

**CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING**

Mayor Lyons called the Local Planning Agency meeting to order at 6:00 p.m. A roll call was taken, and all Commissioners were present with the exception of Commissioner Zimmerly.

PUBLIC HEARINGS

The public hearing on Ordinance No. 2020-01, Paul 50-acre Horticultural Recycling PUD, was opened. Alexis Crespo, City Planner, provided a presentation on behalf of Staff.

Jennifer Sapen, AICP with Barraco and Associates, Inc. provided a summary of the request on behalf of the Applicant, noting the truck traffic for the PUD is very similar to the truck traffic for the existing orange grove. Ms. Sapen also noted the nearest horticultural recycling facility is located in Lee County more than 30 miles from this site. Thus, the request will bring a service to LaBelle and Hendry County.

Denise Houghtaling with MW Horticulture also addressed the Commission on behalf of the Applicant and explained the nature of the horticulture business. Ms. Houghtaling responded to questions from the Commission.

Commissioner Wilkins asked if the term “feedstock” used in the proposed operating plan was a general term. The Applicant responded in the affirmative. Commissioner Wilkins also asked about the fire training of the staff and when the Fire Department would be notified of a fire, stating concern they would not be notified until the fire was too large for the staff to maintain. The Applicant noted the Fire Department would receive an immediate courtesy call of any fire, but only 9-1-1 would be called if the fire was not under staff control. She noted communications with the City’s Fire Chief.

It was noted that wholesale fertilizer would leave the site by truck. The need for a shed or accessory structure to house equipment was discussed and it was agreed the application would be amended prior to the City Commission meeting to include accessory shed structures. There was discussion on the quantity of materials generated by the facility to remain on the Paul property, and the size of trees and stumps that can be processed through the facility, noting the stumps can be very large. There was discussion that landowners can take debris directly to the site for a fee, but retail sales from the site would not occur.

There was discussion on odor, and the Applicant noted there is no odor as bio-solids are not mixed with the horticultural materials.

Commissioner Akin asked that the pile height in the fire prevention and control plan be made consistent with the 25’ maximum height in the zoning ordinance conditions.

There was discussion on off-premise signage, with Commissioner Wilkins noting concern regarding setting a precedent for off-premise signage. The City Attorney noted that a deviation can be sought from the LDC via the PUD process. There was discussion on the sign being located within South LaBelle Village and while not on lands owned by the Applicant, the lands are owned by related entities. There was further discussion.

City Attorney Rooney asked the Applicant to be prepared to address their lawsuit with Lee County at the City Commission hearings. The Applicant responded in the affirmative.

There was no public comment.

Commissioner Wilkins made a motion to recommend approval of the proposed ordinance to the City Commission. Commissioner Akin seconded the motion. The motion carried 4-0.

As there was no further business, the meeting was adjourned at 6:35 p.m.

APPROVED:

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

David A. Lyons, Mayor-Commissioner

Attest:

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

Thomas A. Smith, Clerk-Commissioner