

**CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING**

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

Wilkins opened the public hearing on proposed Ordinance 2021-12 relating to the rezoning of property located at 82 W. Hickpochee Avenue. She explained the request to rezone the property from Downtown Business District, Downtown General, to Downtown Business District, Downtown Center.

Alexis Crespo, AICP representing Staff, introduced the petition noting it was initiated by a tenant on the property. She noted the existing building houses several businesses including China Uno restaurant, Radio Shack and Metro PCS. She explained the change to Downtown Center would allow the Applicant to use one of the units in the building as a medical tattoo parlor. The Applicant, Mark Weston, addressed the Commission and explained his medical tattooing business.

There was discussion on the difference between Downtown General and Downtown Center, noting the main change is the Downtown Center allows for 3 story building height, whereas Downtown General limits height to 2 stories. It was discussed the site was not large enough to accommodate the floor area of a 3-story building, as well as accommodate required parking. There was discussion on conducting first and second readings in November to help expedite the process so Mr. Weston can open his business. There was consensus to hold the first and second reading in November and also keep the November meeting on November 11th despite it being Veterans Day.

Spratt made a motion to find the Ordinance 2021-12 consistent with the Comprehensive Plan and conduct the November Commission meeting on November 11th. Ratica seconded the motion. The motion passed 5-0.

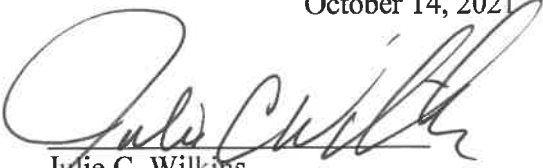
Wilkins recessed the LPA at 6:15 p.m. for the pinning ceremony of new Fire Chief Brent Stevens. Wilkins re-opened the LPA meeting at 6:25 p.m. She opened the public hearing on proposed Ordinance 2021-13 relating to the adoption of a Private Property Rights Element into the Comprehensive Plan.

Staff made a brief presentation on the intent of the Element to address legislative changes requiring local governments to adopt this element in response to HB 59. City Attorney, Derek Rooney, further explained the intent of the legislation to balance protection of private property rights with the ability of local governments to maintain reasonable regulations. There was discussion. Wilkins noted some additional wording changes may be appropriate.

Ratica made a motion to find Ordinance 2021-13 consistent with the Comprehensive Plan. Spratt seconded the motion. The motion passed 5-0.

As there was no further business, the meeting was adjourned at 6:35 p.m.


October 14, 2021



Julie C. Wilkins
Mayor-Commissioner

APPROVED:

Attest:



Thomas A. Smith, Clerk-Commissioner