND USE ELEMENT; PROVIDING TEXT AMENDMENTS TO THE OUTLYING MIXED USE LAND USE CATEGORY, POLICY 1.3.2, AND THE COMMERCIAL LAND USE CATEGORY, POLICY 1.3.4, AND CREATING COMPATIBILITY OBJECTIVE 1.6 AND POLICIES 1.6.1, 1.6.2 AND 1.6.3; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE. **Commissioner Wilkins made a motion to approve Ordinance No. 2019-02 as amended and recommended by the L.P.A. Commissioner Zimmerly seconded the motion. Motion carried 4-0.**

3. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-03 State Road 80 Overlay District. City Planner, Alexis Crespo told the Board that the purpose of the ordinance was to create some design standards. She carefully reviewed and discussed the ordinance in some great detail. Some text amendments to the ordinance were noted and discussed. There was a brief discussion on the proper maintenance of the properties. **Commissioner Wilkins made a motion to approve Ordinance No. 2019-03 State Road 80 Overlay District, with the changes that were read into the record. Commissioner T.A. Smith seconded the motion. Motion carried 4-0.**

4. Public Hearing on proposed Ordinance No. 2019-04 Broward Avenue LLC, PUD (City Village) Rezone. This item was continued to the April meeting.

5. Public Hearing on proposed Ordinance No, 2019-05, 84 Hall Street Rezone was next. City Planner, Alexis Crespo advised that she would rely on her L.P.A. presentation unless there were any questions from the Board. The Deputy Clerk read by title proposed ORDINANCE NO. 2019-05, 84 HALL STREET REZONE. AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR PROPERTY LOCATED AT 84 HALL STREET, CITY OF LABELLE, HENDRY COUNTY, FLORIDA; AMENDING THE ZONING DESIGNATION FROM SINGLE FAMILY MEDIUM DENSITY (R-1) TO BUSINESS PROFESSIONAL (B-1) PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY;

PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE. **Commissioner Wilkins made a motion to approve Ordinance No. 2019-05 as recommended by the L.P.A. Commissioner Zimmerly seconded the motion. Motion carried 4-0.**

From a Request to Speak Form, Mayor Lyons called on the Swamp Cabbage Festival Committee. The committee presented the City with plaque recognizing and thanking the City for all the help provided with the recent Swamp Cabbage Festival.

Also from a Request to Speak Form, Mayor Lyons called on Maribell Ramos. Ms. Ramos told the Board that they had purchased their property at 433 S. Lee Street about 15 years ago. The property in front of theirs is rental property and is being used for business. For the past 2 years the business activity has continued all through the night and greatly disturbs her family while trying to sleep in their residence. While moving some of the heavy equipment at the business site, the internet access for her residence was damaged and they has no service for over a week. The lights from the equipment along with the noise from the diesel engines makes it impossible for her family to sleep. In addition to that, when the equipment is being moved in or out, it completely blocks the entrance to her property. She reported that there was a man living in a camper on the property. The trucks have been left running all night. A call to the Sheriff's Department brought a deputy to the scene and the trucks were turned off but, as soon as the deputy left, they were started again. She asked the Board for some help with the issue.

Commissioner Wilkins discussed it further. She told the Board that the business owners have bought property on Industrial Drive to move the business there but, they have continually told Code Enforcement that they would be out by the end of the month and have still not moved. She further advised that they have access to the property from Bridge Street but have a trailer parked in the way of the entrance. Ms. Ramos added that the business doesn't have a commercial dumpster on the property. They line the property with debris that blows into the yard of Ms. Ramos.

Fire Chief, Josh Rimes told the Board that when he went by the property there were so many trucks around the structure that fire equipment wouldn't be able to have access to the building if it were necessary.

After some additional discussion, it was decided that Code Enforcement should start citing the property owner for all of the ongoing violations.

### AGENDA ADDITIONS

1. Special Event Application from New Wave Auto Sales. Attorney Rooney advised that the property is owned by Commissioner T.A. Smith and he would not be voting on the item. There was discussion on the issue. Mayor Lyons suggested that this was competing with local businesses in brick and mortar buildings. Attorney Rooney discussed it briefly. **Commissioner Wilkins made a motion to approve the application subject to staff review of the concerns expressed by the Board. Commissioner Zimmerly seconded the motion. Motion carried 2-1. Mayor Lyons voting No.**

### OLD BUSINESS

### NEW BUSINESS

### STAFF REPORTS

Fire Chief – Josh Rimes told the Board that the department ran 75 calls in February, 14 of those calls were during the Swamp Cabbage Festival. He reported that a letter had come from the State advising that there was \$67,000 left in the building fund for the Fire Station. He was working on a list of projects that could be covered by that surplus. Next Chief Rimes discussed Senate Bill #426 and how if it is signed into law, it would effect the LaBelle Fire Department. He also recognized some new officers within the Department. He told the Board that David White was the New Deputy Chief, Lieutenants were Ron Snell, Amy Perez and Josh Jones. Ron Snell would also be Captain of Administration and Scott Russell, Captain of Operations. He also announced that he was promoting Davis White from Deputy Chief to Assistant Chief of the LaBelle Fire Department.

Hendry County Sheriff's Office-Lt. Shawn Reed reviewed and discussed the monthly report.

Attorney Rooney – had no additional report

Mayor Lyons introduced Gary Hull as the new Superintendent of Public Works. **Commissioner Zimmerly made a motion to approve Gary Hull as the Superintendent of Public Works. Commissioner Wilkins seconded the motion. Motion carried 4-0.**

City Planner - Alexis Crespo told the Board there would not be any zoning issues coming before them next month.

Finance Director - Ron Zimmerly – discussed the upcoming change order for the fire station and asked the Board to authorize the Mayor to execute that change order when prepared. **Commissioner Zimmerly made that motion. Commissioner Wilkins seconded the motion. Motion carried 4-0.**

Mr. Zimmerly then gave the Board an update on the Civic Center project and told them a closing had been re-scheduled for some time in April.

CORRESPONDENCE REQUESTING ACTION

CORRESPONDENCE NOT REQUESTING ACTION

BUSINESS BY COMMISSIONERS

Commissioner Zimmerly told the Board that she had been told that the abutment on Forrey Drive was causing drivers a problem when trying to exit.

Commissioner Wilkins discussed the Glenn Scoffield P.U.D. and what the City could do to help him.

The Ft. Thompson Avenue gate issue was discussed briefly.

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

**APPROVED:**

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David A. Lyons, Mayor-Commissioner

**Attest:**

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Thomas A. Smith, Clerk-Commissioner