

November 12, 2020

**CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING**

Mayor Lyons called the Local Planning Agency meeting to order at 6:03 p.m. A roll call was taken, and all Commissioners were present.

Mayor Lyons opened the public hearing on proposed Ordinance 2020-16, relating to a Land Development Code Amendment to update the Planned Unit Development (PUD) regulations. Alexis Crespo, City Planner explained the proposal to amend the Land Development Code (LDC) regulations governing PUDs to provide a process for administrative amendments where the changes are minor and do not impact neighbors, building height, density or intensity. She also presented standard language that PUDs expire 5 years after approval, noting that the Commission can approve of shorter or longer durations depending on the project.

Commissioner Wilkins noted the code enforcement official should be included on pre-application conferences. There was discussion, and it was also agreed that the Fire Department should be invited. Commissioner Wilkins noted the City Planner should be authorized to review the alternative design in subsection (g). Commissioner Akin noted it could be both the City Planner and Superintendent of Public Works. There was further discussion. Commissioner Akin noted an error on page 5 where general concept plan needs to be revised to master concept plan.

Commissioner Wilkins made a motion to find Ordinance 2020-16 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 2020-17, relating to a Land Development Code Amendment to amend the definition of “family”.


Alexis Crespo explained the intent of the amendment to be compliance with the County and assist the City in code enforcement efforts on farmworker housing in single-family zoning districts. There was discussion on evidentiary criteria that can be incorporated into the LDC to assist in enforcement. Derek noted he would work with Planning Staff to incorporate these concepts into the amendment for first reading.

Member of the public, Nora Ned, addressed the Commission and noted that the farmworker housing in her neighborhood did not have a lot of cars on the properties, as the workers are bussed in and out. There was further discussion and the Commission directed Staff to look at ways to improve the code to address the issue.

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

As there was no further business, the meeting was adjourned at 6:20 p.m.

APPROVED:



David A. Lyons, Mayor-
Commissioner

Attest:



Thomas A. Smith, Clerk-Commissioner