

July 8, 2021

**CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING**

Mayor Lyons called the Local Planning Agency meeting to order at 6:10 p.m. A roll call was taken, and all members were present except Commissioner Smith.

Mayor Lyons opened the public hearing on proposed Ordinance 2021-09 relating to a Planned Unit Development Rezone of a 0.5+/-acre property located at 80 W. Oklahoma Avenue.

Alexis Crespo, AICP representing Staff, introduced the petition and noted the Applicant's Agent had a presentation. Shellie Johnson, AICP provided a PowerPoint presentation outlining the property location, its relationship to the Downtown Business District, and the proposed plan for 7 dwelling units, oak tree preserve area with on-street parking.

Staff summarized the zoning conditions relating to buffering, sidewalks, maintenance and parking.

The Applicant, Derek Beck, clarified that the units would be rental units. He also indicated his goal to develop a quality project.

Derek Rooney, City Attorney, noted the role of the Local Planning Agency for evaluating for consistency with Comprehensive Plan, and that the more technical details would be reviewed at the Commission level.

The Mayor opened the meeting to public comment. Suzy Hull noted her concern regarding school traffic and noted the sidewalk does not extend north on College Street all the way to the school. She noted her concern with on-street parking and traffic circulation.

Lynn Jordan noted his concern and opposition to the project. He noted he would not have built a house in this neighborhood if he was aware of this project. His concerns were density and the number of people that would live on-site. He noted his concern that the project would be a migrant camp. He also noted the on-street parking was dangerous.

Brandon Jett similarly voiced his concern regarding traffic, bicycle/pedestrian safety and the lack of maintenance of the public roadways in the area, particularly along Fraser Ave.

Kevin Holland addressed the Commission and noted his opposition to the project, namely the density and on-street parking. He also noted traffic and conflicts with the school routes through the neighborhood.

Jeff Gonzalez noted the code enforcement issues that could occur due to the density and the number of people that would live on the property.

The Commission discussed the application. Commissioner Wilkins and Spratt noted concern on the density, design and the too many units for the neighborhood. Commissioner Akin voiced similar concerns regarding density and stormwater drainage. Commissioner Spratt asked if the

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Applicant could change the layout to address the neighborhood concerns and consider fewer units.

Mirna Holland spoke on her concern regarding drainage and the historical drainage issues in the area.

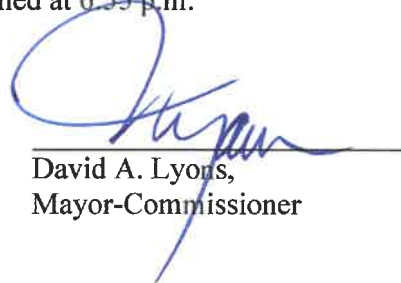
Shellie Johnson addressed the Commission and noted the site was put in Outlying Mixed Use in 2017 to allow for the proposed density and it would benefit the Downtown redevelopment efforts by providing housing. Derek Beck addressed the Commission and noted his intent to look at the design again and deliver a quality project. There was discussion by the Commission on density concerns, maintenance, and protection of the neighborhood.

Commissioner Spratt made a motion to find Ordinance 2021-09 inconsistent with the Comprehensive Plan and recommend denial to the City Commission. Commissioner Wilkins seconded the motion. The motion carried 4-0.

There was discussion on the Applicant providing an updated design for the City Commission hearing to address the concerns expressed by the Commission and public.

As there was no further business, the meeting was adjourned at 6:55 p.m.

APPROVED:



David A. Lyons,
Mayor-Commissioner

Attest:



Thomas A. Smith, Clerk-Commissioner

Alexis crespo Deputy City Clerk