

February 11, 2021

**CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING**

Mayor Lyons called the Local Planning Agency meeting to order at 6:05 p.m. A roll call was taken, and all Commissioners were present.

Mayor Lyons opened the public hearing on proposed ordinance 2021-03, relating to an amendment to the Jack Paul Planned Unit Development (PUD). Alexis Crespo, AICP representing Staff, introduced the petition and the Applicant.

The Applicant, Shellie Johnson, AICP, provided a presentation to the Commission outlining the proposed changes to the Master Concept Plan, Schedule of Uses, and Site Development Standards. She explained the request would allow for more flexibility to develop an industrial park with smaller lots, and also allow for uses in demand by the market. She noted the Property has received a grant from the State, as well as promotional marketing from Florida Power & Light.

Commissioner Wilkins noted concern regarding the stormwater management on the west of the site, noting it was not wide enough and could be dry detention instead of a lake. She also noted concern with residential compatibility for future development in South LaBelle Village, including noise, glare, air quality, lack of buffers, and the intensive uses. Commissioner Spratt also noted concern with uses and lack of buffering. Shellie Johnson responded by explaining the enhanced buffers throughout the site and adding she would talk to the Applicant about the Commission's concerns.

Staff provided a brief presentation highlighting the changes to the site development regulations, MCP and conditions. Staff also noted conditions proposed for compatibility including a 500-foot setback from the western property line for asphalt processing plants. Mayor Lyons opened public comment.


Fire Chief Rimes spoke on concerns regarding the intensive uses and ability to provide fire protection, noting all non-residential buildings are not required to be sprinkler buildings and he does not have the equipment to serve tall buildings. He also noted his wife owns a daycare business on the east side of SR 29 and he had concerns with noxious smells and air quality. Saul Gonzalez noted that he shared the Commission's concerns and lives near the property. Sherri Denning noted she agreed with earlier speakers. She also noted that a 6-foot-tall fence is not sufficient to buffer between industrial and residential land uses. David Garcia noted the wildlife in the area of the project. Paul Puletti commented on the importance of South LaBelle Village and to protect the integrity of this major development for the City. Keitha Daniels noted the lack of available industrial sites in the City, especially those with water, noting this site was in high demand by interested manufacturers and employers.

There was discussion on the Applicant making updates to address the stated concerns prior to future public hearings.

Commissioner Wilkins made a motion to find Ordinance 2021-03 consistent with the Comprehensive Plan and recommend approval to the City Commission. Commissioner Smith seconded the motion. The motion carried 5-0.

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

APPROVED:



David A. Lyons,
Mayor-Commissioner

Attest:



Thomas A. Smith, Clerk-Commissioner