

**CITY OF LABELLE  
LOCAL PLANNING AGENCY MEETING  
FEBRUARY 10, 2022**

Mayor Wilkins called the Local Planning Agency meeting to order at 5:59 p.m. A roll call was taken. Members present were Mayor Julie Wilkins, Commissioner Bobbie Spratt, Commissioner Jackie Ratica, and Commissioner Daniel Akin.

The City of LaBelle Planner, Alexis Crespo addressed the Commission and presented Proposed Ordinance 2022-02, Employment Village Comprehensive Plan Amendment, and Proposed Ordinance 2022-03, Old Grove Mixed Use Planned Unit Development Amendment concurrently as they were interrelated. She explained that Proposed Ordinance 2022-02 would insert the subject property into the Old Grove Mixed Use Future Land Use category and out of its current category of Employment Village. She then explained that Proposed Ordinance 2022-03 would reinstate the expired previous Planned Unit Development that was approved in 2007, and amend it to allow horticultural recycling. She then explained the property location, current usage and history of the property.

She stated that the previous Planned Unit Development for this location was no longer consistent with current Comprehensive Plan and that a text and map amendment would be necessary.

Ms. Crespo then described the previous Planned Unit Development 2007-18, and stated that the only changes the applicant was proposing were to add the additional use of a horticultural recycling facility, which she felt would qualify as an interim use until the future development begins. She stated that the plans were reviewed by Fire Inspector Rimes, and that he applied the same conditions that were applied to the near property owned by the Paul family.

Ms. Crespo described the entry ways and exit paths of the property. She explained that an air curtain incinerator is omission free and would allow for the materials to be processed and moved offsite to be sold, meaning it would decrease the amount of time the materials were onsite. She then explained some of the listed conditions, and suggested that less than the maximum 20 outgoing truck trips per day may be more appropriate due to the trucks exiting onto Cowboy Way. She also stated that the open space was increased to 30% per comment at the last meeting.

Commissioner Spratt stated that she would like the verbiage on Item 14 of the Staff Report changed from “may” to “shall” or “will” in reference to the minimum 5-foot concrete sidewalk. She then referenced Item 27 of the Staff Report, and asked if there would be any mulch in the piles. Mr. Danny Vasquez approached the podium to answer Commissioner Spratt’s questions. He stated there would be no mulch in the piles. Commissioner Spratt then requested if the piles could be reduced to 200ftx 100ft. Mr. Vasquez agreed. Commissioner Spratt then asked if there was any way to change the access from Cowboy Way to Helms Road. Wesley Hansen then addressed the Commission to explain why the access road would not be able to on Helms due to the location of the incinerator. Discussion was had on the location of the incinerator on the property. He also stated that from Cowboy Way, no debris would be within sight at any time.

The fire safety issues of the property were discussed. More discussion was had to clarify the proposed changes by Commissioner Spratt.

Ms. Crespo then explained the process of the Comprehensive Plan Amendment.

Discussion was had on the future development of the property, and the entrance of the property. Mr. Hansen suggested a future possible 2<sup>nd</sup> entrance on the east side. The discussion continued about the entrance and exits of the property.

Mayor Wilkins asked Superintendent of Public Works, Gary Hull, if the bridge located over the Messer Canal on the property would withhold the weight of the trucks. He stated they would more than likely need to be reinforced if utilized. Discussion was had on the property lines on the south end of the property.

Mayor Wilkins asked for any comments from Commissioner Ratica, she had none.

Commissioner Akin noted his concern with the density of the commercial component of 336 units over 10 acres. Discussion was had on the density of the commercial area.

Mayor Wilkins asked Mr. Hansen if the residents near the property would experience any odor or noise. Mr. Vasquez explained how the air curtain incinerator worked and that it makes next to no noise. Discussion was had on the noise from the trucks entering and exiting the property.

Commissioner Ratica asked what happened to ashes after the incineration process. Mr. Vasquez the explained that the biproduct was biocarbon, and its uses.

Commissioner Spratt asked if there was a buffer on the East side of the property line. There was discussion on the natural buffers that were already in place.

Mayor Wilkins reiterated her concern for fire issues. It was confirmed again by Mr. Vasquez that there would be no mulch. Mayor Wilkins asked about facilities on the property for workers. Mr. Hansen stated that there would be a shed for ticketing and they would be using porta-lets for other needs.

Mayor Wilkins asked for additional questions from the Commissioners, they had none. She then opened the floor for input from the public.

Christina Davidson was recognized as a speaker. She compared the incinerator to what she believed to be a similar one in Moore Haven, which was built and then not utilized. She expressed her concern about that happening with this one. Mayor Wilkins explained that the incinerator was an interim use until development of the property was done. Mrs. Davidson also asked for clarification on the mixed uses of the property, which Ms. Crespo then explained. Discussion was had on capacity of the infrastructure to sustain the development when it occurs. Mrs. Davidson also expressed concern the pace of the growth. Mayor Wilkins stated it would be market driven. More discussion was had on the infrastructure, with added inquiry on adoption of impact fees. Mr. Hansen addressed Mrs. Davidson to assure her that he wants what is best for the area.

Mayor Wilkins asked for any more public comment, there was none.

*Commissioner Spratt moved to move accept the 2 petitions and to move forward with project with the noted changes to comply with the Comprehensive Plan.*

*Commissioner Akin seconded the motion.*

*The motion carried 4-0.*

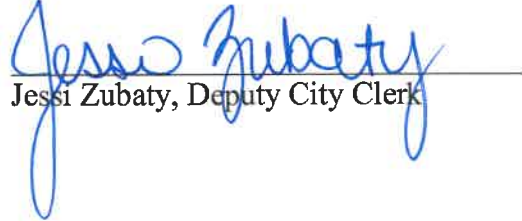
The meeting was adjourned at 6:34.

**APPROVED:**



Julie C. Wilkins  
Mayor-Commissioner

**Attest:**



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Jessi Zubaty, Deputy City Clerk