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**ORDINANCE
NUMBER 2024-07**

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**AN ORDINANCE OF THE CITY OF LABELLE,
FLORIDA; AMENDING THE CITY OF LABELLE
LAND DEVELOPMENT CODE, CHAPTER 4,
ARTICLE IV, SECTION 4.71; AMENDING
REGULATIONS RELATING TO THE DOWNTOWN
BUSINESS DISTRICT; PROVIDING FOR
RATIFICATION OF PRIOR ACTIONS; PROVIDING
FOR CODIFICATION, SEVERABILITY,
CONFLICTS AND AN EFFECTIVE DATE.**

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RECITALS

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WHEREAS, the City of LaBelle, Florida has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 and 166; and Section 381.986 Florida Statutes; and

WHEREAS, the City Commission desires to amend the regulations relating to the Downtown Business District to protect the historical character of the district, ensure positive aesthetics, protect property values and to uphold the City’s vision for a well-planned and attractive built environment; and

WHEREAS, the City of LaBelle desires to maintain minimum architectural design standards to ensure compatibility and consistency amongst buildings in the district, and to ensure the protection of public health, safety and welfare; and

WHEREAS, the proposed ordinance was properly advertised and has received public hearings before the Local Planning Agency on September 12, 2024, and before the City Commission on October 10, 2024 and November 14, 2024; and

WHEREAS, the City finds that this Ordinance is in the interests of the public health, safety, and welfare.

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. Amendment to the City Land Development Code. Chapter 4, Article IV, Zoning, of the City of LaBelle is hereby amended as set forth in Exhibit A attached hereto.

Section 3. Codification. This ordinance shall be incorporated into the City of LaBelle Land Development Code. The sections of this Ordinance can be renumbered or re-lettered to the appropriate word or phrase to accomplish codification. Omissions, grammatical, and

47 typographical errors, as well as clarifications of ambiguous wording that do not affect the intent
48 of this Ordinance, may be authorized by the Mayor without need for a public hearing.

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50 **Section 4. Severability.** In the event that any portion of this Ordinance is for any
51 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall
52 be deemed a separate, distinct and independent provision, and such holding shall not affect the
53 validity of the remaining portions of this Ordinance.

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55 **Section 5. Conflicts.** The provisions of this article shall supersede any provisions
56 of existing ordinances in conflict herewith to the extent of said conflict.

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58 **Section 6. Effective Date.** This Ordinance shall take effect immediately upon its
59 adoption by the City Commission.

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62 **PASSED AND DULY ADOPTED** this ____ day of _____, 2024.

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CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA

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By: _____
Julie C. Wilkins, Mayor

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73 ATTEST:

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76 By: _____
Tijauna Warner, Deputy Clerk

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APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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By: _____
Derek Rooney, City Attorney

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88 Vote: AYE NAY

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90 Mayor Wilkins _____ _____

91 Commissioner Vargas _____ _____

92 Commissioner Ratica _____ _____

93 Commissioner Akin _____ _____

94 Commissioner Spratt _____ _____

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97 **EXHIBIT A**

98 **Changes shown in ~~strikethrough~~/double underline format*

100 **Sec. 4-71.0. Downtown business district.**

102 *[4-71.1 through 4-71.8.0 – No changes.]*

104 **4-71.9.0 ARCHITECTURAL GUIDELINES**

105 A primary goal of the architectural guidelines is achieving authenticity of design elements ~~that are~~
106 ~~found on~~ that appropriately reflect the architecture style of a building and are consistent with the
107 range of historical architecture styles in the City’s Downtown Business District. The guidelines
108 encourage construction that is ~~straightforward and~~ functional considering Florida’s climate, and
109 that draws ~~its~~ ornamentation and design elements ~~and variety~~ from ~~the traditional use of genuine~~
110 materials.

111 4-71.9.1 General Requirements

112 The following shall be located in rear yards or side yards not facing side streets or on top of a
113 building and screened from view from a public street:

- 114 • Window and wall air conditioners
- 115 • Electrical utility meters
- 116 • Air conditioning compressors
- 117 • Irrigation and pool pumps
- 118 • Electrical transformers
- 119 • Fire backflow apparatus
- 120 • Trash receptacles, including recycling
- 121 • Stationary/fixed kiosks such, as vending machines
- 122 • Any other device found to be inconsistent with the intent of this Code.

123 The following shall be located in the rear yards only:

- 124 • Antennas
- 125 • Permanent barbecues
- 126 • Satellite dish antennas
- 127 • Storage facilities

128 The following are prohibited:

- 129 • Clotheslines
- 130 • Reflective and/or bronze-tint glass

- 131 • Plastic or PVC roof tiles
- 132 • High-gloss awnings
- 133 • Fences made of chain link, barbed wire, or plain wire mesh

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135 4.71.9.2 Architectural Styles.

136 The following is a list of permitted architectural styles within the Downtown Business District to
137 achieve functional and context appropriate architectural design standards.

138 These standards apply to all development and redevelopment, excluding single-family detached
139 dwelling types. Additional characteristics and features (architectural language) are highly
140 encouraged. Primary facade(s), defined as those visible from public rights-of-way, must provide
141 the required architectural features as set forth below. The design style chosen shall be applicable
142 on all facades of the buildings.

143 a. Florida Vernacular, generally including but not limited to Key West, Caribbean and
144 Florida Cracker vernaculars.

145 1. Required architectural features (primary facade(s)):

146 a. Wood framed construction, generally with wood clapboard or similar siding;

147 b. Covered verandas, porch, or colonnades at public entrances;

148 c. Metal roof;

149 d. Gable or hipped roof forms

150 e. Roof overhangs shall have a minimum projection of 2'-6";

151 2. A minimum of one (1) of the following decorative features must be incorporated into
152 the primary facade(s):

153 a. Decorative shutters;

154 b. Contrasting siding patterns;

155 c. Decorative contrasting painted trim along roofline;

156 d. Decorative contrasting painted entry door(s).

157 3. Representative images of Florida vernacular.

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b. Mediterranean Revival.

1. Required architectural features (primary facade(s)):

- i. Low pitched roofs consisting of barrel clay tiles or similar materials;
- ii. Rounded arches over doorways, windows, and arcades, where applicable;

- 169 iii. Use of support columns or pilasters for function and design;
170 iv. Large focal entry way with elements tied into the building design,
171 including complimentary material pallets, tile work, carvings, and/or iron
172 accent pieces.
173 v. Emphasizes on symmetry on facades, with evenly spaced windows and
174 balanced proportions.
175 2. A minimum of one (1) of the following decorative features must be incorporated
176 into the primary façade(s):
177 i. Decorative wrought iron for balconies, railings, and window grilles.
178 ii. Colorful, patterned tiles often found on stair risers, fountains, walls, and
179 floors, adding vibrant accents to the otherwise neutral color palette.
180 3. Representative images of Mediterranean Revival vernacular.



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c. Miami Modern.

1. Required architectural features (primary facade(s)):
 - i. Flat roof with vertical projections above roof line;
 - ii. Smooth stucco wall surface with geometric designs;
 - iii. Use of glass, glass block, mirror, and terrazzo accents.
 - iv. Building design implements functional, open-air spaces, such as wide balconies, breezeways, and expansive sunshades.
 - v. Use of angular, asymmetric, geometric features, such as windows, trim, and accents.
 - vi. Light colors with contrasting banding at roofline, around windows and entry.
2. A minimum of one (1) of the following decorative features must be incorporated into the primary facade(s):
 - i. Ornamental statement walls with geometric or abstract patterns.
 - ii. Geometric railing, columns/post or iron work.
3. Representative images of Miami Modern vernacular.



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d. Sarasota School or Florida Modern vernacular.

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1. Required architectural features (primary facade(s))

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i. Emphasis on structural connections between differing materials (such as the interface between wood and concrete).

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ii. Use of elements such as glass, sliding glass doors to integrate indoor and outdoor spaces.

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iii. Cantilevered overhangs shall have a minimum projection of 4';

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iv. Minimalist aesthetic featuring clean lines and simple geometric forms;

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v. Emphasis on horizontal lines in the overall composition of the building(s).

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2. Representative Images of Sarasota School vernacular.



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[4-71.9.23 through 4-71.2021.0 – No changes.]