

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 with the exception of Commissioner Zimmerly.

1. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-07 City Initiated Amendments to the City Code. City Planner, Alexis Crespo reviewed the ordinance telling the Board that it would provide clear standards for development and streamline the Land Development Code. It would also update regulations pertaining to legal, non-conforming single-family residential uses in commercial zoning districts along with the protection of significant oak trees within the City. She told the Board that the bulk of the document would relocate definitions from various parts of the Land Development Code to the Definitions Chapter. She suggested that the Board could move the definitions and then workshop the substantial changes that need to be made, as there were many, or, table the definition portion of the ordinance for future workshops.

Attorney Rooney told the Board that what was being presented in the ordinance is a very large series of changes to fix many different issues but, it could be too much for the Board and the Public to address all at one time. The definitions could be moved and the tree code along with any other priorities the Board may have could be recommended by the L.P.A. to the Commission for adoption. The Commission would have a first hearing on those that night and a second Public Hearing and adoption in May. The remainder would be pulled out of the ordinance and workshopped for adoption at a later date. Or, the entire thing could be held until after the workshop.

Ms. Crespo discussed the portion of the ordinance containing the oak tree removal. She advised the Board that the current code contains some conflicting information she discussed those and directed the Board to the corrections that would be made.

She suggested that the Board might want to move forward with the legal non-conforming uses specifically in the downtown district. She pointed out some of the language that would need to be amended.

Commissioner Wilkins advised that this matter had been brought to her attention by several realtors who have advised that property owners were having difficulty closing on their grandfathered in residential property because of the zoning issue.

Commissioner Wilkins spoke briefly about the importance of protecting all trees not just the significant oaks. After-which, **Commissioner Wilkins made a motion to recommend to the Commission that they move forward with the definitions, the tree protections and the non-conforming uses and pull the rest out for further consideration. Commissioner Akin seconded the motion. Motion carried 4-0.**

2. Mayor Lyons opened the Public Hearing on proposed Ordinance No. 2019-08, 94, 104 and 120 Hall Street Rezone. City Planner, Alexis Crespo told the Board that this was a City Initiated Rezoning taking the properties from zoning designation Single-Family (R-1) to Business Professional (B-1). At some point in 2015 the properties were changed from their (B-1) zoning to (R-1) zoning making them inconsistent with the Future Land Use Map. The (B-1) rezoning would be the most appropriate use of the properties and bring them back into conformity with the Future Land Use Map. She concluded by telling the Board that staff was recommending approval. **Commissioner Wilkins made a motion to recommend adoption to the Commission of Ordinance No. 2019-08 the 3 Hall Street properties moving them back to (B-1) from (R-1). Commissioner Akin seconded the motion. Motion carried 4-0.**

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

APPROVED:

David A Lyons, Mayor-Commissioner

Attest:

Thomas A. Smith, Clerk-Commissioner