

**CITY OF LABELLE
LOCAL PLANNING AGENCY MEETING
MAY 12, 2022**

Mayor Wilkins called the May Local Planning Agency meeting to order at 6:22 p.m. A roll call was taken. Members present were Commissioner Hugo Vargas, Commissioner Bobbie Spratt, Mayor Julie Wilkins, Commissioner Jackie Ratica, and Commissioner Daniel Akin.

ORDINANCE 2022-06 LIBERTY VILLAGE PLANNED UNIT DEVELOPMENT

Alexis Crespo, the City Planner gave a description of the property, the zoning, and the adjacent properties. She gave an overview of the intended use for the property if the proposed rezone were to be approved. She stated that the staff recommendation was to approve of the rezone. She noted that after further review by staff, three additional conditions were added. She explained the amended conditions were that the recreational component would be required to be completed by the 200th dwelling unit commencement, there would be a minimum floor area of 1200 square feet for single family dwelling units, and the roadway cross sections were to be revised to reflect the sidewalk requirements on the rights of way along the interior roadways.

Matthew Johnson from JSK Consulting gave a Power Point presentation of the proposed project. He stated that the goal was to promote an active community with bike baths and hiking trails. He noted that the requested proposed density was under half of the allowed density.

Shary Weckwerth asked if the proposed golf course would be open to the public. Mr. Johnson stated that it would be available for public use. She then asked if it would be a gated community. Mr. Johnson stated that it was the intent to gate in the residential side of the project. She also asked if the maintenance costs would be included in the H.O.A. fees. He confirmed they would be included.

Discussion was had on the timeline, and cost of living for the project.

Richard Galvano, the developer, explained that the lots would be rented, and the homes built on the lots would be owned by the residents. Discussion was had on the homes, their construction standards, and materials. Mr. Galvano stated there would be an architectural design review committee in order to maintain the desired integrity of the community. He also stated that the residents in the community would be the age of 55 or older.

Discussion was had on the infrastructure improvements needed in order to support the proposed community.

Nancy Hendrickson asked about rent control. Brief discussion was had on how that would most likely be economy driven.

There was more discussion on infrastructure, and amenities.

Megan Marroquin asked for clarification on the cost of the lot rental.

Dan Shoaf asked if the current water and sewer system had the capability of handling the additional housing. Mayor Wilkins explained that the City was in the process of updating the water and sewer systems.

Shary Weckwerth asked what the timeline would be for a new sewer plant. Mayor Wilkins stated that the process could take at least 4 years.

There was discussion on the current and proposed projects in the City.

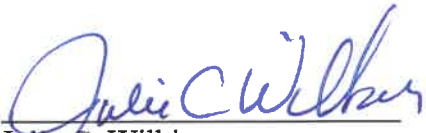
Commissioner Akin asked for clarification on the recreational condition of the proposed project. Ms. Crespo explained that the clubhouse for the golf course must have a Certificate of Occupancy prior to the building permit being issued for the 200th single family unit.

There was discussion on the size of the clubhouse, and that the golf course being built in phases.


***Commissioner Ratica made a motion that proposed Ordinance 2022-06 was in compliance with the Comprehensive Plan.
Commissioner Spratt seconded the motion.
The motion carried 5-0.***

The meeting was adjourned at 6:56.

APPROVED:


Julie C. Wilkins,
Mayor-Commissioner

Attest:


Jessi Zubaty, Deputy City Clerk