

**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.

**PUBLIC HEARINGS**

Mayor Lyons opened the public hearing on Ordinance No. 2020-02, 2020-03, 2020-04 for the Voluntary Annexation, Comprehensive Plan Amendment, and Planned Unit Development Rezone of the 2+/-acre parcel of land located north of SR 80 and ¼ mile east of Huggetts Road.

Alexis Crespo, City Planner, provided a presentation on behalf of Staff explaining the annexation, Comprehensive Plan Amendment to Employment Village and the PUD rezoning. The Master Concept Plan (MCP) was explained including buffers, building location, and water management areas. It was noted the project consists of approximately 13,000 square feet of non-residential uses and 6 multi-family dwelling units in two (2) story buildings.

Shellie Johnson, AICP provided a summary of the request on behalf of the Applicant and also provided a presentation on the request and its consistency with Florida Statutes relating to annexations, as well as the Comprehensive Plan and Land Development Code.

There was public comment by Bob Burns, who indicated he lived on adjacent property in the Park Woods subdivision. He expressed concern with too much development on the property. He stated there is not sufficient water and sewer in the area to serve development of the site. He also asked for clarification on the access point onto SR 80.

Commissioner Wilkins asked for clarification on connection to water and sewer. She also asked that the MCP expire in 3 years if construction has not commenced (and not 5 years as proposed in the staff report). Commissioner Wilkins also indicated more buffering is needed along the northern property line to protect the neighbors to the north. She noted a wall or fence would be appropriate. Commissioner Akins indicated his agreement with that recommendation. There was discussion on the height of the wall, and it was generally agreed that 6 or 8 feet would be sufficient. There was further discussion on the intensity of the project and the proposed uses, including the maintenance and repair use, as well as those uses with alcohol sales. Shellie Johnson addressed the Commission and indicated she would be able to enhance the northern buffer and address the concerns regarding intensive non-residential uses at the city commission meeting.

Commissioner Smith made a motion to recommend approval of proposed Ordinances 2020-02, 2020-03, and 2020-04 to the City Commission. There was further discussion on concerns with intensity, uses and buffering. Mayor Lyons clarified that the motion was to recommend to the City Commission that the ordinances are consistent with the Comprehensive Plan, subject to further changes by the applicant as discussed. Commissioner Wilkins seconded the motion. The motion carried 4-1 with Commissioner Akin dissenting.

It was noted Item 2 on the agenda, Ordinance 2020-05 relating to the Wheeler Grove Comprehensive Plan Amendment, was continued to the April 9, 2020 meeting.

As there was no further business, the meeting was adjourned at 6:50 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