

CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING

Mayor Lyons opened the Local Planning Agency Meeting at 6:00. 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. 2019-09 LaBelle Storage PUD Amendment. City Planner, Alexis Crespo spoke on behalf of City staff. She told the Board that the applicants have filed an application to amend Ordinance No. 2015-09 P.U.D. They were requesting to amend two of the conditions in that ordinance, condition number 3 and 11. The amendment of condition 3 would add a caretakers/security quarters to the list of permitted uses. The amendment to condition 11 would reduce the requirement of having at least seven (7) of the storage facility units open before any hot food vendor vehicles were permitted to operate to just one (1) open unit. She concluded by telling the Board that staff was recommending approval.

Commissioner Wilkins pointed out that condition number 7 should read mobile food vending vehicles. She also questioned condition number 12 that specifies the size of the vendors vehicle. Attorney Rooney advised that the size was tied to the current City code which states that the length should be no longer than 16 feet. Condition 12 allows for a length of 22 feet.

Commissioner Akin reminded the Board that a restaurant just down from that location, Cactus Mex, expressed concern about the food trucks. Mr. George Hernandez with Cactus Mex addressed the Board asking what days and hours the food vendor trucks would be operating. He advised that in the past, they were there everyday and all day long. This had a negative impact on his restaurant business.

There was some discussion on the number of mobile food vendors along the Cowboy Way street side of the property.

Mr. Scoffield arrived at the meeting and was asked to address the Board. He advised that the flea market had been in operation for approximately 10 years and that several years ago there was an issue with the mobile food vendors that brought him to apply for and receive a P.U.D. However, recently there was an issue with the mobile food truck being in operation without the required 7 storage units being open for business. He advised that currently there aren't many storage units opening for business as many had moved on.

Mr. Scoffield told the Board that they had put an office there at the flea market and sometimes the caretaker does sleep there to provide security as, there had been many break-ins at the site.

Mr. Scoffield told the Board that Code Enforcement had shut down the entire flea market because of the food vendors. Code Enforcement Officer, Doug Bostick was asked to respond to questions from the Board. He told the Board that the violations he cited were only related to the food vending trucks. There was some additional discussion.

Fire Chief, Josh Rimes told the Board that someone was currently living in one of the units and that was a serious code violation. Fire walls and smoke detectors among other things were required before it could become a residence. He recommended that they be required to come back with details on how they would meet the code requirements for a living quarters. **Commissioner Wilkins made a motion to recommend that the City Commission hear the issue and for staff to work with the applicant on the code violations and the other issues that were discussed. Commissioner T.A. Smith 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