

**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 2020-11, relating to a Land Development Code Amendment for industrial wastewater pre-treatment. Lauren Constantino with Four Waters Engineering provided an overview of the proposed amendment and explained this will establish minimum standards to protect the City's wastewater treatment plant long-term. There was no public comment on the item. There was discussion by the Commission on the need to have these standards and phase in implementation. Gary Hull, Superintendent of Public Works, emphasized the importance of quickly implementing these standards and enforcing them to avoid costly repairs to the sewer plant. Commissioner Wilkins noted the ordinance number needs to be corrected on the amendment.

Commissioner Wilkins made a motion to recommend Ordinance 2020-11 is consistent with the Comprehensive Plan and recommend approval to the City Commission. Commissioner Akin seconded the motion. The motion carried 5-0.

Mayor Lyons opened the public hearing on proposed Ordinance 2020-05, Large-Scale Comprehensive Plan Amendment for the 56+/-acre parcel of land located south of SR 80 and east of Martin Luther King Jr. Blvd. known as Wheeler Grove. Alexis Crespo, City Planner, asked if both the Comprehensive Plan Amendment and Planned Unit Development (PUD) rezoning could be presented at the same time. Mayor Lyons agreed and opened the public hearing on Item 3, Ordinance 2020-06, PUD rezoning of a 56+/-acre parcel of land, located south of SR 80 and east of Martin Luther King Jr. Blvd. known as Wheeler Grove.

Staff provided a presentation of the request, noting the maximum density requested is 335 dwelling units, consisting of 110 single-family and 225 multi-family dwellings. The enhanced buffers and setbacks to address compatibility were also presented. Following Staff's presentation, Mayor Lyons asked the Applicant to address the Commission. Shellie Johnson, AICP, representing the Applicant, provided a presentation of the request, including the proposed Master Concept Plan and project benefits. Commissioner Wilkins noted she had ex-parte with the Applicant's agent and noted she supports enhanced buffering adjacent to the wastewater treatment plant. She asked if the Applicant would consider adding a bus pull-off as part of the plan. There was discussion on the proposed building height. There was no public comment on the item.

Commissioner Wilkins made a motion to recommend Ordinance 2020-05 is consistent with the Comprehensive Plan and recommend approval to the City Commission. Commissioner Akin seconded the motion. The motion carried 5-0.

Commissioner Akin made a motion to recommend Ordinance 2020-06 is consistent with the Comprehensive Plan and recommend approval to the City Commission. Commissioner Kelley seconded the motion. The motion carried 5-0.

Mayor Lyons opened the public hearings on Ordinance 2020-12, Small-Scale Comprehensive Plan Amendment for a 9+/-acre parcel of land located south of Cowboy Way and ¼ mile east of Dr. Martin Luther King Jr. Blvd. known as LaBelle Riverside, and the public hearing on proposed Ordinance 2020-13, Planned Unit Development Rezone for the same property.

Staff provided a presentation of the request, noting the maximum density requested is 93 multi-family units and 5,000 square feet of commercial uses. Staff noted this property was the subject of the Pacific Tomato Grower's farmworker housing project. It was noted the project provided a streetscape buffer, in addition to eastern and western Type A buffers, and on-site open space and recreation. Mayor Lyons asked the Applicant to address the Commission. Shellie Johnson, AICP, representing the Applicant, provided a presentation of the request, including the proposed Master Concept Plan and request to remove several significant oak trees. It was later clarified that Staff would include the mitigation for oak tree removal as a condition for the ordinance's first reading.

There was public comment from Rosa Marroquin on the item. She noted she was in support of the project and was glad the commercial building could not be used as a bar or night club. There was further discussion and the Commission thanked Ms. Marroquin for her comments.

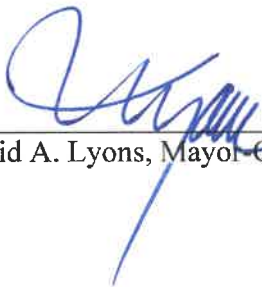
The Mayor asked the Commission if they had questions for Staff or the Applicant. Commissioner Akin asked if the project was 2 or 3 stories. It was confirmed the buildings are a maximum of 2 stories and the conditions will be corrected for first reading. Commissioner Wilkins noted she had ex-parte communication with the Applicant and asked if there would be a fence around the project as shown on the Master Concept Plan. The Applicant clarified a 6-foot tall fence is proposed on the MCP. Staff noted they would add that to the conditions for first reading. Commissioner Wilkins also asked if the community buildings shown on the MCP are required, or if they are optional. Staff noted they would not have to build the recreational structure. As conditioned, they would need to provide minimum open space and usable open space per the LDC. There was discussion on whether or not the PUD rezoning was required per the Outlying Mixed Use future land use category. It was confirmed that any requests to rezone property in the Outlying Mixed Use category must be in the form of a PUD.

Commissioner Wilkins made a motion to recommend Ordinance 2020-12 is consistent with the Comprehensive Plan and recommend approval to the City Commission. Commissioner Kelley seconded the motion. The motion carried 5-0.

Commissioner Akin made a motion to recommend Ordinance 2020-13 is consistent with the Comprehensive Plan and recommend approval to the City Commission. Commissioner Wilkins seconded the motion. The motion carried 5-0.


As there was no further business, the meeting was adjourned at 7:00 p.m.

APPROVED:



David A. Lyons, Mayor-Commissioner

Attest:



Thomas A. Smith, Clerk-Commissioner