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**CITY OF LABELLE
ORDINANCE 2019-02
FUTURE LAND USE ELEMENT
COMPREHENSIVE PLAN AMENDMENT**

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**AN ORDINANCE AMENDING THE CITY OF LABELLE
COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT;
PROVIDING TEXT AMENDMENTS TO THE OUTLYING MIXED USE
LAND USE CATEGORY, POLICY 1.3.2, AND THE COMMERCIAL LAND
USE CATEGORY, POLICY 1.3.4; AND CREATING COMPATIBILITY
OBJECTIVE 1.6 AND POLICIES 1.6.1, 1.6.2 AND 1.6.3; PROVIDING FOR
SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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WHEREAS, the City of LaBelle has considered an amendment to the Future Land Use Element policies relating to the Outlying Mixed Use and Commercial future land use categories; and

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WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 1643.3184, Florida Statutes, the City has determined it necessary and desirable to amend the Comprehensive Plan Future Land Use Element, Outlying Mixed Use future land use category, to clarify the requirement for Planned Unit Development rezoning for projects within this category; and

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WHEREAS, the City has determined it necessary and desirable to amend the Comprehensive Plan Future Land Use Element, Commercial future land use category to allow for higher density residential uses in the form of mixed-use developments in this category to encourage compact and efficient land use patterns; and

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WHEREAS, the proposed amendments to the Future Land Use Element, attached hereto as Exhibit "A" will promote and protect public health safety and welfare and will help accomplish the goals, objectives and policies of the City Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle, Florida:

Section 1. Recitals. The forgoing recitals are hereby ratified and confirmed as being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.

Section 2. Adoption. The City Commission, after a first reading by title on February 14, 2019 and duly advertised public hearings of the Local Planning Agency on February 14, 2019, Ordinance 2019-02 is hereby adopted, providing for transmittal to the Department of Economic Opportunity and the review agencies of the proposed amendment to the Future Land Use Element.

64 **EXHIBIT A**

65
66 **Policy 1.3.2 Outlying Mixed Use Land Use Category**

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68 The Outlying Mixed Use Category is established to provide for integrated planned developments
69 where a mixture of land uses are permitted and encouraged. The most appropriate land uses for
70 this area will continue to be residential with neighborhood and general commercial uses
71 permitted at locations that meet the sub-category standards as described herein. No more than
72 30% of the total area of the Category will be used for single use commercial development, and
73 no more than 70% will be used for single use residential development.

74
75 This classification is intended to ensure development of distinctive centers or “main streets” that
76 provide a focus to surrounding neighborhoods. It encourages the development of commercial and
77 employment related uses and a variety of housing types in locations appropriate to serve as a
78 buffer or transition to lower density residential areas. All developments located within this land
79 use designation are encouraged to embrace the mixed-use concept, integrating some, if not all of
80 the residential, office, hotel, institutional and recreational elements.

81
82 A key economic development strategy is the encouragement of services within the Outlying
83 Mixed Use Category that complement those services offered within the Downtown District. An
84 important goal of this land use category is to spur growth in the City of LaBelle while
85 contributing to the revitalization of the City’s historic core.

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- 88 • Allowable uses in this land use category include residential, office, commercial, artist stu-
89 dios, personal services, transient accommodations, institutional, and recreation and parks.
90 Uses will be integral to, oriented within and function as part of a mixed-use project. Free-
91 standing, unrelated out-parcel type uses or strip commercial development is strongly dis-
92 couraged.
 - 93 • Project design should include uninterrupted pedestrian connections, internal roadway sys-
94 tems to reduce impacts to offsite areas, open space and recreation facilities, public/com-
95 mon spaces in relationship to key project uses, bicycle facilities, and an overall pedestrian
96 friendly environment. Vehicular, pedestrian, park and open space connectivity within and
97 with adjacent developments is considered essential in the effort of avoiding development
98 of isolated areas of the City. Such integration will be designed so as to increase the inter-
99 action between uses, to reduce the need for automobile use within the development, as
100 well as the reduction of off-site automobile trips attributable to the development, and to
101 encourage the provision of shared infrastructure. Parking areas should be located internal
102 to the development, rather than along the street frontages. Site design will discourage in-
103 creased traffic through established residential neighborhoods.
 - 104 • A minimum of 15% of the project acreage will remain as natural preserve, open space,
105 lakes, park area or public space such as plazas or courtyards.
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- 108 • Maximum residential densities and commercial/industrial intensities will be determined
109 based on criteria established in the following sub-categories. For purposes of determining
110 the applicable sub-category, parcel size at the time of adoption of this land use amend-
111 ment will apply.

112

113 **Neighborhood Center: Parcels Up to 8 Acres**

114 Neighborhood Centers will be limited to residential development and uses that provide the
115 immediate population with retail and personal services. This category will include neighborhood
116 commercial and professional services and offices, including medical offices, small to mid-size
117 grocery stores, clinics, pharmacies, bed and breakfasts and convenience stores with gasoline
118 services. Industrial uses are not permitted. This sub-category is comprised of smaller parcels
119 typically found in near proximity to the downtown or in future nodal areas of LaBelle. The
120 residential density reflects the need to encourage substantial population growth near Downtown
121 LaBelle in order to support the growth and redevelopment of the core of the City. Therefore,
122 higher density residential development is strongly encouraged. Commercial development will
123 have a floor area ratio (FAR) of .75. Residential development will have maximum allowable
124 density of 16 dwelling units per acre. Neighborhood Centers are limited to locations with direct
125 access from a local street, or with frontage along both a local and a collector or arterial street.

126

127 **Town Center: Parcels Equal to or Greater than 8 Acres But Less Than 16 Acres**

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129 Town Centers provide for higher intensity retail, office, and service uses. The Town Center sub-
130 category continues to encourage a higher residential density than the Regional Center, focusing
131 populations close to the center of town. The Town Center sub-category provides proper location
132 for larger establishments that will generally service most if not all of the community of Labelle.
133 Allowable uses in this sub-category include residential, commercial, retail, personal services,
134 offices, hotels/motels, institutional, public/semi-public and recreation and parks. Industrial uses
135 are not permitted. Town Centers are comprised of slightly larger parcels that typically exist on
136 the edges of the core of LaBelle. Commercial development will not exceed a floor area ratio
137 (FAR) of 0.75. Residential density will not exceed 14 units per acre. Non-residential uses will be
138 concentrated along major street frontages, and will have direct access to a collector or arterial
139 street with interconnection between developments strongly encouraged. Access to a local street is
140 strongly discouraged.

141

142 **Regional Center: Parcels Greater Than or Equal to 16 Acres**

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144 The Regional Center sub-category provides proper location for larger, more intense development
145 that will service the City of LaBelle as well as surrounding areas, including portions of Hendry,
146 Glades, Collier and Lee Counties. The Regional Center sub-category focuses intense
147 development at significant intersections within the City. It is designed to encourage commercial
148 nodes of development in locations where the associated traffic and activity of these types of
149 development will be separated from the low density, residential areas of the City. This
150 designation allows for a full range of development, including residential, commercial, retail,
151 personal services, offices, hotels/motels, light industrial, institutional, public/semipublic and
152 recreation and parks and provides for a maximum Floor Area Ratio (FAR) of 0.5. A maximum

153 residential density of 6 units per acre is permitted. The mixed use concept and connectivity
154 within and with adjacent developments is especially emphasized in this sub-category, to ensure
155 efficient use of infrastructure and to encourage community-wide linkages. Non-residential uses
156 will be concentrated at the center or along major street frontages, and will be located at an
157 arterial/collector or arterial/arterial intersection. Vehicular and pedestrian interconnections
158 between properties and/or developments in this category is expected.

159

160 **Planned Unit Development (PUD) Application – Required**

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162 Projects in the Outlying Mixed Use Category that require rezoning approval, must be rezoned
163 will require approval through the Planned Unit Development (PUD) process. Projects that
164 comply with the underlying zoning district and all applicable regulations in the Land
165 Development Code do not require PUD rezoning. The PUD application and associated master
166 development plan will stipulate the type and scale of uses, permitted densities and intensities,
167 and relationships among plan components. ~~Such plan will distinguish the development from any~~
168 ~~unplanned placement of uses on a site.~~

169

170 The master development plan (not a bubble plan) will include:

- 171 • The arrangement and area in acres of the land uses, parking areas, green spaces, and ve-
172 hicular and pedestrian networks;
- 173 • Sufficient information to demonstrate that the residential component(s) are integrated
174 with the other uses in the development;
- 175 • Sufficient information to demonstrate the relationship between, and compatibility of, the
176 commercial and residential uses within and adjacent to the development;
- 177 • Demonstration of vehicular and pedestrian connectivity to adjacent properties/develop-
178 ments as well as public rights-of-way, and
- 179 • An architectural concept that suggests proposed building style.

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181 A narrative will be included that provides discussion of:

- 182 • The functional relationship between the residential component and anticipated demand
183 for this housing;
- 184 • Phasing or sequencing of the development to coordinate residential construction with the
185 anticipated demand for and timing of the non-residential portion of the development;
- 186 • Adequacy of infrastructure in relation to the phasing and scale of the development, and
187 • Proposed separation treatments in and between the residential component of the develop-
188 ment and adjoining non-residential plan categories or non-residential land uses.

189

190 ~~The PUD and all amendments to the PUD will require review and recommendation by the City~~
191 ~~of LaBelle Code Review Board.~~

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195 **Policy 1.3.4 Commercial Land Use Category**

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197 The Commercial Land Use Category applies predominantly to lands located along the street
198 frontages of State Roads 80 and 29 South. This land use category accommodates commercial,
199 retail and office uses that are more auto oriented due to scale and typology, while respecting the
200 pedestrian and alternative transportation modes through land development code design standards.
201

202 The Commercial Land Use Category will have a maximum Floor Area Ratio (FAR) of 1.0, to
203 encourage a greater use of the site within an urban setting.
204

205 Residential development is only allowed within a mixed-use project in the Business Professional
206 (B-1) zoning district as described in the Land Development Code, or through the PUD rezoning
207 process. Density will not exceed 2 6 dwelling units per acre ~~and~~. New development of single-
208 family detached units is not permitted in the Commercial category. Single-family homes in
209 existence on Commercial designated parcels as of February 14, 2019 are vested as legal non-
210 conforming uses and may be improved and/or reconstructed in accordance with the Land
211 Development Code.

212
213 For the purposes of this category, residential density will be calculated based on the total project
214 acreage.

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216 Development will provide access management plans that utilize frontage roads, alleyways,
217 shared ingress and egress and parking.

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220 **Objective 1.6 Compatibility and Neighborhood Protection**

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222 The City of LaBelle’s future land use map is comprised of a range of densities, all of which can be
223 accommodated in the appropriate areas when the following policies and standards are met. All
224 new development and redevelopment must be compatible with existing and planned surrounding
225 development in order to protect the City’s established residential neighborhoods and ensure a high
226 quality of life for its residents. For the purposes of this objective, compatibility is defined as the
227 characteristics of different uses or activities or design which allow them to be located near or
228 adjacent to each other in harmony. Some elements affecting compatibility include the following:
229 height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and
230 parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean
231 “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the
232 character of existing development.
233

234 **Policy 1.6.1 Locational standards**

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236 The density ranges set forth in this Element provide the general range of appropriate densities in
237 each future land use category. Densities in the upper limits of the allowable density range will be
238 evaluated as to the availability and proximity of the road network; centralized sewer and water
239 services; community facilities and services such as schools, EMS, fire and police protection, and

240 other public facilities; compatibility with neighboring land uses; and any other relevant facts
241 affecting the public health, safety, and welfare.

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243 **Policy 1.6.2 Higher Density and Intensity Land Uses**

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245 Higher density and intensity development shall occur in urbanized areas of the City, generally
246 near Downtown and the arterial roadway network. These developments are intended to provide
247 for greater housing diversity, employment opportunities and a compact, mixed-use and multi-
248 modal built environment.

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250 **Policy 1.6.3: Sensitive Site Design**

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252 Projects must demonstrate sensitive site design to address compatibility with the surrounding
253 neighborhood. Such design may include but is not limited to: spatial separation between existing
254 low-density uses and proposed higher-density uses through the use of open space, buffers,
255 setbacks; consistent lot sizes and lot coverage requirements that align with abutting developed
256 lots; limitations on building heights; performance standards; and other appropriate conditions of
257 approval. Projects must demonstrate the transition of proposed densities within the project to the
258 external boundaries, where proximate to established low-density residential neighborhoods.

259