



CITY OF LABELLE COMPREHENSIVE PLAN UPDATE

Preliminary Assessment

December 11, 2025



The RVI Team

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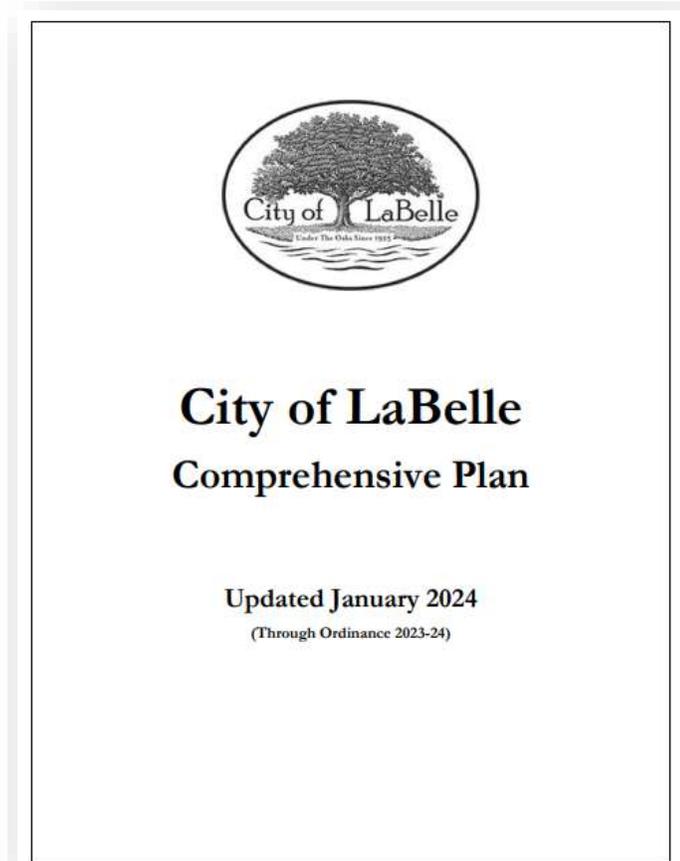
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Comprehensive Planning Refresher

- Long-range planning document required for each jurisdiction by the Community Planning Act (Ch. 163, Florida Statutes)
- Describes the City's Vision for the Future and translated this vision into policies, programs & public investments – City Blueprint
- Goals, Objectives & Policies to guide the physical development of the City
- Required and optional “Elements” or chapters – Future Land Use, Housing, Conservation & Coastal Management, etc.
- Not regulatory and specific like your Land Development Code
- More breadth and depth than your Strategic Plan



Current Comp Plan Elements



Future Land Use & Private Property Rights



Traffic Circulation



Housing



Infrastructure & Public Schools



Intergovernmental Coordination & Economic Development



Conservation, Recreation & Open Space



Capital Improvements & Concurrency Management



SB 180

SB 180

- Senate Bill 180 ([SB 180](#)), a comprehensive act related to emergencies, includes restrictions on county or municipal regulations after certain natural emergencies.
- Each county (and municipality within counties) listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR1323 4828), or Hurricane Milton (DR-4834), may not propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations.
- ***Orange County and St. Johns County Comp Plan Updates invalidated by state due to SB 180***
- ***Law is currently being challenged by 1,000 Friends of Florida and multiple municipalities/counties***
- Recommendations:
 - Proceed now with State-required, permissive or neutral changes; defer density reductions citywide until 2027, unless vested or otherwise protected (Stage 1)
 - City Attorney to comment on legal posture during discussion
 - Additional changes to be completed post-2027 (Stage 2)



Timeline

Phased Update Process Per SB 180

- ✓ Project Initiation / Background Research (February-March 2025)
- ✓ Community Workshop (May 2025)
- ✓ Assessment Report (April 2025-December 2025)
- Draft Stage 1 State-Consistency Text & Map Amendments (January-February 2026)
- LPA Hearing (April 2026)
- Transmittal Hearing (May 2026)
- Adoption Hearing (July 2026)
- Stage 2 Optional Text & Map Amendments (Summer 2026 – Summer 2027)
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Element by Element Review

Future Land Use Element

State Consistency Amendments:

- Add Future Land Use Amendment requirements/procedures
- Create table for density/intensity ranges, implementing zoning districts and uses permitted
- Eliminate residential design standards for single-family and two-family residential
- Modify references to impact fees, development agreements

Stage 1 Recommended Amendments:

- Update Overall Goal to reinforce enhancing work and recreation opportunities for residents
- Review density/intensity
 - Maintain vested entitlements where current zoning allows higher density (R-2 & R-3 zoning in RES FLU)
 - Define how mixed-use entitlements are calculated
 - Remove of City-wide use % thresholds for the Employment Center
 - Removal of the Agricultural FLU
- Update South LaBelle Map to align with pending PUD
- Add Goal, Objective & Policies relating to Annexations and Joint Planning Agreement with Hendry County

Future Land Use Element

Stage 2 Recommended Amendments:

- Evaluate densities & intensities for all future land use categories
- Evaluate FLUM as a whole to determine if densities and intensities are appropriately located
- Evaluate Downtown FLU in the context of compatibility, community character and transition to lower density single-family neighborhoods
- Evaluate Outlying Mixed Use bonus density program
- Evaluate mixed-use nodes along SR 80/E. Cowboy Way
- Review provisions for affordability, and impacts of the LLA

BREAK
Discussion/Questions?

Economic Development Element

State Consistency Amendments:

- None

Stage 1 Recommendations:

- Update overall goal to encourage opportunities to live, work and play in LaBelle]
- Incorporate policy directives from the Community Driven Economic Development and Resiliency Plan
- Be specific on target ratios between residential and non-residential uses in mixed-use developments and overall to ensure economic vitality
- Differentiate between policies for tourism and targeted industries
- Integrate focus on early childhood care and learning

Stage 2 Recommendations:

- Consider setting specific target ratios between residential and non-residential uses in mixed-use developments and overall to ensure economic vitality

Housing Element

State Consistency Amendments:

- Compliance with HB 1339, local governments to offset all costs to developer for any requirements to provide affordable housing
- Provide guidance for LLA implementation

Stage 1 Recommendations:

- Strengthen policies related to protection of neighborhoods and community character
- Introduce support for affordability/workforce housing through incentives only
 - Consider Additional Dwelling Units/ Live Local developments
- Encourage public-private partnerships for affordable/workforce housing
- Require adequate infrastructure to support housing development per state law

Stage 2 Recommendations:

- Consider requirements for affordable housing provision within projects of certain scale/density/at strategic locations
- Consider requirements for providing recreation/community space within projects of certain scale/density/at strategic locations

BREAK
Discussion/Questions?

Traffic Circulation Element

State Consistency Amendments:

- **DISCUSSION:** Should we maintain transportation concurrency?
- If maintained, introduce appropriate tools and techniques: proportionate-share formula, which deducts costs of providing for "transportation deficiencies"; transportation sufficiency plans; and development patterns that encourage multi-modal transportation systems.

Stage 1 Recommendations:

- Rename to "Transportation" or "Mobility" element
- Update Overall Goal to strengthen commitment to complete streets and improve emphasis on bicycle & pedestrian safety
- Emphasize interlocal coordination as majority of trips are on state- or county-maintained roads

Stage 2 Recommendations:

- Adopt Complete-Streets design policy for SR 80 & E. Cowboy Way; link sidewalk, bike-lane and traffic-calming for private developments

Infrastructure Element

State Consistency Amendments:

- Required impact fee reporting in annual financial audit to Department of Financial Services
- Policies to address a septic tank conversion feasibility plan by 2035
- Update references to Water and Sewer Master Plans

Stage 1 Recommendations:

- Review LOS standards, update only if less burdensome
- **DISCUSSION:** add “capacity-before-approval” policy

Stage 2 Recommendations:

- Other updates to LOS standards

Public School Facilities Element

State Consistency Amendments:

- Consider removal as this Element is optional
 - If maintained, update to be more readily understandable with meaningful policy direction and consistency with the Interlocal Agreement with the School Board

Stage 1 Recommendations:

- None

Stage 2 Recommendations:

- None

BREAK
Discussion/Questions?

Conservation Element

State Consistency Amendments:

- Updates related to the 2020 Clean Waterways Act

Stage 1 Recommendations:

- Reorganize element per FDEP list of resources

Stage 2 Recommendations:

- Promote public access to waterfront areas
- Increase/establish preservation requirements and policies to discourage wetland impacts via density reductions

Recreation and Open Space Element

State Consistency Amendments:

- Should we maintain parks and recreation concurrency?
- If maintained, introduce appropriate tools and techniques

Stage 1 Recommendations:

- Tie overall goal to economic development and quality of life
- Encourage commercial activity adjacent to recreation and open space areas, via incentives only
- Review and update LOS standards, only if less burdensome
- Emphasize recreation programs desired by the community

Stage 2 Recommendations:

- Update LOS standards for size and amenity type

BREAK
Discussion/Questions?

Intergovernmental Coordination Element

State Consistency Amendments:

- None

Stage 1 Recommendations:

- Update references and protocol based on current practices
- Incorporate GOPs relating to ongoing coordination with Hendry on target annexation areas or “Joint Planning Agreement” and alleviate enclaves of City boundaries
- Continuous coordination with Hendry County School District on new development for future school capacity, i.e. school review of capacity at time of rezoning

Stage 2 Recommendations:

- None

Capital Improvements & Concurrency Elements

State Consistency Amendments:

- Review LOS standards & determine if optional LOS standards will be maintained for: parks, roads, schools
- If maintained, appropriate tools and techniques have to be adopted
- Include 5-Year Capital Improvements Schedule in Comprehensive Plan

Stage 1 Recommendations:

- Make overall goal less specific, focusing on timing/efficiency of service delivery to support growth
- Expand capital improvement categories as follows:
 - Potable Water
 - Sanitary Sewer
 - Stormwater Management & Drainage
 - Parks, Recreation & Open Space (formerly recreation)
 - Transportation & Mobility (formerly roads)
 - Schools
 - Facilities (not included)

Stage 2 Recommendations:

- None

BREAK
Discussion/Questions?

Next Steps & Direction

- ✓ Prepare State Mandated & Stage 1 Amendments
- ✓ Additional Community Outreach
- ✓ LPA Workshop for Amendment Review vs. Public Hearings
- ✓ Monitor 1,000 Friends of Florida SB 180 Challenge