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**CITY OF LABELLE
ORDINANCE 2022-02**

OLD GROVES MIXED USE SUBDISTRICT COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE OF THE CITY OF LABELLE COMPREHENSIVE PLAN FOR A PROPERTY KNOWN AS OLD GROVES MIXED USE SUBDISTRICT; PROVIDING A TEXT AMENDMENT TO THE EMPLOYMENT VILLAGE FUTURE LAND USE DESIGNATION, POLICY 1.3.6, ESTABLISHING THE OLD GROVES MIXED USE SUBDISTRICT AS POLICY 1.3.6.1; AMENDING THE CITY OF LABELLE FUTURE LAND USE MAP TO RE-DESIGNATE THE PROPERTY FROM EMPLOYMENT VILLAGE TO OLD GROVES MIXED USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of LaBelle has considered an amendment to the Comprehensive Plan to add the Old Groves Mixed Use Subdistrict to the Employment Village future land use category within the Future Land Use Element and to the Future Land Use Map for property described in Exhibit “A”; and

WHEREAS, in the exercise of its authority pursuant to legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.; and

WHEREAS, the City has determined it desirable to amend the Future Land Use Map and Comprehensive Plan to add the Old Grove Subdistrict to provide broader residential uses within this Subdistrict to support workforce housing and the intent of the Employment Village category; and

WHEREAS, the proposed amendments to the Comprehensive Plan is 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 and transmittal to the Department of Economic Opportunity on March 10, 2022, duly advertised public hearing of the Local Planning Agency on February 10, 2022, and second reading by title on May 12, 2022, Ordinance 2022-03 is hereby adopted.

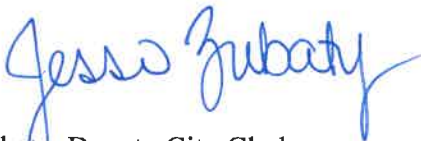
45 **Section 3. Severability.** In the event that any portion of this Ordinance is for any
46 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall
47 be deemed a separate, distinct and independent provision, and such holding shall not affect the
48 validity of the remaining portions of this Ordinance.
49

50 **Section 4. Effective Date.** This Ordinance shall become effective in accordance with
51 Section 163.3184, F.S.
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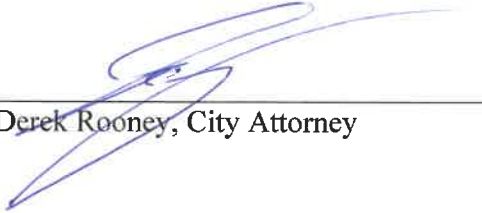
53 **PASSED AND ADOPTED** in open session this 12th day of May, 2022.
54

55 THE CITY OF LABELLE, FLORIDA

56
57 By: 
58 Julie C. Wilkins, Mayor
59

60 Attest: 
61 Jessi Zubaty, Deputy City Clerk
62

63
64 APPROVED AS TO FORM AND
65 LEGAL SUFFICIENCY:
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67
68 By: 
69 Derek Rooney, City Attorney
70

71 Vote:	AYE	NAY
72		
73 Mayor Wilkins	_____	<input checked="" type="checkbox"/>
74 Commissioner Vargas	_____	<input checked="" type="checkbox"/>
75 Commissioner Ratica	<input checked="" type="checkbox"/>	_____
76 Commissioner Akin	<input checked="" type="checkbox"/>	_____
77 Commissioner Spratt	<input checked="" type="checkbox"/>	_____

78 **EXHIBIT A**

79 **LEGAL DESCRIPTION**

80
81 **PARCEL 1**

82 THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
83 17, TOWNSHIP 42 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

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85 **PARCEL 2**

86 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE
87 NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST
88 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
89 FLORIDA.

90
91 **PARCEL 3**

92 THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
93 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.
94 A/K/A/ LOT 16, W.T. WILLIAMS UNRECORDED SUBDIVISION.

95
96 **PARCEL 4**

97 THE EAST 1/2 OF THE NORTHEAST 1/4; EXCEPT THE NORTHEAST 1/4 OF THE
98 NORTHEAST 1/4 OF THE NORTHEAST 1/4; EXCEPT ROAD RIGHT OF WAY, AS
99 DESCRIBED IN OFFICIAL RECORDS BOOK 513, PAGE 313; EXCEPT THE NORTH 7.00
100 FEET THEREOF AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE
101 NORTHEAST 1/4 OF THE SOUTHEAST 1/4; EXCEPT LOTS 1 AND 2, BLOCK 1, BELLE
102 LA CASA SUBDIVISION; EXCEPT LOT 1, BLOCK B, BELLE LA CASA SUBDIVISION,
103 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, ALL
104 LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
105 FLORIDA.

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107 **PARCEL 5**

108 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE
109 NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ; EXCEPT THE NORTH
110 60 FEET OF THE EAST 30 FEET THEREOF; AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF
111 THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTH 1/2 OF THE
112 SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE
113 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTHEAST 1/4 OF THE
114 NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTHEAST 1/4 OF THE
115 SOUTHWEST 1/4, ALL LYING IN SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST,
116 HENDRY COUNTY, FLORIDA.

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118 **PARCEL 6**

119 LOTS 1 AND 2, BLOCK 1, BELLE LA CASA SUBDIVISION. ACCORDING TO THE PLAT
120 THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF HENDRY
121 COUNTY, FLORIDA.

122 **EXHIBIT B**
123 **TEXT AMENDMENT**
124 **Chapter 1**

125
126 **FUTURE LAND USE ELEMENT**

127
128 **Policy 1.3.6 Employment Village Category**
129

130 This land use category is envisioned as a zone for employment-generating industries and businesses that
131 co-exist with existing and limited new residential development. This category targets a mix of uses with
132 emphasis on industrial development, and builds upon the goal of strengthening the overall economic
133 viability of the City. The residential units in this category are primary, multi-family dwellings, such as
134 condominiums, apartments or live/work units.
135

136 Much of the land associated with this category is adjacent to or in near proximity to either existing
137 residential development or areas with density allowances that more than adequately address population
138 accommodation for the City. Rather than treat each “village” as an entity within itself, the goal of this land
139 use category is to provide employment opportunities city-wide. Developments within this category will be
140 viewed as smaller villages within the larger village of LaBelle. Commuting city-wide is minimal. While the
141 ideal land use pattern for this category might provide for a higher residential density in an attempt to reduce
142 off-site vehicular trips and provide for convenience to work, the reality is that the City of LaBelle has more
143 than enough density potential allocated under the current Comprehensive Land Use categories and the
144 focus over the course of this planning period should concentrate on providing larger land masses that will
145 attract substantial commercial and industrial development. This effort will assist in fulfilling the need for
146 employment opportunities that might include training and higher wages for the existing population as well
147 as future populations. The addition of residential dwellings and their support services within or in
148 proximity to employment centers will provide some housing and commercial services near employment
149 and reduce the number and length of vehicle trips for employees if connectivity is provided between these
150 different uses. While the business, retail, and residential uses are physically located within a single master-
151 planned development, the concept behind this land use category is to integrate these different uses into an
152 urban mixed-use center similar in function to the traditional downtown, recognizing that this approach
153 may not be practical in every employment center since there are some uses (e.g. certain types of
154 manufacturing) that may not be compatible.
155

156 While there will be short-term pressures to convert industrial land to other uses for immediate economic
157 gain, the community benefits when adequate industrial land is reserved in employment centers for the
158 essential high-paying jobs that buoy the local economy and the quality of life. Large master-planned
159 projects tend to more predictable guidelines and standards for developers desiring to incorporate housing
160 and associated services within an employment area since there is often unified control over the various
161 components of the project. This helps to assure that the different land uses are compatible and work
162 together to create a setting that is conducive to employers, employees, and the residents that live there.
163 While housing in close proximity to employment centers should be encouraged, it should not occur at the
164 expense of industrial acreage that serves as an essential foundation for the local economy.
165

166 In recognizing that the industrial/commercial/residential mixed use concept is not always possible or
167 practical, the requirement of public review and approval for development of these designated land areas
168 helps to coordinate the juxtaposition of housing, employment, retail and other uses in a more typical

169 mixed-use urban environment. The intention is that a good portion of the residents will work within the
170 immediate employment district or nearby.

171
172 This category allows limited residential density in areas where residential uses will promote work-force
173 housing or compact and contiguous development, particularly as a transition from the more intense uses
174 of a development to existing residential uses on adjacent properties. Whenever possible, residential areas
175 should incorporate neighborhood commercial uses within its development area. Typical neighborhood
176 commercial uses include barber and beauty shops, boutiques, restaurants, markets and other uses that
177 might be considered as personal services.

178
179 The following standards apply to this land use, except for the Old Grove Subdistrict outlined in Policy
180 1.3.6.1, which is a unique subdistrict within the Employment Village category:

181
182 a. Allowable uses in this land use category include:

183
184 Industrial - scientific research, product development and testing, engineering, and any other basic research
185 functions leading to new product development. High technology uses related to applied sciences,
186 including: manufacturing, assembly, research and development, corporate headquarters, showrooms and
187 storage and distribution uses. This designation also allows office use, which provides administrative, sales,
188 and service functions directly related to these industrial uses. Maximum Floor Area Ratio (FAR) is 1.5.

189
190 Commercial - retail, single and multi-tenant offices, personal services, hotels/motels, institutional and
191 public/semi-public uses. Maximum Floor Area Ratio (FAR) is 1.0.

192
193 Residential – Multi-family residential units only. A maximum of three (3) dwelling units per acre.

194
195 b. Uses, both residential and commercial, will be integrated to the greatest extent practicable. Residential
196 uses will be integral to, oriented within and function as part of a mixed-use project. Free-standing,
197 unrelated out-parcel type uses or strip commercial development is strongly discouraged.

198
199 c. Single use development is discouraged. All developments located within this land use designation are
200 encouraged to embrace the mixed use concept, integrating some, if not all of the residential, commercial,
201 industrial, public, institutional, recreation and common open space elements.

202
203 d. This Category requires a mix of uses and densities/intensities distributed as described below. While all
204 three types of uses are not required in any one development, all projects must have an industrial
205 component.

206

207 Residential -	10 percent to 30 percent
208 Commercial -	20 percent to 40 percent
209 Industrial -	60 percent to 90 percent

210
211 No more than 20% of the commercial development can be retail.

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213 e. Residential density will be calculated based on the percent proposed as it relates to total acreage of the
214 project site.

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300 acres x 30% = 90 acres of residential land x 3 du/acre = 270 dwelling units.

f. No more than 30 percent (30%) of the residential units will be permitted for construction prior to completion of at least 15 percent (15%) of the non-residential uses.

g. Encourage the development of industrial and/or business parks through the provision of an integrated landscape and architectural theme to ensure preservation of character.

h. Site regulations and architectural guidelines will be established as part of the Planned Unit Development process.

i. Integrate uses such as bikeways, outdoor eating, seating, gathering spots, and other park elements that encourage pedestrian use and provide pedestrian connection off-site.

j. Commercial and industrial developments will be located in close proximity to regional or community arterials and will provide direct access to such arterials.

k. A master circulation system with limited access points to and from major arterials will be included.

l. The use of energy efficient devices will be evaluated and addressed against current energy savings standards.

m. Residential development will provide for a variety of housing types, however single-family detached housing is not permitted. The land use category encourages alternative housing types such as live/work units and lofts (above ground-floor commercial development).

n. Access to new residential development will be from side streets, or from shared access points.

p. The mix of uses will include commercial uses such as offices, non-retail commercial, and supporting commercial uses. Light commercial uses will serve as transition areas between industrial or heavy commercial areas and residential areas.

q. A minimum of 25% of the project acreage will remain as natural preserve, open space, lakes, park area or public space such as plazas or courtyards.

r. Agricultural uses currently in place will be allowed to continue until building permit approval is granted.

s. Planned Unit Development Application – Required

Projects in the Employment Village Category will require approval through the Planned Unit Development (PUD) process. The PUD application and associated master development plan will stipulate the type and scale of uses, permitted densities and intensities, and relationships among plan components. Such plan will distinguish the development from any unplanned placement of uses on a site.

The master development plan will generally include:

- The arrangement and area in acres of the land uses, parking areas, green spaces, and vehicular and pedestrian networks;
- Sufficient information to demonstrate that the component(s) of the development are integrated

- 265 • Sufficient information to demonstrate the relationship between, and compatibility of, the
266 industrial, commercial and residential uses within and adjacent to the development;
- 267 • Demonstration of vehicular and pedestrian connectivity to both internal and adjacent properties
268 developments as well as public rights-of-way, and
- 269 • An architectural concept that suggests proposed building style.

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A narrative will be included that provides discussion of:

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- The job creation and economic benefits of the project will be quantified.
- The functional relationship between the use components of the project and the anticipated demand;
- Phasing or sequencing of the development to coordinate residential construction with the anticipated demand for and timing of the non-residential portion of the development;
- Adequacy of infrastructure in relation to the phasing and scale of the development, and
- Proposed separation treatments in and between the residential component of the development and adjoining non-residential land uses.
- Proposed site regulations and architectural guidelines for the project.

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Sub Policy 1.3.6.1: Old Groves Mixed-Use Subdistrict

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The purpose of this sub-district is to produce a more integrated representation of housing structure types that reach across economic ranges of affordability. The land within this Category comprises an area of approximately 335 acres and is located immediately south of Cowboy Road and immediately east of S.R. 80. This juxtaposition places the land immediately adjacent to the original boundary of the city and an area of the city in which urban levels of development has occurred.

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The entire land within the Old Groves Sub-district shall be rezoned as a Mixed-Use Planned Unit Development (PUD) consisting of 332+/- acres.

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The overall residential density of this Sub-district shall not exceed four (4) dwelling units per acre and a total of 1,249 dwelling units; however, individual residential projects may exceed four dwelling units per acre but shall not exceed 16 dwelling units per acre.

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A minimum of 10% of the Sub-district land area shall be used for multi-family dwelling units containing 3 or more dwelling units per structure. The balance of the Sub-district land, with the exception of the commercial component, may be used for one or two-family housing units. The commercial component may include additional residential multi-family units above ground floor retail, office, service, and restaurant spaces, and the number of multi-family dwelling units provided in the commercial component shall be limited to 6 du/acre.

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The commercial component may be externally or internally located. In the event it is internally located, it shall front a north-south through road that is intended to facilitate additional access from the planned Helms Road on the south side of the Sub-district to Cowboy Way on the north side, and which will provide opportunity for the proposed South LaBelle Community to interconnect with the Old Groves Sub-district.

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The commercial component will also be interconnected to adjoining residential uses and streets with sidewalks and bike paths where feasible. The commercial component may not exceed ten (10) acres and

312 the maximum intensity shall not exceed 8,000 square feet per acre for a maximum total of 80,000 square
313 feet. The maximum floor area ratio shall not exceed a factor of 0.35.

314
315 No single commercial use in the commercial component may exceed 10,000 square feet of gross floor
316 area, except that a grocery store or supermarket shall not exceed 45,000 square feet of gross floor area.

317
318 Commercial component uses shall be limited to those uses generally intended to serve the day to day needs
319 and services of the residential neighborhood of which it is a part and nearby residential areas. Goods and
320 services that intend to be based on comparative shopping patterns shall not be permitted in any subsequent
321 zoning action as structured by a PUD. A list of appropriate permitted residential, office and retail uses will
322 be submitted with the subsequent rezoning petition.

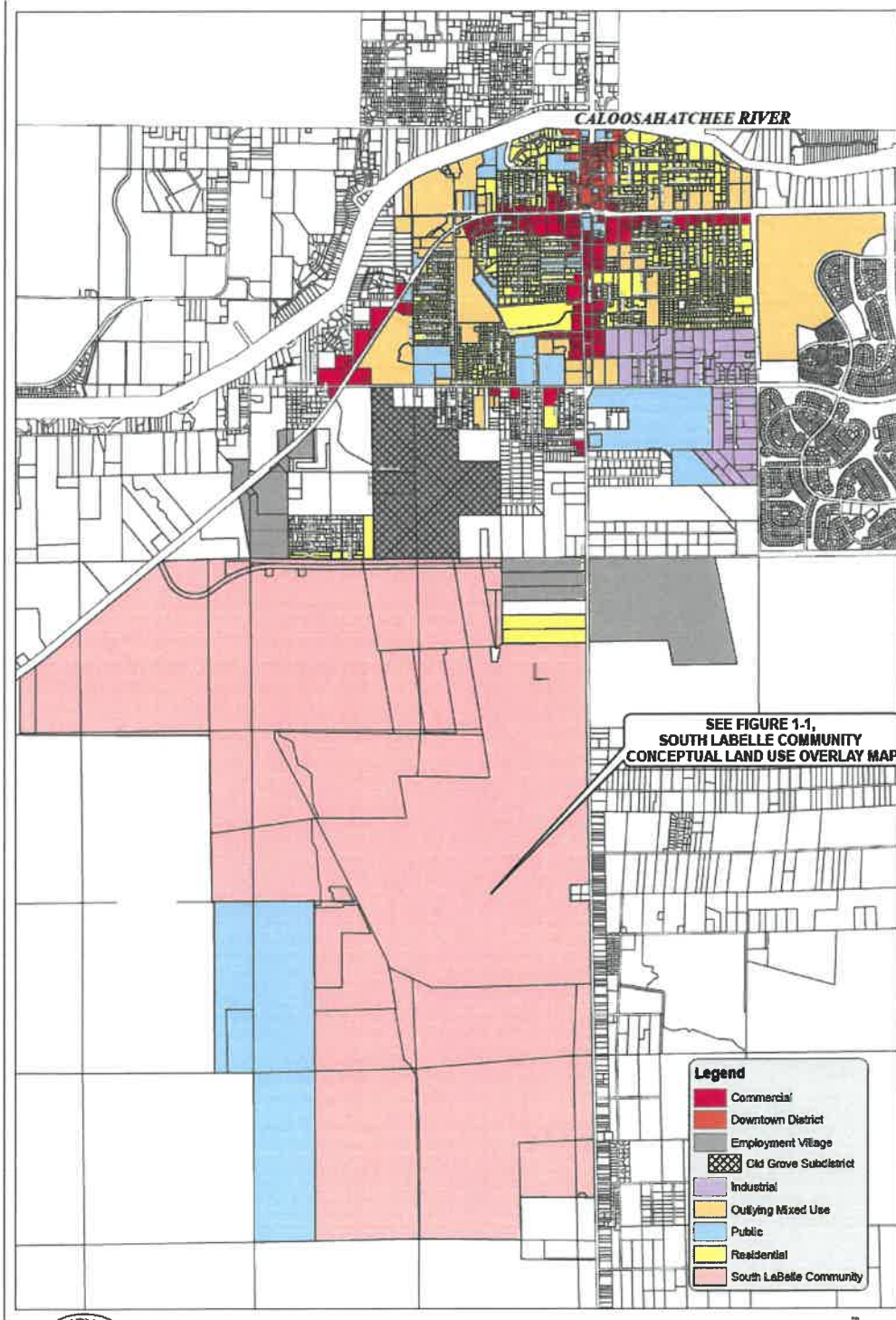
323
324 A minimum of two (2) acres of land will be designated for a community facility with recreation and a
325 swimming pool facility to serve the recreational needs of residents. A minimum of one (1) acre of usable
326 land will be set aside to provide a neighborhood park adjoining existing lakes, greenbelt, and wetland areas
327 in order to provide a variety of active and passive recreational opportunities for residents. The proposed
328 community facility and park will be centrally located and will link with pedestrian and bicycle paths where
329 appropriate in order to facilitate an integrated, functional network of accessible facilities which are
330 convenient to residents. Development will be clustered away from wetlands, lakes and canals, and the open
331 area will be interconnected in a manner to incorporate greenbelts, where possible, around residential
332 neighborhoods which will also provide paths, trails, and boardwalks where necessary that will serve the
333 passive and active recreational needs of the community.

334
335 A functional network of sidewalks, trails, and a greenbelt will be integrated within the residential
336 component to maximize use of open space and existing water features and wetland preserves for active
337 and passive recreation, to facilitate pedestrian and bicycle use, and to reduce dependency on the
338 automobile. This network will interconnect with adjoining properties, where feasible and convenient, and
339 provide additional access to and from internal residential neighborhoods and commercial components.
340 Additionally, trails and sidewalks will also be designed to provide access opportunities with the South
341 LaBelle Community Sub-district located to the south where it is feasible to do so.

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EXHIBIT B
PROPOSED FUTURE LAND USE MAP



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