

**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 members were present with the exception of Tommy Smith.

Mayor Lyons opened the public hearing on proposed Ordinance 2021-10 relating to the rezoning of Light Industrial (I-1A) property south of Lincoln Avenue to Heavy Industrial (I-2).

Alexis Crespo, AICP representing Staff, introduced the petition noting it was city-initiated. She provided a brief presentation on the location of the properties and purpose for the rezoning the properties from I-1A to I-2 to allow for consistent zoning of the parcels.

Commissioner Wilkins asked how intensification of the zoning would impact the roadway. There was discussion on the condition of the Lincoln Avenue roadway and other surrounding roadways.

A member of the public asked for clarification if the rezoning impacted east or west Lincoln Avenue. It was clarified that the rezoning impacted both East and West Lincoln Avenue.

The Commission directed Staff to add the lands on the south side of the impacted parcels, where I-1A zoning fronts Cowboy Way.

A member of the public noted concern about allowing a concrete batch plant close to residential on the north side of Lincoln Avenue. There was discussion on compatibility and measures to protect the neighborhood. The Commission provided direction to Staff to limit intensive uses, such as concrete batch plants. There was discussion on increasing the minimum required right-of-way buffer width.

There was discussion on improving Grand Avenue and adopting a small-scale impact fee for the Lincoln Avenue corridor. There was discussion needing a study prior to adopting the fee in lieu of a Municipal Service Benefit Unit (MSBU).

A member of the public asked about construction activity on East Lincoln Avenue. Staff was directed to look into the industrial use and coordinate with the citizen.

Staff summarized that the Overlay amendment would be updated to include enhanced buffer standards, architectural standards, and prohibition on intensive industrial uses within 200 feet of the right-of-way. The rezoning would include the I-1A strips of zoning along both Lincoln Avenue and Cowboy Way.

Commissioner Spratt made a motion to find the Resolution 2021-10 consistent with the Comprehensive Plan, subject to the changes discussed. Commissioner Akin seconded the motion. The motion passed 4-0.

August 12, 2021

Commissioner Wilkins noted to Staff that the Overlay should apply to industrial lands south of the existing single-family lots, south of Lincoln Avenue.

Commissioner Wilkins made a motion to find Resolution 2021-11 consistent with the Comprehensive Plan, subject to updates relating to enhanced buffering and architectural design standards. Commissioner Akin seconded the motion. The motion passed 4-0.

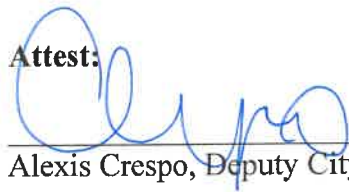
As there was no further business, the meeting was adjourned at 6:30 p.m.

APPROVED:



David A. Lyons,
Mayor-Commissioner

Attest:



Alexis Crespo, Deputy City Clerk