

**CITY OF LABELLE  
LOCAL PLANNING AGENCY MEETING**

**A. CALL TO ORDER**

Mayor Lyons called the November 14<sup>th</sup>, 2019 meeting of the City of LaBelle Local Planning Agency (LPA) to order at 6:03 p.m. A roll call was taken, and all Commissioners were present with the exception of Commissioner Zimmerly.

**B. PUBLIC HEARINGS**

1. Public Hearing on Ordinance 2019-19, City-initiated Land Development Code Amendment relating to construction plan permit process and procedures.

Mayor Lyons asked City Planner, Alexis Crespo, to introduce the item. Alexis noted she had a PowerPoint presentation but due to the length of the agenda could summarize the key changes, as outlined in the staff report. She noted the changes to the proposed amendment, including efforts to streamline the list of requirements for a construction plan permit submittals.

She noted the amendment had been sent to the development community, including contractors and consultants. Commissioner Wilkins asked Alexis to summarize the comments received. Alexis provided an overview of comments, including calling the permit process “site construction permit” to clarify its not a building permit; eliminating state and federal permit requirements that are out of the City’s jurisdiction, such as wetland permits; and clarify the purpose and timing of the pre-application meeting summary prepared by Staff.

The Commission generally indicated they appreciated the updates to make the amendment more user friendly. Commissioner Wilkins asked Staff to update the language to address electronic submittals as an option and remove redundancies with state and federal permitting.

***Following further discussion Commissioner Wilkins made motion to recommend approval of the Ordinance 2019-19 to the City Commission, subject to further changes and review. Commissioner Akin seconded the motion. The motion carried 4-0.***

2. Public hearing on Ordinance 2019-23, Small-Scale Comprehensive Plan Amendment for Disabled Veterans (DAV) flea market accessory parking lot.
3. Public hearing on Ordinance 2019-24, Planned Unit Development rezone for the Disabled Veterans (DAV) flea market accessory parking lot.

City Attorney, Derek Rooney, noted that the LPA could hear items 2 and 3 concurrently as they relate to the same property.

Commissioner Wilkins asked to waive the full staff presentation and asked for a brief overview. Staff presented the petition to amend the Future Land Use Map from Residential to Outlying Mixed Use, and rezone from R1-A to PUD for the subject property located south of Miller Avenue west of Martin Luther King Jr. Blvd. and east of Selma Daniels Avenue. She provided the project location, existing conditions, and relationship to the DAV flea market to the north of

Miller Avenue. She provided a list of conditions attached to the PUD rezoning to ensure the parking lot is accessory to the DAV flea market only. She clarified that if the flea market use were to cease, the parking lot use would also have to cease as well, as conditioned by the PUD.

Commissioner Wilkins noted many of her concerns were addressed by this condition that the flea market and parking lot are tied together. She noted the DAV did not own all the property.

Representative of the DAV, Bob Kirkwood, noted they are anticipating losing some of their land area that they currently use for the flea market north of Miller Avenue. He added the application will allow them to consolidate the flea market use north of Miller and locate the majority of parking to the south of Miller Avenue. He said he had questions on the Staff recommended conditions, including the ability to construct a fence around the property and also construct a storage shed. Staff noted they should discuss those items with the applicant prior to the public hearing in December.

*Following discussion, Commissioner Wilkins made a motion to recommend approval of Ordinance 2019-23. Commissioner Smith seconded the motion. The motion carried 4-0.*

*Commissioner Wilkins made a motion to recommend approval of Ordinance 2019-24. Commissioner Akin seconded the motion. The motion carried 4-0.*

As there was no further business, the meeting was adjourned at 6:25 p.m.

**APPROVED:**

**\*\*\*SEE CLERK FOR SIGNED VERSION\*\*\***

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David A. Lyons, Mayor-Commissioner

**Attest:**

**\*\*\*SEE CLERK FOR SIGNED VERSION\*\*\***

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Thomas A. Smith, Clerk-Commissioner