

**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.

Mayor Lyons opened the public hearing on proposed Ordinance 2020-14, to amend the Disabled American Veterans Planned Unit Development to modify adopted conditions in Ordinance 2019-24 relating to parking, hours of operation, and fencing.

City Planner, Alexis Crespo, explained the Applicant's request to amend their Planned Unit Development (PUD) to allow the adjacent real estate office at 220 Selma Daniels Avenue to use their parking area for overflow parking. It was explained this would require changes to several conditions in the ordinance relating to hours of operation and fencing. She noted that Chief Rimes would like to review the site plan location of the DAV's proposed storage building.

Commissioner Wilkins asked if the storage building would be subject to design standards. Ms. Crespo noted the RNU zoning district requires minimum design standards for storage buildings and those can be included in the ordinance. There was discussion on the proposed hours of operation. There was no public comment. The Applicant was present and stated he had no comments to add to the record.

Commissioner Wilkins made a motion to find the ordinance 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 2020-15, relating to a Land Development Code Amendment for mobile homes in the R-1 and R-3 zoning districts for the Pinewood and Englewood subdivisions, and in the RNU zoning district for the Ford and Sunset Park subdivisions.

Alexis Crespo, City Planner explained the proposal to amend the Land Development Code (LDC) regulations governing mobile home replacement in Englewood, Pinewood, Sunset Park and Ford Park. She explained that the LDC currently allows for the replacement of mobile homes in Pinewood and Englewood subdivisions only. She noted the proposed amendment would allow for the replacement of mobile homes and permit new mobile homes on vacant lots in Englewood, Pinewood, Sunset Park and Ford Park. The process would be administrative through the building permit process.

A member of the public asked if the amendment would prevent people from being able to build a single-family home. It was clarified that single-family homes would still be permitted.

Commissioner Wilkins clarified that the amendment allows for both replacement and new mobile homes.

Commissioner Akin asked Staff to amend the minimum unit size from 1,200 to 1,000 SF. Derek Rooney recommended making the minimum mobile home size consistent with the underlying zoning district.

Alexis Crespo read public comment from Debra Walker into the record. Ms. Walker stated concern about the amendment. She noted the amendment would add to racial disparity in the community and other solutions are available to improve the neighborhoods, such as grants. Ms. Crespo also summarized the phone calls received to date, which were generally in support of the amendment.

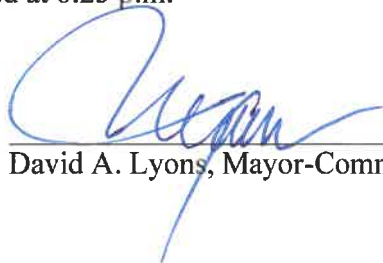
There was discussion on the current regulations allowing mobile homes by special exception. It was agreed by the Commission the special exception process is too onerous and prevents people from using the program.

Commissioner Wilkins noted the covered porch requirements may be onerous and should be considered before final adoption. The timeline for future hearings was discussed.

Commissioner Akin made a motion to find the ordinance 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 6:25 p.m.

APPROVED:



David A. Lyons, Mayor-Commissioner

Attest:



Thomas A. Smith, Clerk-Commissioner