

October 10, 2019

CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING

Mayor Lyons opened the Local Planning Agency Meeting at 6:00 p.m. 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 2019-19 relating to a city-initiated Land Development Code amendment to create a site development permit process. Commissioner Wilkins stated she had ex-parte communication on the matter, including discussions and email correspondence from the public, including local developers, civil engineers and real estate professionals. City Planner, Alexis Crespo, introduced the item and provided a presentation on the current subdivision plat and building permit procedures. She also outlined the proposal to create a formalized application and review procedure to ensure the land development code requirements and site-specific PUD conditions were being met by new development, particularly commercial and multi-family projects that don't require subdivision plat review. City Attorney, Derek Rooney, described the concept of requiring a bond by the developer to cover the cost of developing a property should the developer not complete the site work and improvements. Staff concluded their presentation by noting the amendment could be updated to be more business friendly based upon feedback received from the Commission and public prior to the hearing.

Following the Staff presentation the floor was opened for public input and discussion by the Commission. Commissioner Wilkins noted the amendment was too onerous and potentially cost-prohibitive for developers, particularly smaller developers. She requested the amendment be revisited to address flexibility, reduce the costly submittal requirements, and to make sure there was not duplicative requirements in the platting section of the code. She also noted she was against including any bonding requirement due to the cost and difficulty to obtain due to lending restrictions. She noted pre-application meetings should be mandatory and Staff should be bound to the information provided to the Applicant at the pre-application meeting. She also asked for staff review time-frames to be codified to ensure an efficient process for applicants. Members from the public spoke on the matter including Jeff Lazar, Andrew Jones, John Clark, Mike Taylor and Terri Banky. The public comments addressed having flexible standards, keeping the city business friendly, and generally incentivizing development in LaBelle by maintaining processes that are less cumbersome than Hendry County and other surrounding jurisdictions.

The Commission discussed the item at length. Mr. Rooney noted the LPA should indicate whether or not the amendment is consistent with the Comprehensive Plan. There was further discussion on updates needed to make the amendment less restrictive and reducing the list of submittal requirements particularly for smaller parcels and projects. Commissioner Smith asked that local contractors and developers review the amendment.

Commissioner Wilkins made a motion to continue the public hearing to the November 14th LPA meeting. 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