

**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 proposed Ordinance 2020-10 relating to the Arbours at South LaBelle Village Planned Unit Development rezoning.

City Planner, Alexis Crespo provided a presentation on the proposed PUD rezoning requesting 400 multi-family dwelling units on the 61+/-acre property in South LaBelle Community. Mayor Lyons asked the Applicant to address the LPA following Staff's presentation.

Dan DeLisi, AICP representing the Applicant provided a PowerPoint presentation highlighting the property location in South LaBelle Village - Urban Residential subdistrict, noting the area is intended for higher density land uses. He also explained the Applicant's horticultural waste recycling facility to the southwest could be buffered through increased setbacks and buffers on that property. He highlighted the 3 conditions in the staff report that the Applicant is requesting alternative wording on, including allowing 4-story buildings (instead of 3 stories); providing a more clearly written screening requirement for dumpsters; and allowing for a longer timeframe than 5 years for the MCP expiration.

The Applicant and Staff responded to questions from the Commission and clarified that the commencement of any horizontal construction would vest the PUD and MCP. Commissioner Akin asked the Applicant to consider limiting the height request and noted he is not comfortable with 4 story buildings. Commissioner Akin also disclosed he had ex-parte communication with the Applicant. The Mayor asked if any other commissioners had ex-parte communication and it was confirmed there was not. Commissioner Wilkins asked the Applicant what they are requesting in terms of a time extension. Derek Rooney suggested maintaining the 5 year expiration, but allowing for a one-time administrative extension for 5 years if Staff finds that there have not been substantial changes to the Land Development Code relating to development of the PUD, or if there has been substantial changes to the LDC then one (1) public hearing would be required.

Commissioner Wilkins made a motion to recommend Ordinance 2020-10 is consistent with the Comprehensive Plan and recommend approval to the City Commission with the modifications to the conditions as discussed. Commissioner Kelley seconded the motion. The motion carried 5-0.

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