

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

Mayor Wilkins called the Local Planning Agency meeting to order at 6:30 p.m. A roll call was taken. Members present were Commissioner Bobbie Spratt, Mayor Julie Wilkins, Commissioner Jackie Ratica, and Commissioner Daniel Akin.

CITY VILLAGE PUD AMENDMENT

Alexis Crespo, City of LaBelle Planning consultant, presented the PUD Amendment for City Village. She explained that the request was due to a desired to add a half-acre lot to the PUD in order to add one building of two units. She also explained that doing so would decrease the density, and that the required amenity would be maintained, it would just shift further south on the property.

Commissioner Spratt asked why the pavilion was not located in the southern center lot to allow for better community access. Discussion was had on the size of the development as well as the lots in question, and the location of the new lots.

Commissioner Ratica asked about ownership of an undeveloped street located by the retention pond. Derek Rooney, City Attorney, stated it was not the preference of the City to vacate any roads. His suggestion was to leave it undeveloped and perhaps make a pedestrian pass in the future, as needed.

Mayor Wilkins asked if the surface flow was the only method of drainage in the area. Mike Harder, the developer of City Village, stated that all drainage was located underground. More discussion was had on the undeveloped street.

Commissioner Akin asked if the useable open space had increased. Ms. Crespo confirmed that it had. Brief discussion was had on green space and the parking locations.

Shelly Johnson, the applicant's Planner, then gave a presentation describing the applicant's request and how it would affect the existing area. She stated that the request also included an amendment that would add private storage units to the schedule of uses.

Discussion was had on the available guest parking for the development.

Derek Rooney expressed his concern on the proposed storage units. Mrs. Johnson stated that storage units were not being proposed as of then, but they would like to have it added to the schedule of uses for in the future.

Mayor Wilkins clarified that since it was an LPA that the Commission was only to review the request for compatibility with the Comprehensive Plan.

There was no public discussion.

***Commissioner Ratica motioned to confirm that the request complied with the Comprehensive Plan.
Commissioner Spratt second the motion.***

Commissioner Akin noted his concern about the possible storage units in that area.

The motion carried 4-0.

AMENDING THE LAND DEVELOPMENT CODE REVIEW CRITERIA

Attorney Rooney presented a summary of the proposed amendments.

Ms. Crespo presented her staff report. She went into further detail on the proposed changes. She explained that the number main review criteria for a rezoning was compliance with Comprehensive Plan, Land Development Code, and compatibility with existing and proposed land uses. She went through additional review criteria and gave brief descriptions. She stated there was similar criteria for special exceptions. She noted that the Commission had directed staff to amend the code so that the Commission would act as the Variance Board.

There was no public comment.

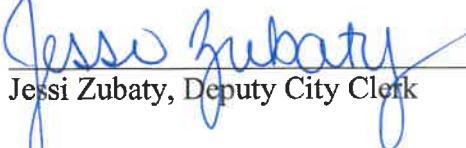
***Commissioner Akin made a motion that Ordinance 2022-05 was found in compliance with the Comprehensive Plan.
Commissioner Spratt seconded the motion.
The motion carried 4-0.***

The meeting was adjourned at 6:53

APPROVED:


Julie C. Wilkins
Mayor-Commissioner

Attest:


Jessi Zubaty, Deputy City Clerk