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**CITY OF LABELLE
ORDINANCE 2022-08
FUTURE LAND USE ELEMENT
COMPREHENSIVE PLAN AMENDMENT**

**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; PROVIDING FOR SEVERABILITY;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of LaBelle has considered an amendment to the Future Land Use Element policies relating to the Outlying Mixed Use future land use category for properties shown on Exhibit “A”; and

WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 163.3184, 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 amend the maximum residential density for projects within this category; and

WHEREAS, the proposed amendments to the Future Land Use Element, attached hereto as Exhibit “B” 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 August 4, 2022 and duly advertised public hearings of the Local Planning Agency on July 14, 2022, and the City Commission on October 13, 2022, Ordinance 2022-08 is hereby adopted.

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

Section 4. Effective Date. This Ordinance shall become effective in accordance with Section 163.3184, F.S.

PASSED AND ADOPTED in open session this 13th day of October 2022.

THE CITY OF LABELLE, FLORIDA

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Attest: Jessi Zubaty
Jessi Zubaty, Deputy City Clerk

By: Julie C. Wilkins
Julie Wilkins, Mayor

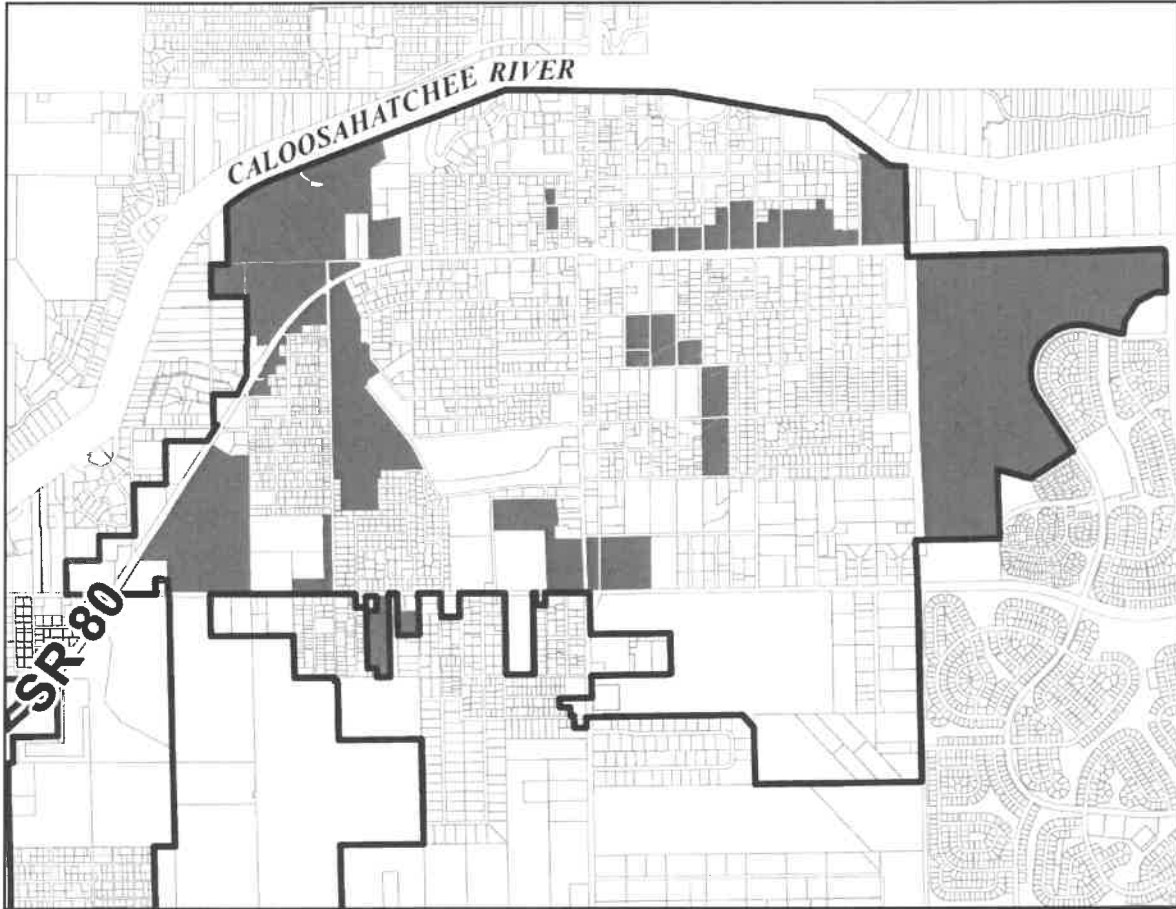
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: [Signature]
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	<u>✓</u>	___
Commissioner Vargas	<u>✓</u>	___
Commissioner Ratica	Absent	___
Commissioner Akin	<u>✓</u>	___
Commissioner Spratt	<u>✓</u>	___

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EXHIBIT A



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78 **EXHIBIT B**

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80 **Policy 1.3.2 Outlying Mixed Use Land Use Category**

81
82 The Outlying Mixed Use Category is established to provide for integrated planned developments
83 where a mixture of land uses are permitted and encouraged. The most appropriate land uses for
84 this area will continue to be residential with neighborhood and general commercial uses permitted
85 at locations that meet the sub-category standards as described herein. No more than 30% of the
86 total area of the Category will be used for single use commercial development, and no more than
87 70% will be used for single use residential development.

88
89 This classification is intended to ensure development of distinctive centers or “main streets” that
90 provide a focus to surrounding neighborhoods. It encourages the development of commercial and
91 employment related uses and a variety of housing types in locations appropriate to serve as a buffer
92 or transition to lower density residential areas. All developments located within this land use
93 designation are encouraged to embrace the mixed-use concept, integrating some, if not all of the
94 residential, office, hotel, institutional and recreational elements.

95
96 A key economic development strategy is the encouragement of services within the Outlying Mixed
97 Use Category that complement those services offered within the Downtown District. An important
98 goal of this land use category is to spur growth in the City of LaBelle while contributing to the
99 revitalization of the City’s historic core.

- 100
- 101 • Allowable uses in this land use category include residential, office, commercial, artist
102 studios, personal services, transient accommodations, institutional, and recreation and
103 parks. Uses will be integral to, oriented within and function as part of a mixed-use project.
104 Free-standing, unrelated out-parcel type uses or strip commercial development is strongly
105 discouraged.
 - 106
107 • Project design should include uninterrupted pedestrian connections, internal roadway
108 systems to reduce impacts to offsite areas, open space and recreation facilities,
109 public/common spaces in relationship to key project uses, bicycle facilities, and an overall
110 pedestrian friendly environment. Vehicular, pedestrian, park and open space connectivity
111 within and with adjacent developments is considered essential in the effort of avoiding
112 development of isolated areas of the City. Such integration will be designed so as to
113 increase the interaction between uses, to reduce the need for automobile use within the
114 development, as well as the reduction of off-site automobile trips attributable to the
115 development, and to encourage the provision of shared infrastructure. Parking areas should
116 be located internal to the development, rather than along the street frontages. Site design
117 will discourage increased traffic through established residential neighborhoods.
 - 118
119 • A minimum of 30% of the project acreage will remain as natural preserve, open space,
120 lakes, park area or public space such as plazas or courtyards.
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• Maximum base residential density across this category will be 6 units per acre. Additional bonus density may be requested, provided the project meets the following criteria:

- Direct access to collector or arterial roadways.
- Proximity to the City’s Downtown District.
- Mixed use, including vertically integrated mixed use and horizontally integrated mixed use.
- Minimization of impacts to significant oak trees.
- Publicly accessible civic space.
- Enhanced architectural design.
- Enhanced landscape design.
- Enhanced compatibility measures when proximate to single-family/low density residential development, including but limited to: limitations on building height, increased separation from the PUD boundary, enhanced landscaping along the perimeter and interiors of the project.

The City shall allocate additional bonus density at its discretion based on the project meeting the above criteria, however such that no project shall exceed a maximum density of 16 units per acre, inclusive of additional bonus density. Bonus density shall be requested as a part of the required Planned Unit Development (PUD) rezoning process.

• ~~Maximum residential densities and commercial~~ Commercial/industrial intensities will be determined based on criteria established in the following sub-categories. ~~For purposes of determining the applicable sub-category, parcel size at the time of adoption of this land use amendment will apply.~~

Neighborhood Center: Parcels Up to 8 Acres

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

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

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

179
180 **Regional Center: Parcels Greater Than or Equal to 16 Acres**

181
182 The Regional Center sub-category provides proper location for larger, more intense
183 development that will service the City of LaBelle as well as surrounding areas, including
184 portions of Hendry, Glades, Collier and Lee Counties. The Regional Center sub-category
185 focuses intense development at significant intersections within the City. It is designed to
186 encourage commercial nodes of development in locations where the associated traffic and
187 activity of these types of development will be separated from the low density, residential
188 areas of the City. This designation allows for a full range of non-residential development,
189 including ~~residential~~, commercial, retail, personal services, offices, hotels/motels, light
190 industrial, institutional, public/semipublic and recreation and parks and provides for a
191 maximum Floor Area Ratio (FAR) of 0.5. ~~A maximum residential density of 6 units per~~
192 ~~acre is permitted.~~ The mixed use concept and connectivity within and with adjacent
193 developments is especially emphasized in this sub-category, to ensure efficient use of
194 infrastructure and to encourage community-wide linkages. Non-residential uses will be
195 concentrated at the center or along major street frontages, and will be located at an
196 arterial/collector or arterial/arterial intersection. Vehicular and pedestrian interconnections
197 between properties and/or developments in this category is expected.

198
199 **Planned Unit Development (PUD) Application – Required**

200
201 Projects in the Outlying Mixed Use Category that require rezoning approval, must be rezoned
202 through the Planned Unit Development (PUD) process. Projects that comply with the underlying
203 zoning district and all applicable regulations in the Land Development Code do not require PUD
204 rezoning. The PUD application and associated master development plan will stipulate the type and
205 scale of uses, permitted densities and intensities, and relationships among plan components.

206
207 The master development plan (not a bubble plan) will include:

- 208 • The arrangement and area in acres of the land uses, parking areas, green spaces, and
209 vehicular and pedestrian networks;

- 210 • Sufficient information to demonstrate that the residential component(s) are integrated with
- 211 the other uses in the development;
- 212 • Sufficient information to demonstrate the relationship between, and compatibility of, the
- 213 commercial and residential uses within and adjacent to the development;
- 214 • Demonstration of vehicular and pedestrian connectivity to adjacent
- 215 properties/developments as well as public rights-of-way, and
- 216 • An architectural concept that suggests proposed building style.

217

218 A narrative will be included that provides discussion of:

219

- 220 • The functional relationship between the residential component and anticipated demand for
- 221 this housing;
- 222 • Phasing or sequencing of the development to coordinate residential construction with the
- 223 anticipated demand for and timing of the non-residential portion of the development;
- 224 • Adequacy of infrastructure in relation to the phasing and scale of the development, and
- 225 • Proposed separation treatments in and between the residential component of the
- 226 development and adjoining non-residential plan categories or non-residential land uses.
- 227 • Request for bonus density, if applicable detailing how the project meets the criteria listed
- 228 in this Policy.

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